

TOWN OF VERNON
Inland Wetlands Commission (IWC)
Meeting Notice & Agenda
Tuesday, September 22, 2020, 7:00 PM
VIA Teleconference

Posted 9/15/2020
SBurgos

Join Zoom Meeting by link:
<https://us02web.zoom.us/j/85007928821?pwd=WDBDSU56REdHV21LK3FMRIZ5TjdmQT09>

Meeting ID: 850 0792 8821

Passcode: k1fJgD

or

Dial by your location

(646) 876 9923 US

Meeting ID: 850 0792 8821

Passcode: 450991

RECEIVED
VERNON TOWN CLERK
20 SEP 15 AM 10:49

AGENDA

1. Call to Order & Roll Call
2. Administrative Actions
 - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #9 "Other Business" requires Commission vote
 - 2.2 Approval of the Minutes from the August 25, 2020 regular meeting
 - 2.3 Communications received NOT related to Agenda items, if any
 - 2.4 Call for filing(s) of Intervener petition(s) and determination of status
3. New Applications for Receipt and Determination of Significance
 - 3.1 **IWC-2020-07**, Application of the Town of Vernon for the re-designation of wetland boundaries, upon discovery of an apparent mapping error, for property located at 14 Wildwood Rd. (Assessor ID: Map 54, Block 0141, Parcel 0001C).
4. Public Hearing and Action on New Application(s)
 - 4.1 **IWC-2020-06**, Application of CT Golf Land LLC, for a Wetlands Permit for site grading, new construction, demolition, and other activities in an upland review area, on property located at 95 Hartford Tpke. (Assessor ID: Map 1, Block 158, Parcel 00095).
5. Status of Cease & Correct Orders, if any
6. Wetlands Enforcement Officer Report, if any
7. Inland Wetlands Agent Approvals, if any
 - 7.1 **WA-2020-03** 31 Heather Drive-Inground pool
 - 7.2 **WA-2020-04** 167 Hartford Tpke-Vehicle Storage lot

8. Other Business

8.1 IWC-2015-05, Mr. Ken Kaplan requests an extension of the Wetlands permit issued for non-significant activity Wetlands Permit to construct a proposed parking area at #161 and 200 West Main Street (Assessor's ID: Map #22, Block #58 and #59, Lots/Parcels #13 and #1) and 7 Orchard St. (Assessors ID: Map#23, Block#58, Lot/Parcel#00012., and subsequent site work and storm water discharge on 224 West Main St, and 8 Maple Street (Assessor's ID: Map #22, Block #54, Lots/Parcels #00014 and #00015), and a separate parcel on West Main (Assessor's ID: Map #22, Block #51, Lots/Parcel #0012A).

9. Adjournment

Rachel Stansel, Chairperson
Inland Wetlands Commission (IWC)

Minutes

Inland Wetlands Commission
Via Zoom Teleconference

August 25, 2020

RECEIVED
VERNON TOWN CLERK
20 SEP -2 AM 8:52

DRAFT MINUTES

1. Call to Order & Roll Call

Regular Members Present: Chairperson, Rachel Stansel, Don Schubert and Kathy Minor.

Absent Members: Frank Gallant

Staff Present: Craig Perry, Wetlands Agent; Dave Smith, Town Engineer; and George McGregor, Town Planner.

Meeting was called to order at 7:11 PM.

2. Administrative Actions

2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #9 "Other Business" requires Commission vote

None.

2.2 Approval of the Minutes from the July 28, 2020 regular meeting

Don Schubert made a motion to approve the meeting minutes of the July 28, 2020 as presented. Kathy Minor seconded and the motion carried unanimously.

2.3 Communications received NOT related to Agenda items, if any

None.

3. New Applications for Receipt and Determination of Significance, if any

Application [IWC-2020-06] of Golf Land LLC, for a Wetlands Permit by Commission for site grading, new construction, demolition, and other activities in an upland review area, at the Golf Land recreation center located at 95 Hartford Turnpike, (Assessor's ID: Map 1, Block 158, Parcel 00095).

Discussion ensued.

Rachael Stansel made a motion to receive Application IWC-2020-06 on September 22, 2020 meeting. Don Schubert seconded and the motion carried unanimously.

4. Status of Cease & Correct Orders, if any

None.

5. Wetlands Enforcement Officer Report, if any

None.

6. Inland Wetlands Agent Approvals, if any

None.

**Inland Wetlands Commission
Via Zoom Teleconference**

7. Other Business

7.1 Plan of Conservation and Development Commission Questionnaire Discussion

Chairperson, Rachel Stansel explained that the Plan of Conservation and Development Commission questionnaire discussion will take place at the next scheduled meeting.

8. Adjournment

Meeting was adjourned at 7:22 PM.

Respectfully submitted,

Cassandra Santoro

Recording Secretary

APPLICATION For RECEIPT

IWC
2020-07



TOWN OF VERNON

INLAND WETLANDS COMMISSION (IWC)

APPLICATION

This form is to be used to apply to the Vernon Inland Wetlands Commission (IWC) for approval for a redesignation of a wetlands area, a change to the Inland Wetlands and Watercourses Regulations, and/or a permit to conduct a regulated activity in a wetland, watercourse, or upland review area (URA), which are defined as areas within one hundred (100) feet from the boundary of a wetland, watercourse, or intermittent watercourse and areas within two hundred (200) feet from the boundary of Gage's Brook, Hockanum River, Ogden Brook, Railroad Brook, Tankerhoosen River, Valley Falls Pond, Walker Reservoir East, Walker Reservoir West. Any activity that the Commission determines is likely to impact or affect wetlands or watercourses may be considered a regulated activity. **Provide all the information requested.**

The Applicant must be the property owner, the property owner's agent, the Town of Vernon, or someone with a direct financial interest in the subject property. Said interest shall be explained. If the applicant is not the property owner, written permission for this Application must be obtained from the property owner and submitted by letter signed by the property owner authorizing submission of the Application.

The Applicant understands that the Application is complete only when all information and documents required by IWC have been submitted and that any approval by the IWC relies upon complete and accurate information being provided by the Applicant. Incorrect information provided by the Applicant may make the approval invalid. The IWC may require additional information to be provided by the Applicant.

I. APPLICANT (S)

Name: Town of Vernon - George McGregor
Title: Town Planner
Company: _____
Address: 55 West Main St
Telephone: 860-870-3640 Fax: _____
E-mail: gmcgregor@vernon-ct.gov

II. PROPERTY OWNERS

Name: Gints Vitkouskis
Title: owner
Company: N/A
Address: 161 Brandy St. Bolton, CT 06043
Telephone: 860-978-9625 Fax: _____
E-mail: _____

VI. APPLICATION

- ☒ Redesignation of Wetlands *to correct error.*
- ☐ Amendment of Inland Wetlands and Watercourses Regulations
- ☐ Modification of a Wetlands Redesignation
- ☐ Wetlands Permit
- ☐ Non-significant activity
- ☐ Significant activity with less than ½ acre site disturbance
- ☐ Significant activity with site disturbance from ½ acre to and including 2 acres
- ☐ Significant activity with site disturbance greater than 2 acres
- ☐ Commission modification of a wetland permit in effect
- ☐ Modification of a wetland permit by the Wetlands Agent
- ☐ Approval of a license by the Wetlands Agent for activities in an upland
- ☐ Appeal of a decision by the Wetlands Agent
- ☐ Subdivision review per CGS Section 8-26
- ☐ Jurisdictional ruling regarding permitted and nonregulated uses
- ☐ Waiver, reduction, or delayed payment of fees (attach statement of justification)
- ☐ Waiver
- ☐ Reduction to \$ _____
- ☐ Delay of payment to _____

VII. CERTIFICATION AND SIGNATURE

I, the undersigned Applicant or applicant's Agent, hereby certify that I have reviewed the "Town of Vernon Inland Wetlands and Watercourses Regulations" and have prepared this Application with complete and accurate information.

Property Owner, Applicant, or Applicant's Agent:

George McGroger George McGroger 9-11-20
Applicant or Agent Signature Printed Name Date

Owner's Signature, if different Printed Name Date

TO BE FILLED IN BY THE PLANNING DEPARTMENT

DATE APPLICATION SUBMITTED _____

DATE APPLICATION RECEIVED BY COMMISSION _____

IWC FILE: _____

APPLICATION FEES

(Section 19 of the Inland Wetlands and Watercourses Regulations)

19.4 Fee Schedule. Application fees shall be based on the following schedule:

Wetlands redesignation	\$150
Modification of a wetlands redesignation	75
Wetland permits	
Non-significant activity	125
Significant activity with less than ½ acre site disturbance	250
Significant activity with site disturbance from ½ to and including 2 acres	500
Significant activity with site disturbance greater than 2 acres	800
Notification of abutters of public hearings, per abutter	1
Commission modification of a wetlands permit remaining in effect	150
Modification of a wetland permit by the Wetland Agent	75
State mandatory fee (per CGS 22a-27j)	60
Other fees	
Approval by Wetland Agent	75
Appeal of Wetland Agent decision	125
Jurisdictional rulings regarding permitted and nonregulated uses	25
Review of proposed subdivision per CGS 8-26 (e) where no regulated activity is proposed	\$125

Complex Application Fee: The Commission may charge an additional fee sufficient to cover the cost of reviewing and acting on complex applications. Such fee may include, but not be limited to, the cost of retaining experts to analyze, review, and report on issues requiring such experts. The Commission or the Wetland Agent shall estimate the complex application fee which shall be paid pursuant to section 20.1 of these regulations within 10 days of the applicant's receipt or notice of such estimate. Any portion of the complex application fee in excess of the actual cost shall be refunded to the applicant no later than 30 days after publication of the Commission's decision.

19.5 Exemption. Boards, commissions, councils and departments of the Town of Vernon are exempt from all fee requirements.

19.6 Waiver. The applicant may petition the Commission to waive, reduce or allow delayed payment of the fee. Such petitions shall be in writing and shall state fully the facts and circumstances the Commission should consider in its determination under this subsection. The Commission may waive all or part of the application fee if the Commission determines that:

Connecticut Department of Environmental Protection (DEP) – continued

- Societal and Environmental Benefits of Wetlands and Watercourses:
(http://www.ct.gov/dep/cwp/view.asp?a=2720&Q=443564&depNav_GID=1907)
- Education & Additional Information:
(http://www.ct.gov/dep/cwp/view.asp?a=2720&Q=444734&depNav_GID=1907)
- Vernal Pools:
(http://www.ct.gov/dep/cwp/view.asp?a=2720&q=325676&depNav_GID=1907)
- Stream Crossing Guidelines:
(http://usasearch.gov/search?v%3aproject=firstgov&v%3afile=viv_1137%4032%40)
- The streaming video called "Introduction: Connecticut's Inland Wetlands and Watercourses Act" is an introduction to issues related to wetlands and watercourses in Connecticut.
(http://www.ct.gov/dep/cwp/view.asp?a=2720&Q=434010&depNAV_GID=1907)

Legislation and Related Guidance

Inland Wetlands and Watercourses Act: pertinent information is found at sections 22a-36 through 22a-45: (<http://www.cga.ct.gov/2007/pub/Chap440.htm>)

Upland Review Area Regulations, Connecticut's Inland Wetlands and Watercourses Act: This document provides a guideline for upland review area regulations as found in Appendix C of the DEP Model Regulations.
(http://www.ct.gov/dep/lib/dep/water_inland/wetlands/upland_review_document_june1997.pdf)

Agriculture, Forestry, and Wetlands Protection: Pamphlet explaining the relationship of agriculture, farming, and forestry activities to state and federal laws regulating the use of wetlands and watercourses.
(http://www.ct.gov/dep/lib/dep/water_inland/wetlands/agriculture_forestry_and_wetlands_protection_in_ct.pdf)

Literature from other sources

The Vernon Planning Department has literature from the US Army Corps of Engineers and other organizations that may be helpful in understanding the functions and value of wetlands. Many documents are in Portable Document Format (pdf) and can be emailed or printed. A few are listed here.

- *Recognizing Wetlands* (pdf). US Army Corps of Engineers.
- *Are You Planning Work in a Waterway Or Wetland?* (pdf) US Army Corps of Engineers, New England Division.
- *Riparian Buffers* Fact Sheet (pdf). Delaware Riverkeeper Network: www.delawareriverkeeper.org
- *The Massachusetts Buffer Manual* (pdf), prepared by the Berkshire Regional Planning Commission for the Massachusetts Department of Environmental Protection, 2003.

PLEASE SEE THE FORMS THAT FOLLOW

USE THIS FORM ONLY IF THE REQUIREMENTS OF
22-a-42a(b) OF THE C.G.S. MUST BE MET

RECEIPT FOR DOCUMENTS SUBMITTED FOR PUBLIC INSPECTION

TO: VERNON TOWN CLERK

FROM:

REFERENCE:

DATE"

The attached documents, consisting of:

are being submitted for public inspection under CGS 8-3(a)/22a-42a (b).

Received: _____

Vernon Town Clerk _____
Signature

Date: _____



CONNECTICUT DEPARTMENT OF
ENVIRONMENTAL PROTECTION
79 Elm Street
Hartford, CT 06106-5127

Gina McCarthy, Commissioner

GIS CODE #: _____
For DEP Use Only

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions. Please print or type.

PART I: To Be Completed By The Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN: Year _____ Month _____
2. ACTION TAKEN (circle one): A B C D E F G H
3. WAS A PUBLIC HEARING HELD? Yes _____ No _____
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING: _____
Does this project cross municipal boundaries? Yes _____ No _____
If Yes, list the other town(s) in which the action is occurring: _____
6. LOCATION: USGS Quad Map Name: _____ AND Quad Number: _____
Subregional Drainage Basin Number: _____
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER: _____
8. NAME & ADDRESS/LOCATION OF PROJECT SITE: _____
Briefly describe the action/project/activity: _____
9. ACTIVITY PURPOSE CODE: _____
10. ACTIVITY TYPE CODE(S): _____
11. WETLAND / WATERCOURSE AREA ALTERED [must be provided in acres or linear feet as indicated]:
Wetlands: _____ acres Open Water Body: _____ acres Stream: _____ linear feet
12. UPLAND AREA ALTERED [must be provided in acres as indicated]: _____ acres
13. AREA OF WETLANDS AND / OR WATERCOURSES RESTORED, ENHANCED OR CREATED: _____ acres
[must be provided in acres as indicated]

DATE RECEIVED:

PART III: To Be Completed By The DEP

DATE RETURNED TO DEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

REV. 5/2007



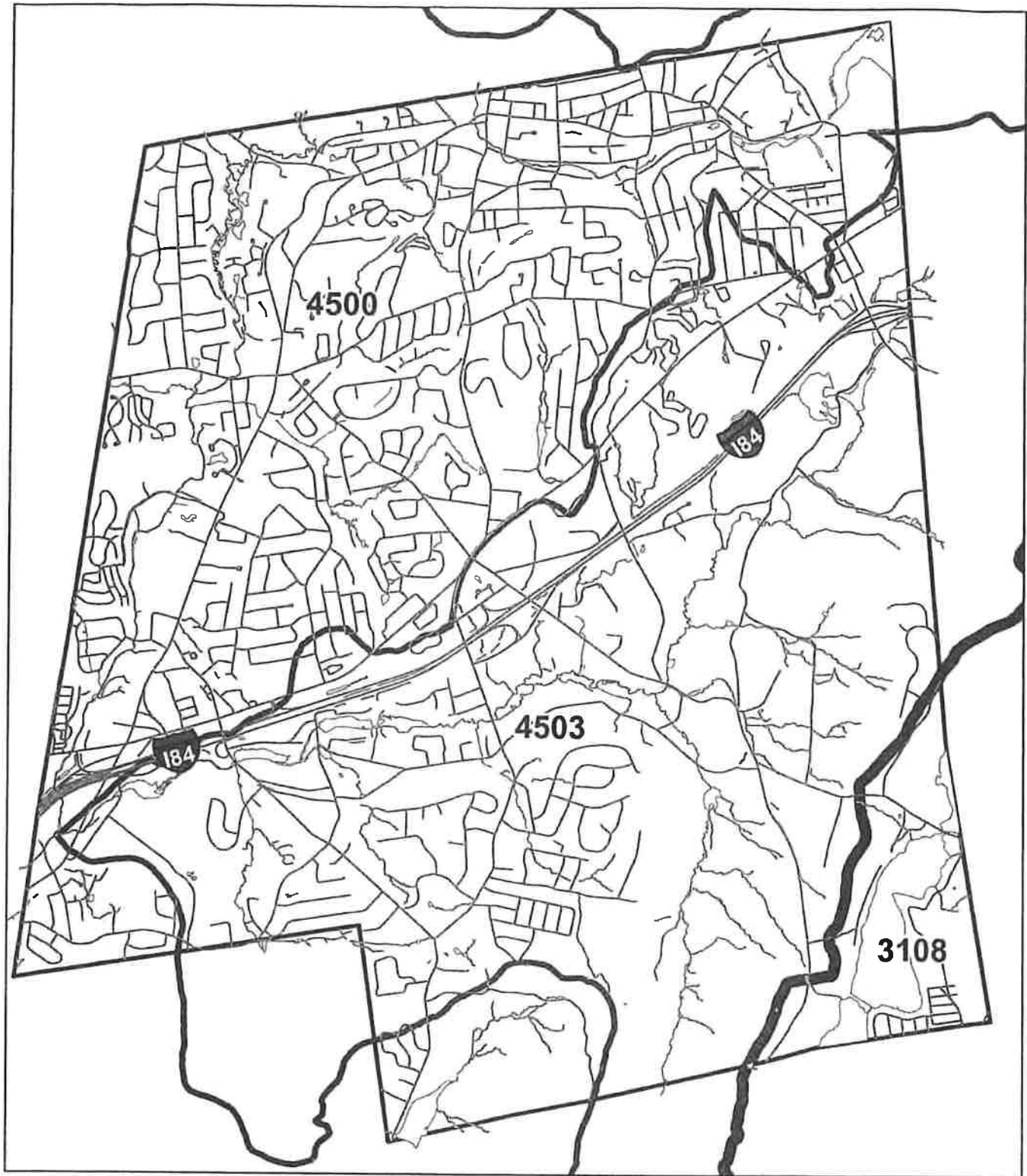
Legend

- Street Center Line
- Town Line
- Water Bodies
- Quad Index NAD83




USGS Quadrangles for Vernon, CT

38 - Manchester
39 - Rockville





Legend

-  Water Bodies
-  Major Basin
-  Subregional Basin
- 4503 Basin ID#

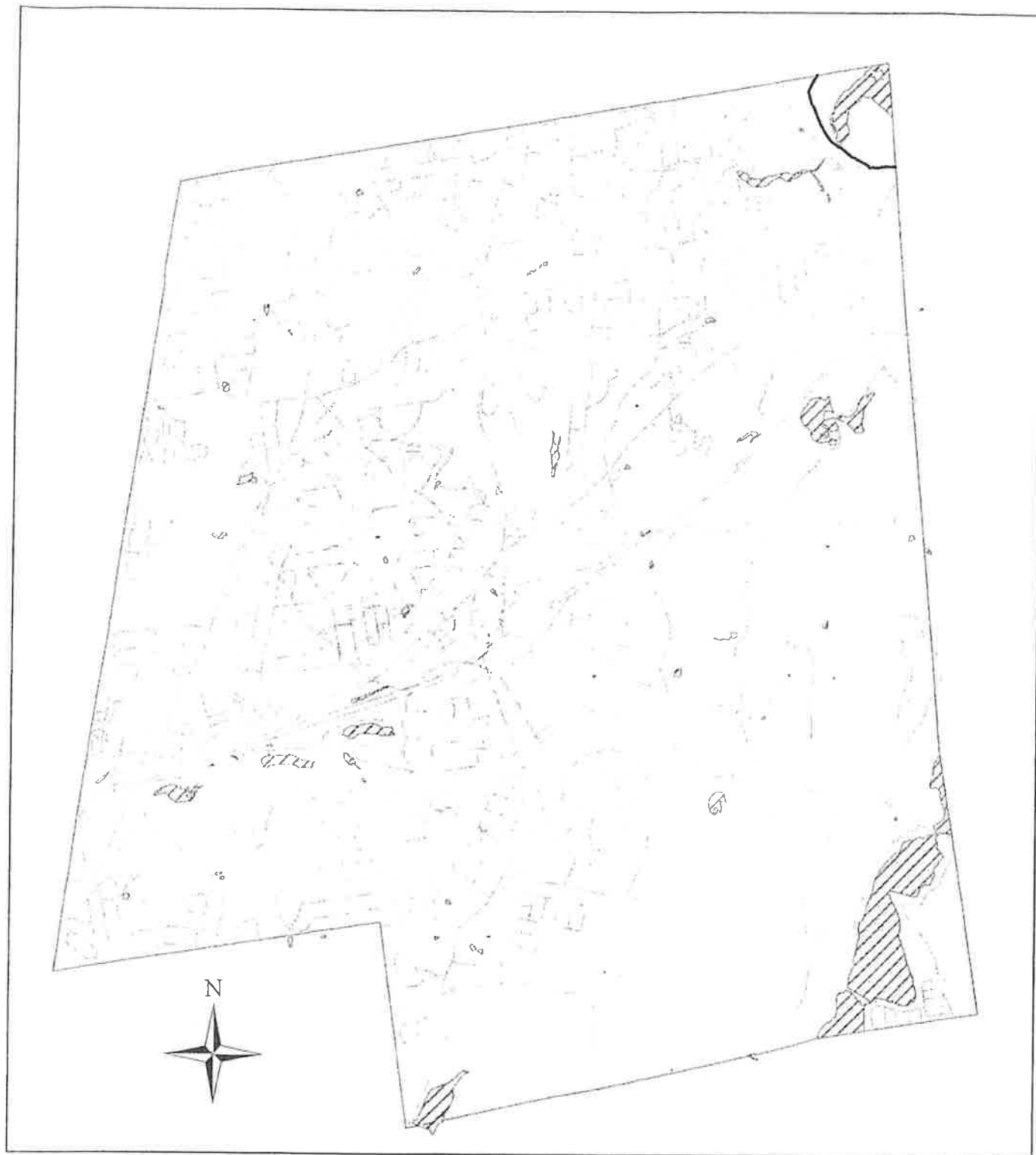
Town of Vernon Subregional Drainage Basins

Source: CT DEP





This map was created by the
Vernon Planning Department
June 2010



This map is for information only, and its utilization and verification shall be the sole responsibility of the user. No warranty, expressed or implied, is made by the Town of Vernon as to the accuracy or completeness of this map, nor shall the fact of distribution constitute any such warranty.



Legend

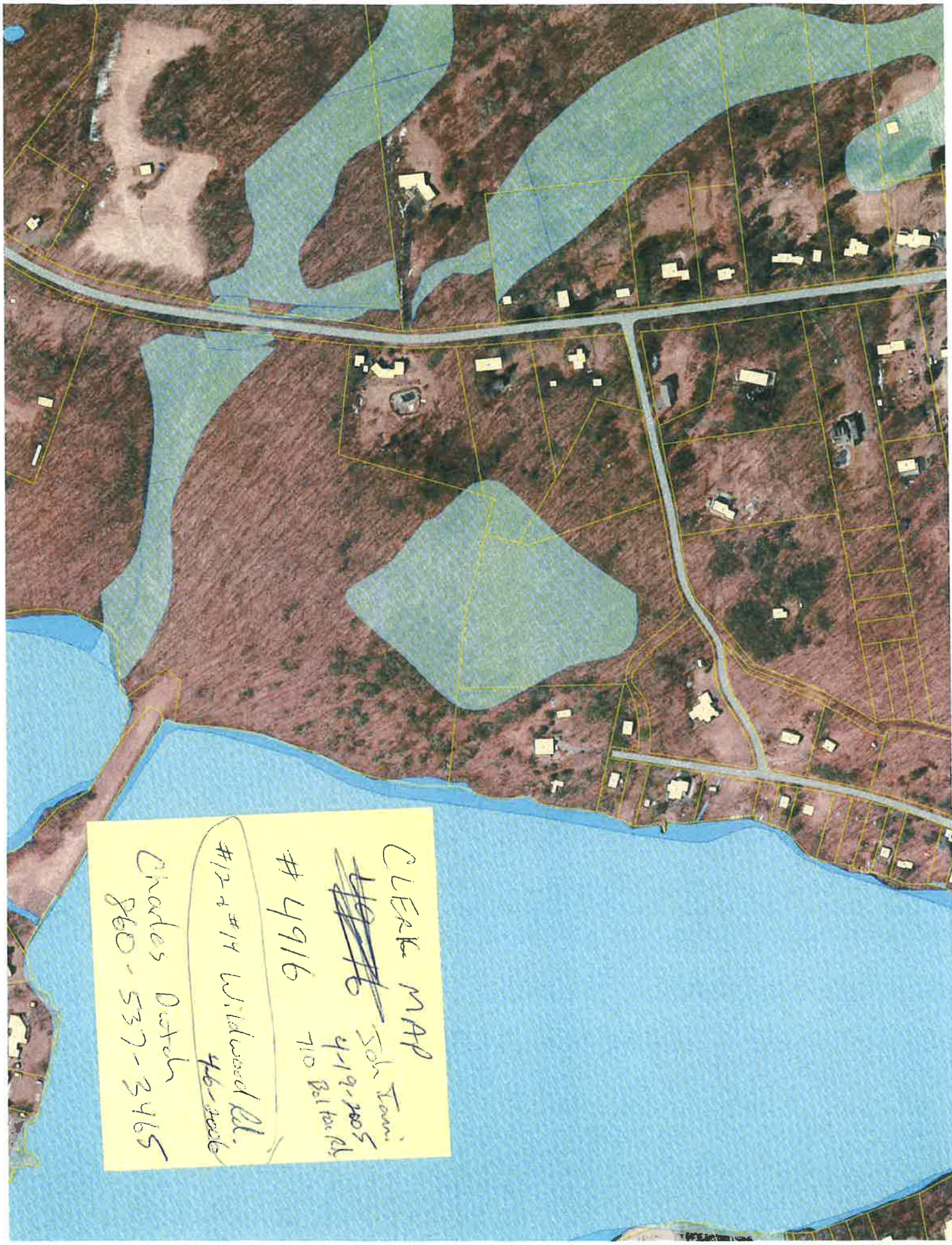
-  Water Bodies
-  Protected Watershed Area
-  Aquifer Protection Area
-  Vernon Streets

Areas Within the Town of Vernon
Which Require Notice to CT Water Co.
and CT Dept. of Public Health
for Land Use Activities per
CT General Statutes Sec. 8-3i
and Sec. 22a-42f

0 1,750 3,500 7,000
Feet

Prepared by the Vernon Planning Dept.
This map is for information only, and its
utilization and verification shall be the sole
responsibility of the user. No warranty,
expressed or implied, is made by the
Town of Vernon as to the accuracy or
completeness of this map, nor shall the fact
of distribution constitute any such warranty.

Data Source: CT Water Co.
GIS data source: CT Dept. of
Environmental Protection



CLEAR MAP
~~4916~~ Sub Town
4-19-2005
710 Bell Ave. Rd.
4916
#12 & #14 Wildwood Rd.
46-2006
Charles Ditch
860-537-3465



HIGHLAND SOILS LLC

October 25, 2005

Peter Henry
Holmes & Henry Associates
2179 Boston Turnpike
Coventry, CT 06238

**RE: 710 BOLTON ROAD
VERNON, CT**

Dear Peter:

On April 19, 2005 I conducted a soil survey on the above-referenced property. As a result of my on-site survey I have concluded that the property does not contain regulated wetlands or watercourses.

The soils on the property were identified as belonging to the well drained Charlton and Hollis Series and the moderately well drained Sutton Series.

Off-site wetlands in proximity to the property were previously mapped and appear substantially correct on your plans.

If you have any questions, or require additional information, please call me at (860) 742-5868.

Fix Lined Mylar

Produced By

Action Blueprint

284 Broad Street

Manchester, CT 06040

Very truly yours,

John P. Ianni

Professional Soil Scientist
CPESC

c:\documents and settings\highland soils\et2005\87.doc

P.O. Box 337, Storrs, Connecticut 06268 • (860) 742-5868

APPLICATION 1



TOWN OF VERNON

INLAND WETLANDS COMMISSION (IWC)

APPLICATION

This form is to be used to apply to the Vernon Inland Wetlands Commission (IWC) for approval for a redesignation of a wetlands area, a change to the Inland Wetlands and Watercourses Regulations, and/or a permit to conduct a regulated activity in a wetland, watercourse, or upland review area (URA), which are defined as areas within one hundred (100) feet from the boundary of a wetland, watercourse, or intermittent watercourse and areas within two hundred (200) feet from the boundary of Gage's Brook, Hockanum River, Ogden Brook, Railroad Brook, Tankerhoosen River, Valley Falls Pond, Walker Reservoir East, Walker Reservoir West. Any activity that the Commission determines is likely to impact or affect wetlands or watercourses may be considered a regulated activity. **Provide all the information requested.**

The Applicant must be the property owner, the property owner's agent, the Town of Vernon, or someone with a direct financial interest in the subject property. Said interest shall be explained. If the applicant is not the property owner, written permission for this Application must be obtained from the property owner and submitted by letter signed by the property owner authorizing submission of the Application.

The Applicant understands that the Application is complete only when all information and documents required by IWC have been submitted and that any approval by the IWC relies upon complete and accurate information being provided by the Applicant. Incorrect information provided by the Applicant may make the approval invalid. The IWC may require additional information to be provided by the Applicant.

I. APPLICANT (S)

Name: Steven LaMesa, Jerry Fornarelli
Title: _____
Company: CT Golf Land, LLC
Address: 95 Hartford Turnpike
Telephone: 860-749-4434 Fax: _____
E-mail: mgcdevl@aol.com

II. PROPERTY OWNERS

Name: [Signature]
Title: PL-TEN KRAUSE
Company: Sub Peak of Connecticut Inc.
Address: 14 Hartford Turnpike
Vernon, CT 06066
Telephone: 860 205-1440 Fax: 860 686-4895
E-mail: pkrause7681@gmail.com

III. PROPERTY

Address: 95 Hartford Turnpike

Assessor ID Code: Map # 1 Block # 158 Lot/Parcel # 95

Land Record Reference to Deed Description: Volume: 2367 Page 10

USGA Location:

Circle the Map Quadrangle Name: Manchester # 38 Rockville #39

Circle the Sub regional Drainage Basin #: 3108 4500 4502 4503

Zoning District: Commercial

IV. PROJECT

Project Name: CT Golf Land

Project Contact Person:

Name: Mark Peterson

Title: _____

Company: Gardner & Peterson Assoc., LLC

Address: 178 Hartford Turnpike

Tolland, CT 06084

Telephone: 860-871-0808 Fax: _____

E-mail: mpeterson@gardnerpeterson.com

V. PROJECT SUMMARY

Describe the project briefly in regard to the purpose of the project and the activities that will occur. Attach to this application a complete and detailed description with maps and documentation as required by the "The Town of Vernon Inland Wetlands and Watercourses Regulations".

Purpose: Modification of Site Plan

General Activities: Building expansion, site grading, maintenance

building and outdoor recreation

Regulated Activities:

Watercourse disturbance (linear feet): None

Wetlands disturbance (acres or sq. ft.): None

Upland Review Area (URA)disturbance: 1.8 acres

Nonregulated activities & activities outside URA: 1.25 acres


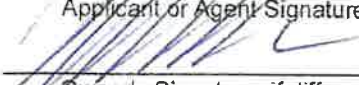
VI. APPLICATION

- ☐ Redesignation of Wetlands
- ☐ Amendment of Inland Wetlands and Watercourses Regulations
- ☐ Modification of a Wetlands Redesignation
- ☒ Wetlands Permit
- ☐ Non-significant activity
- ☐ Significant activity with less than ½ acre site disturbance
- ☐ Significant activity with site disturbance from ½ acre to and including 2 acres
- ☐ Significant activity with site disturbance greater than 2 acres
- ☐ Commission modification of a wetland permit in effect
- ☐ Modification of a wetland permit by the Wetlands Agent
- ☐ Approval of a license by the Wetlands Agent for activities in an upland
- ☐ Appeal of a decision by the Wetlands Agent
- ☐ Subdivision review per CGS Section 8-26
- ☐ Jurisdictional ruling regarding permitted and nonregulated uses
- ☐ Waiver, reduction, or delayed payment of fees (attach statement of justification)
- ☐ Waiver
- ☐ Reduction to \$ _____
- ☐ Delay of payment to _____

VII. CERTIFICATION AND SIGNATURE

I, the undersigned Applicant or applicant's Agent, hereby certify that I have reviewed the "Town of Vernon Inland Wetlands and Watercourses Regulations" and have prepared this Application with complete and accurate information.

Property Owner, Applicant, or Applicant's Agent:

	<u>Steven LaMesa</u>	<u>8/21/2020</u>
Applicant or Agent Signature	Printed Name	Date
	<u>PLIZZARD</u>	<u>8/21/2020</u>
Owner's Signature, if different	Printed Name	Date

TO BE FILLED IN BY THE PLANNING DEPARTMENT

DATE APPLICATION SUBMITTED _____

DATE APPLICATION RECEIVED BY COMMISSION _____

IWC FILE: _____

GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.
ERIC R. PETERSON, P.E., L.S.
MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808

Info@GardnerPeterson.com
www.GardnerPeterson.com

95 Hartford Turnpike Project Narrative

The applicant, MGC Developers, LLC, is requesting an Inland Wetland Permit and a Modification to Site Plan to redevelop the former Connecticut Golf Land site at 95 Hartford Turnpike that closed in 2014. The site contains 8.86 acres and is bounded by Hartford Turnpike to the east, an access drive to south, the Hockanum River to the west and the Tankerhoosen River to the north. The site has numerous existing improvements and is served by public utilities.

Proposed Development

The applicant is proposing to demolish the existing game room building and rebuild on the existing footings along with a building expansion. This building will consist of gaming activities and food/beverage service. Other improvements consist of an ice cream stand south of the main building and a maintenance building to the west. No changes will be made to the Subway building or parking area.

Exterior Gaming Area

The existing go-cart track and miniature golf course will be removed. A new exterior gaming area will be constructed in front of the building which will include games such as bocce ball, cornhole, volleyball and shuffleboard. This area will be surrounded by a 24' tall net with lights on the support posts.

Future Recreation Areas

At this time the applicant is requesting approval of the improvements shown on the site plan. The site plan depicts the removal of the bumper boats and the go cart track and the applicant anticipates returning with another application for additional exterior activities at a later date.

Parking

There are two existing parking areas on site for the proposed gaming center. One is located off Hartford Turnpike and the other is located off the southerly access drive. The existing curbs cuts will not change and the parking lots will be

restriped to provide adequate handicap parking. A parking expansion is not proposed.

Stormwater Management

The proposed Site Plan depicts the removal and construction of numerous impervious surfaces and an outline of the specific items are included on the Site Plan. The net result for this application is a reduction the amount of impervious area which will result in no increase in the rate of stormwater runoff from the site.

Flood Zone

The site is located within Flood Zone "AE" per the FEMA Flood Insurance Rate Map. The flood elevations have been reviewed and found to be at elevation 180 along the southerly access drive, elevation 181 at the bridge crossing the Hockanum River and elevation 181 where the Tankerhoosen River enters the site at Hartford Turnpike. The existing gaming building has a finished floor above the flood zone and three new structures will also be set above the flood zone. The existing miniature golf course will be removed and the proposed outdoor gaming area will be constructed with no loss of flood zone volume. The building improvements and associated grading will reduce the flood storage volume by 1,454c.y. but a flood storage area with a volume of 1,700c.y. will be created which will result in no loss of flood storage volume on site.

Record and Return to:
Attorney James Martin
Robinson Donovan, P.C.
1500 Main Street-Suite 1600
PO Box 15609
Springfield, MA 01115-5609

QUIT-CLAIM DEED

KNOW ALL YE BY THESE PRESENTS THAT TALCOTTVILLE DEVELOPMENT COMPANY, LLC, a Connecticut limited liability company having its principal place of business in the Town of Vernon, County of Tolland and State of Connecticut acting herein by Solomon Kerensky its managing member (hereinafter "Grantor")

for One Dollar (\$1.00) and other valuable consideration paid, grants to

SUB Peak of Connecticut, Inc, a Connecticut corporation having its principal place of business in the Town of Vernon, County of Tolland and State of Connecticut (hereinafter, "Grantee")

with **QUIT-CLAIM COVENANTS**,

All that certain piece or parcel of land situated in the Town of Vernon, County of Tolland the State of Connecticut, being designated as LOT #6 on a map entitled RESUBDIVISION PLAN TALCOTTVILLE DEVELOPMENT COMPANY, LLC LOT #6 & #7 #57, #95 AND #163 HARTFORD TURNPIKE VERNON, CONNECTICUT GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE, TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS BY B.D.C SCALE 1" = 40' DATE 2-7-2014 SHEET 1 and 2 OF 4 MAP NO. 8926-RESUB REVISIONS 3-26-2014, revised as to page 2 on 9-12-14 (ADD MISSING BEARINGS & DISTANCES AT SOUTHERLY CORNER OF LOT 6 – TOWN CLERK MAP #5821 FILED ON 5-5-14) (sometimes referred to as the 'Premises' or 'Property') Town Clerk Map # 5919 Filed on 9-30-14.

Said premises are more particularly bounded and described as set forth in **Schedule A** attached hereto and made a part hereof.

This parcel is known as **95 Hartford Turnpike, Vernon, Connecticut**

SAID PREMISES ARE SUBJECT TO: (1) Any and all provisions of any ordinance, municipal regulation or public or private law; (2) Taxes in favor of the Town of Vernon on the Grand List of October 1, 2013, and subsequent lists thereafter, which taxes the Grantee herein assumes and agrees to pay; (3) previously granted exclusive use restrictions, (4) Riparian rights in and to the Hockanum and Tankerhoosen Rivers.

SAID PREMISES ARE CONVEYED SUBJECT TO AND TOGETHER WITH such easements, covenants, restrictions and agreements as of record may appear or as are shown on the__

CONVEYANCE TAX RECEIVED
STATE \$ 10937.50
TOWN \$ 2187.50
Bernice K. Dixon
TOWN CLERK OF VERNON

covenants, restrictions and agreements as of record may appear or as are shown on the aforesaid maps including, but not limited to easements for drainage, sanitary sewers, water mains, and signage.

DRIVEWAY EASEMENT. Lot #6 is conveyed together with a non-exclusive easement to use that portion of the Access and Utility Easement running from Route 83 to the Hockanum River described in the Driveway and Utility Easement Declaration dated June 20, 2006 and recorded in Volume 1840 at Page 140 of the Vernon Land Records. This grant of easement is subject to a covenant that the Grantee, its successors and assigns, shall contribute 'pro rata' to the expense of maintaining, repairing or replacing that portion of the driveway and easement area. At the time of this conveyance, the parcels utilizing the Driveway include Lot #6 being conveyed herein, The Courthouse One/Big Sky building lot located at 47 Hartford Turnpike, Vernon, CT, the Riverview Associates office building lot located at 49 Hartford Turnpike, Vernon, CT, the Juris Limited building lot located at 45 Hartford Turnpike, Vernon, CT, the Hotel and Restaurant building Lot #5 located at 51 Hartford Turnpike, Vernon, CT, and the Healthwise building Lot #7 located at 57 Hartford Turnpike, Vernon, CT, and the Colonial Corners parcel located at 27 Hartford Turnpike, Vernon, CT..

UTILITY EASEMENT. The Grantor, for itself, and for the benefit of all existing or future lot owners within the commercial complex, reserves a non-exclusive underground easement within a strip of land 10 feet in width within Lot #6 and lying adjacent to, and parallel to, the easterly boundary of the Access and Utility Easement referred to in the foregoing paragraph. This easement is to install, maintain, upgrade, repair or replace such utilities as may, from time to time, service parcels within the commercial complex. Grantee may relocate any such utility easement(s) that interferes with Grantee's development plans. Any such relocation shall be at Grantee's sole expense, done in accordance with accepted engineering standards and subject to approval by the affected utility company or governmental entity.

Said premises are subject to an easement for the Quality Inn sign (now Motel 6) as shown on the aforesaid maps and described in a Correcting Quit Claim Deed dated July 24, 2007 and recorded at Volume 1946 at Page 228 of the Vernon Land Records.

A second non-exclusive sign easement is reserved by the Grantor, its successors and assigns, for access to, and use of, a portion of a pylon sign shown on the aforesaid maps as "Sign Easement" situated adjacent to Route 83 at the main driveway entrance to the commercial complex and northwesterly of the Quality Inn (now Motel 6) sign. This pylon sign will become the property of the Grantee. The use of the sign will be shared between the Grantor and the Grantee.

The Grantee will have the use of that portion of the pylon sign presently containing theater style movable letters. The Grantor will have that remaining portion presently containing six display signs. The Grantee shall have the right to redesign or even replace the entire sign in its present location at Grantee's expense provided that the

relative square foot percentage ratio of use by the parties is maintained and the right of then current owners/tenants of the commercial complex is preserved. Grantor, or its assignee(s), reserves the right to approve any redesign of its portion which approval shall not be unreasonably withheld, delayed or conditioned. The cost of routine maintenance and utilities for this sign will be shared in the same percentage as the relative percentage use.

A non-exclusive easement is granted to the Grantee for use (fishing, nature viewing, maintenance etc) of the length (approx. 35 feet) of the pedestrian bridge leading to Lot # 7 shown as "Existing Bridge" at the northeast corner of said premises. The Grantee agrees to pay one half the expense of maintaining this bridge. This easement shall lapse at such time as a single owner owns the property on both sides of the bridge.

All of the easements, covenants, restrictions and agreements shall benefit and or burden the parties hereto, their successors and assigns and run with the land.

Lot #6 being a portion of the premises conveyed to the Grantor by deed dated April 30, 1974 and recorded in Volume 246, Page 284 of the Vernon Land Records.

[SIGNATURE PAGE FOLLOWS]

Signed this 2nd day of October, 2014


Witnessed by,

TALCOTTVILLE DEVELOPMENT COMPANY, LLC



William E. Breslau

by


Solomon Kerensky, a Managing Member


JAMES F. MARTIN

STATE OF CONNECTICUT)

) ss. Vernon

October 2, 2014

COUNTY OF TOLLAND)

Personally appeared, Solomon Kerensky, a Managing Member of TALCOTTVILLE DEVELOPMENT COMPANY, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, as his free act and deed, and the free act and deed of said limited liability company, before me.



William E. Breslau

Commissioner of Superior Court

Grantee's Mailing Address:

24 Hartford Turnpike
Vernon, CT 06066

Schedule A

Said premises are more particularly described as follows: Commencing at a point at the southerly most corner of the Premises herein described which point is at the intersection of Conn. Route 83 aka Hartford Turnpike and the Access and Utility Easement on Lot #5 as shown on said map; thence, from said point and place of beginning along the easterly line of said Access and Utility Easement the following courses and distances: N 43° 01' 25" W a distance of 81.51' to a point; then N 31° 12' 35" W a distance of 75.00' to a point; thence along a curve to the right having a R = 560.00' a distance of 103.44' to a point; thence N 20° 37' 35" W a distance of 19.73' to a point; thence along a curve to the right having a R= 560.00' a distance of 118.92' to a point; thence N 08° 27' 35" W a distance of 98.41' to a point; thence N 12° 01' 46" W a distance of 91.00' to a point; Thence along Lot #5 and Lot # 7 as shown on said map the following courses and distances: N 23° 41' 22" E a distance of 120.33' to a point; thence N 34° 55' 24" E a distance of 107.10' to a point; thence N 76° 06' 36" E a distance of 56.61' to a point; thence N 51° 32' 45" E a distance of 35.95' to a point; thence N 39° 15' 45" E a distance of 86.15' to a point; thence N 76° 00' 26" E a distance of 346.00' to a point; thence N 57° 19' 59" E a distance of 120.00' to a point; thence S 83° 59' 50" E a distance of 101.13' to a point in the westerly line of Conn. Route 83; thence along Conn. Route 83 the following courses and distances: S 25° 02' 07" W a distance of 689.86' to a point; thence along a curve to the right having a R= 1000.00' a distance of 159.93' to a point; thence N 52° 59' 07" W a distance of 112.61' to a point; thence S 38° 00' 17" W a distance of 80.00' to a point; thence S 52° 59' 07" E a distance of 114.72' to a point; thence along a curve to the right having a R= 1000.00' a distance of 192.95' to a point; thence S 86° 48' 52" W a distance of 12.15' to a point; thence along a curve to the right having a R= 1136.80' a distance of 12.57' to the point or place of beginning.

L:\TALCOTTVILLE DEVELOPMENT CO #46002\Sale Of Golfand To Krause 2014 #46002-096\QC Deed 2014-10-1.Doc

RECORDED IN
VERNON LAND RECORDS
Bernice K. Dixon
VERNON TOWN CLERK
ON Oct 02, 2014 AT 12:55P



Statewide Inland Wetlands & Watercourses Activity Reporting Form

*Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106
Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency*

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: [Click Here for Year](#) month: [Click Here for Month](#)
2. CHOOSE ACTION TAKEN (see instructions for codes): [Click Here to Choose a Code](#)
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (type name): Vernon
does this project cross municipal boundaries (check one)? yes ☐ no ☒
if yes, list the other town(s) in which the action is occurring (type name(s)): _____, _____
6. LOCATION (click on hyperlinks for information): [USGS quad map name](#): Manchester or [quad number](#): 38
[subregional drainage basin number](#): 4500
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): CT Golf Land, LLC
8. NAME & ADDRESS / LOCATION OF PROJECT SITE (type information): 95 Hartford Turnpike
briefly describe the action/project/activity (check and type information): temporary ☒ permanent ☐ description: _____
Site grading and development within upland review area
9. ACTIVITY PURPOSE CODE (see instructions for codes): D
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 12, 1, 2, Click for Code
11. WETLAND / WATERCOURSE AREA ALTERED (type acres or linear feet as indicated):
wetlands: 0.00 acres open water body: 0 acres stream: 0.00 linear feet
12. UPLAND AREA ALTERED (type acres as indicated): 3.00 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type acres as indicated): 0.00 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

Datum Engineering & Surveying, LLC
Richard Zulick
Soil Scientist
400 Nott Highway
Ashford, CT
06278

September 2, 2020

Town of Vernon
Inland Wetlands Commission
Vernon, CT.

Re: Wetland delineation - Connecticut Golf Land #95 Hartford Turnpike, Vernon, Connecticut

Dear Commissioners:

I have reviewed the Site Plan of Development for Connecticut Golf Land, located at 95 Hartford Turnpike in the Town of Vernon, CT. This plan has been prepared by Gardner and Peterson Associates LLC, plan number 8926-MGC and dated 8-15-2020.

At the request of Gardner and Peterson Associates LLC. I have conducted a wetland assessment on this subject property.

The wetlands on this plan have been investigated in accordance with the standards of the National Cooperative Soil Survey and the definition of wetlands as found in the Connecticut General Statutes, Chapter 440, Section 22A-38.

I have fully evaluated the geotechnical engineering report submitted by Welti Geotechnical. P.C dated June 15, 2020, as well as prior mapping by NRCS and Gardner and Peterson. I have conducted soil observations with both a hand auger and shovel.

Existing Conditions

The entire area has been compromised by the past disturbances associated with the development of the existing recreational area. Significant historic disturbances associated with filling have occurred within the entire open area east of the Hockanum River and south of the Tankerhoosen River. The date of the filling observed could not be established during my assessment, however, I have no reason to believe that any of the past filling was illegal.

While this area may be subject to flooding during a 100 year type flood, the soils show no recent alluvium and do contain larger cobbles and fractured stone representative of fill over an older flood plain (alluvial) soil. The bulk of the upper soil profile within the subject area consist of fill that is best matched as a Hinckley loamy sandy type soil. These soils are sandy-skeletal, mixed, mesic Typic Udorthents. The Hinckley series is considered an excessively drained soil. The entire subject area is mapped by NRCS as Udorthents which are well drained soils that have been moved and placed as fill by man (machinery). I concur with this mapping.

*I recommend treating this subject area as one that may have the "potential" to function as a flood plain associated with very high waters of the Hockanum River during extreme storm events **but** with the strict understanding that the existing fill prevents these soils from meeting either the hydric or alluvial criteria to be regulated in the State of Connecticut. I fully endorse the "Proposed Flood Storage Area" shown on the plan for this purpose.*

For regulatory purposes, I do consider both the Hockanum and Tankerhoosen Rivers to be watercourses and, therefore, regulated by the commission.

If you have any questions concerning the wetland assessment or this report, please feel free to contact me.

Sincerely,

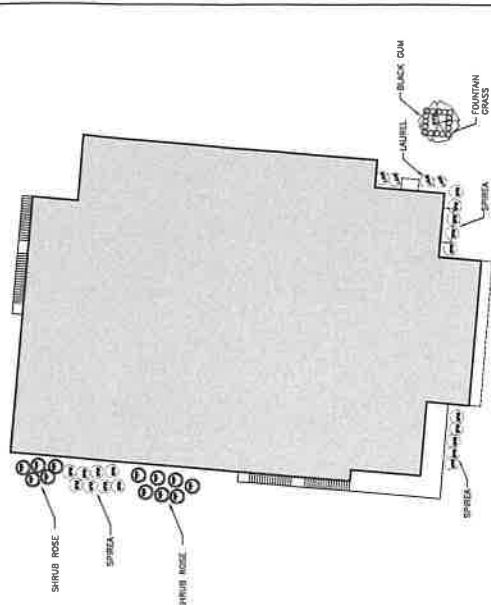


*Richard Zulick
Certified Forester and Soil Scientist
Member SSSSNE*

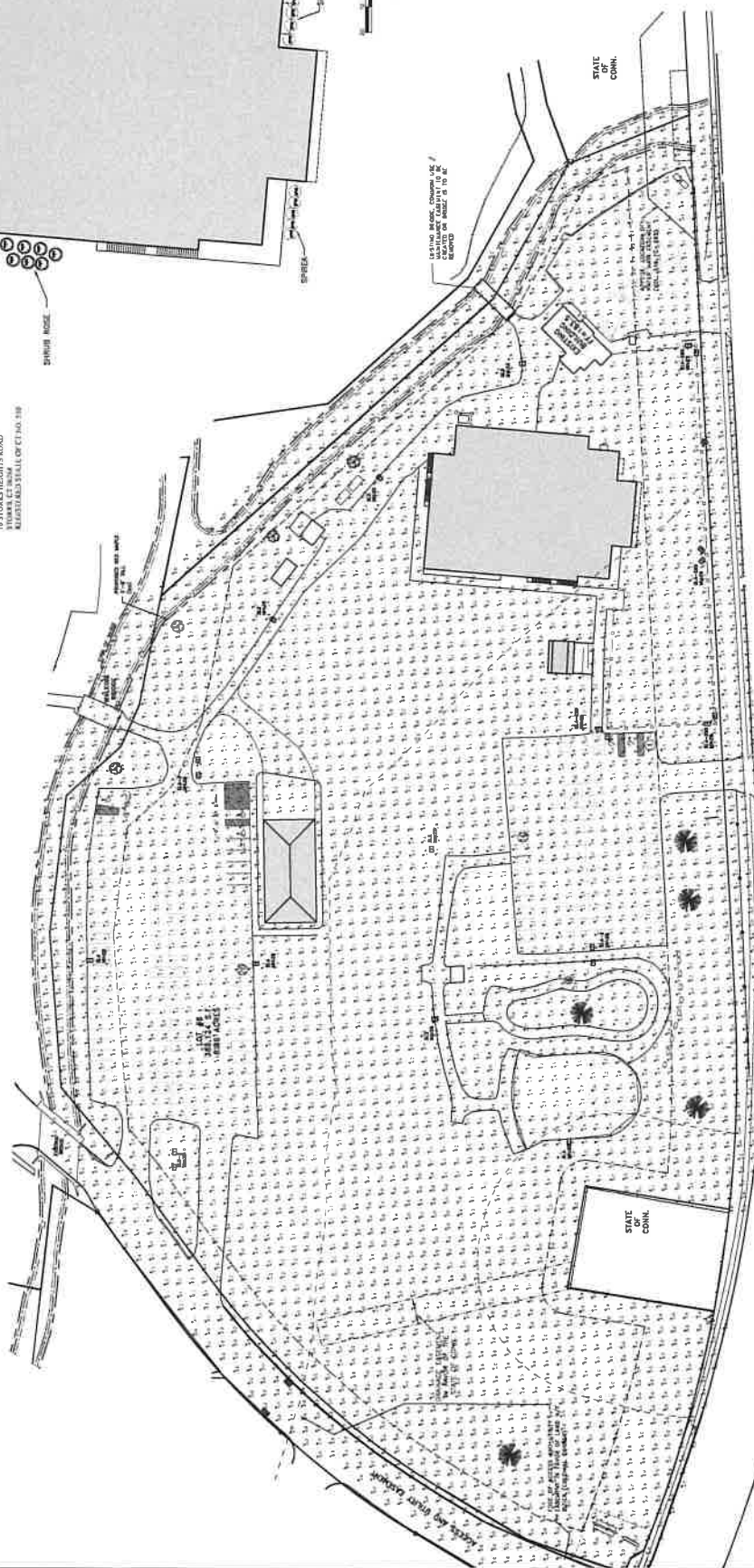
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78	Sec	2. Sec.			

LANDSCAPE DESIGN BY:
JOHN ALFARO/LOS ANGELES
16 STORES HEIGHTS ROAD
BOSTON, CT 02114
REPRESENTATIVE: JILL OF CL-160-110

LANDSCAPE DESIGN BY:
JOHN ALFARO/LOS ANGELES
16 STORES HEIGHTS ROAD
BOSTON, CT 02114
REPRESENTATIVE: JILL OF CL-160-110



LANDSCAPE LAYOUT
SCALE: 1"=20'



SCALE: 1"=40'

[illegible]

CONN, ROUTE 30 AKA HARTFORD TURNPIKE

N/A
THOMAS A. JR.
BERNARD TOMKO

W/F
THOMAS A. JR.
BERNARD TOMKO

M/F
119 MAIN

SCOTT CONNELL
N/F

N/F
94-98
HARTFORD

TOWN OF WILSON

**LIGHTING/LANDSCAPING PLAN
CONNECTICUT GOLF LAND
CT GOLF LAND, LLC
#05 HARTFORD TURNPIKE
VERNON, CONNECTICUT**

& PETERSON ASSOCIATES, ILL.
178 WATSON TURNPIKE

170 PORTFORD TURNPIKE
TOLLAND, CONNECTICUT
ECONOM, ENGINEERS LAND MANAGEMENT

DATE	SHEET NO.
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Book #	Unit, C.T. Name?	Final Addition / Subtraction / Multiplication
1	Unit 1, C.T. Name?	
2	Unit 2, C.T. Name?	
3	Unit 3, C.T. Name?	
4	Unit 4, C.T. Name?	
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100	Unit 100, C.T. Name?	

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WETLAND AGENT REPORT



OFFICE OF THE
TOWN ENGINEER

TOWN OF VERNON

55 West Main St., VERNON, CT 06066

Tel: (860) 870-3638

Fax: (860) 870-3683

E-Mail: cperry@vernon-ct.gov

To: Wetlands Commission
From: Wetlands Enforcement Officer
Subject: **IWC Project Status Report**

DATE: **2020 – September**

Note: **Red letters** indicate a change from the last report.

IWC-2020-05 (Dart Hill Rd Bridge Replacement).

- Construction scheduled for the spring 2021.

IWC-2020-04 (Windermere Rd. – Athletic Fields).

- No construction activity at this time.

IWC-2020-03 (Main St. Bridge Replacement).

- Construction scheduled for the spring 2021.

IWC-2020-02 (724 Hartford Tpke. – TOV Fire Dept.).

- No construction activity at this time.

IWC-2020-01 (19 Grove St. – Public Park).

- The Public Works Dept. has started this work.

IWC-2019-05 (Chilstone, LLC 624 Dart Hill Rd – 4 unit apartment bldg.).

- Still needs P & Z approval.
- Project is on hold.

IWC-2019-04 (652 Dart Hill Rd – 15 lot development).

- Erosion control appears to be working well.
- Construction is on-going with no issues.

IWC-2019-02 WPCA (Wetlands Permit for site upgrades).

- Construction continues.

IWC-2017-05 (#133 Tunnel Road)

- Project is on hold.

IWC-2017-03 (Hyde Park LLC – #14 Hyde Ave - Apartments)

- No construction activity at this time.

IWC-2016-05 (129/145 Talcottville Rd – Storage Facility behind Wendy's)

- Project is on hold.

IWC-2015-05 (Kenneth Kaplan – Drainage System – 200 West Main St.)

- No construction activity at this time.
- Expires on Oct. 9, 2025

IWC-2015-02 (Kenneth Kaplan – Parking Area – 200 West Main St.)

- No construction activity at this time.
- Expires on June 9, 2025

IWC-2013-07 (2 Lakeview Drive – New House on Bolton Lake)

- This permit expired in 2018.

IWC-2013-05 (133 Washington St. – House surrounded by wetlands)

- No construction activity at this time.
- Expires on 3-17-2021

IWC-2009-07 (Hotel at 53 Hartford Turnpike)

- No construction at this time.
- Expiration date is 11/25/2023 with total extension applied.

IWC-2008-09 (380 Talcottville Road / Phase 2 The Shoppes at Vernon Valley)

- No construction at this time
- Expiration date is 7/28/2022 with total extension applied.

IWC-2006-24 (PZ-2007-20) (64 Hartford Turnpike - Office building)

- No construction activity at this time.
- New expiration extension date is 2/11/2021 with total extension applied.

IWC-2005-26 (Bolton Branch Road – Laurel Woods Development)

- There is no construction activity at this time.
- The new expiration date is 9/4/2022 with total extension applied.

IWC-2003-05 (117 Reservoir Rd. – Home Depot)

- There is no construction activity at this time.
- Expiration date is 3/27/2022 with total extension applied.

Other Information of Importance:

Wetland Agent Report:

Approval for;



OFFICE OF THE
TOWN ENGINEER

TOWN OF VERNON

55 West Main St., VERNON, CT 06066

Tel: (860) 870-3638

Fax: (860) 870-3683

E-Mail: cperry@vernon-ct.gov

Certified Letter

Pools and More
38 West St
Ellington, CT 06029
c/o Michael Vengrushas

August 24, 2020

RE: Wetland Agent Approval for 31 Heather Lane

Dear Applicant,

I have received your Inland Wetlands Commission (IWC) application (WA-2020-03) for the above listed address. This application is requesting a Wetland Agent Approval for the installation of an in-ground pool, and for the work associated with this installation. I have reviewed the proposed site plan associated with this project, and it is my opinion that the proposed site work will have no present or future impacts to the adjacent wetlands as long as proper erosion control measures are taken during construction.

Please note; The owner has stated that a backwash system will not be installed due the pool's saltwater system. Whenever draining treated water, please do not drain directly into the adjacent watercourse.

Subsequently, I approve this work as the Wetland Agent for the Town of Vernon in accordance with CT General Statutes 22a-36 thru 22a-45.

If you have any questions or concerns, you may contact me at 860-870-3638.

Sincerely,

Craig W. Perry

Wetland Agent

Wetlands Enforcement Officer

c.c. Rachel Stansel - Chairperson, Inland Wetlands Commission
David Smith, PE - Town Engineer
George McGregor, AICP - Town Planner

File: WA-2020-03

Charles M. Wujcik
31 Heather Lane
Vernon, CT 06066



OFFICE OF THE
TOWN ENGINEER

TOWN OF VERNON

55 West Main St., VERNON, CT 06066

Tel: (860) 870-3638

Fax: (860) 870-3683

E-Mail: cperry@vernon-ct.gov

Certified Letter

K & R Motors, LLC
167 Hartford Turnpike
Vernon, CT 06066
c/o Richard McAllister

September 4, 2020

RE: Wetland Agent Approval for 167 Hartford Turnpike

Dear Applicant,

I have received your Inland Wetlands Commission (IWC) application (WA-2020-04) for the above listed address. This application is requesting a "Modification of a wetland permit by the Wetland Agent" for the expansion of the vehicle storage parking lot. I have reviewed the proposed site plan associated with this project, titled "MODIFICATION TO A SITE PLAN OF DEVELOPMENT" dated 2-23-20, and it is my opinion that the proposed "Reclaimed Aggregate Parking Area" will have no present or future impacts to the adjacent wetlands as long as the described erosion control measures are taken during construction.

Subsequently, I approve this work as the Wetland Agent for the Town of Vernon in accordance with CT General Statutes 22a-36 thru 22a-45.

If you have any questions or concerns, you may contact me at 860-870-3638.

Sincerely,

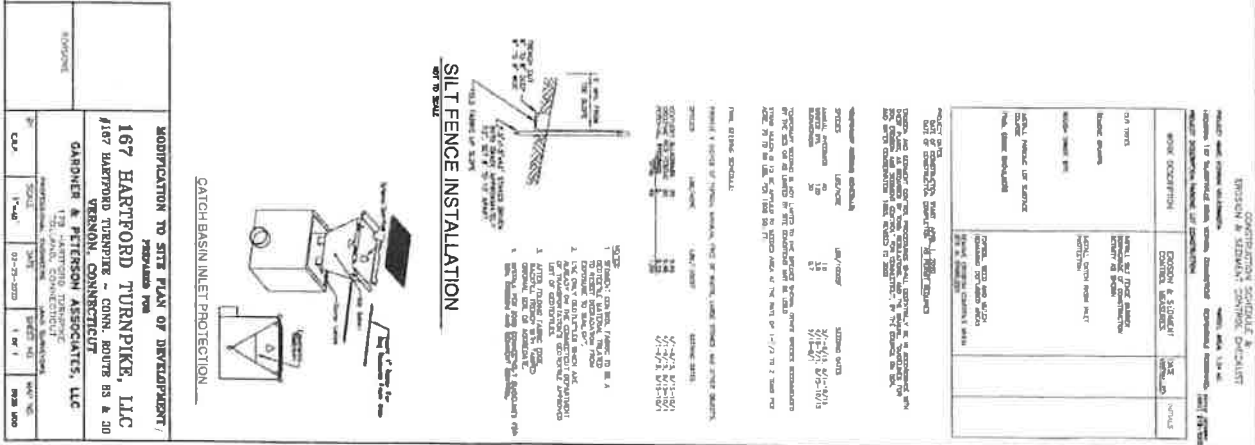
Craig W. Perry
Wetland Agent
Wetlands Enforcement Officer

c.c. Rachel Stansel - Chairperson, Inland Wetlands Commission
David Smith, PE - Town Engineer
George McGregor, AICP - Town Planner

J File: WA-2020-04

Project Contact Person:

Gardner & Peterson Associates, LLC
178 Hartford Turnpike
Tolland, CT 06084



Other Business

From: [Kenneth Kaplan](#)
To: [McGregor, George](#)
Cc: [Gately, Shaun](#); "Kenny Kaplan"; accounting@kaplancycles.com
Subject: Wetlands Permit IWC-2015-05 Extension Request
Date: Friday, August 28, 2020 12:58:20 PM
Importance: High

Dear Mr. McGregor,

Thank you for your assistance in extended the wetlands permit at 161 and 200 West Main St. (IWC-2015-02) that was due to expire in June 2020. We had also received another approval IWC-2015-05 which is also coming up on its expiration date of 10-9-20. Our reasons and circumstance remain the same as the first request for extension; Due to a number of financial hardships and project delays I have been unable to proceed with the project at the speed I had originally intended, therefore I am in need of an extension on this permit. There have been no substantial change in the circumstances which required the permit in the first place, so I am requesting the remaining 5 years of extensions allowed by statute be granted. Bringing my new expiration date to 10-9-25.

Thank you for your consideration, and assistance with this very difficult project.

Sincerely,

Ken Kaplan

PS: The town of Vernon is blessed to have such an amazing team! With out the hard work and support of Shaun Gately and Mayor Dan, we would never have a chance to succeed on this project!



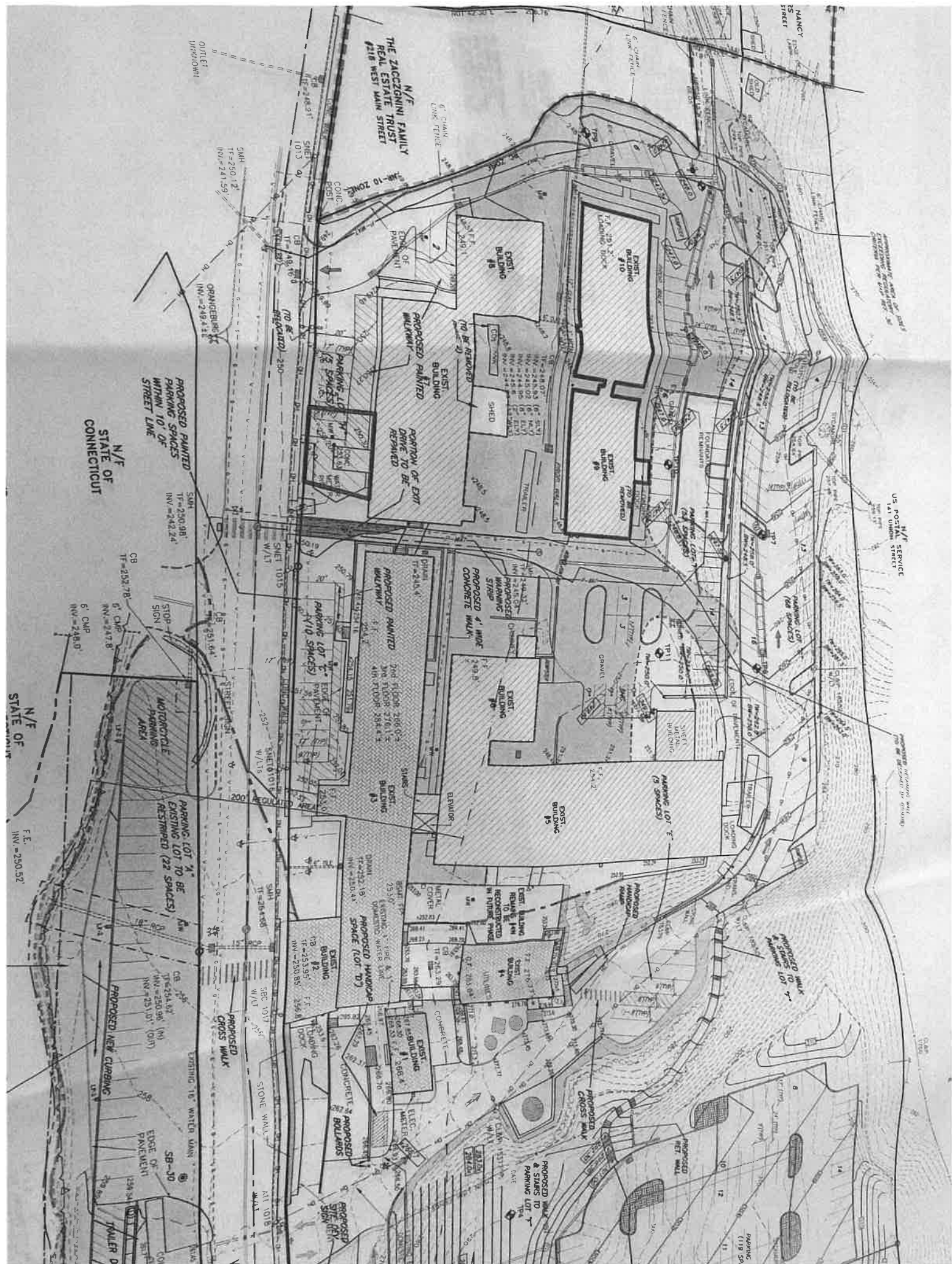
Ken Kaplan President

Cell: 860-916-9784 | Fax: 860-643-7906

Kenkaplan@kaplancomputers.com

www.kaplancomputers.com







OFFICE OF THE
TOWN PLANNER

TOWN OF VERNON

55 West Main St., VERNON, CT 06066-3291
(860) 870-3640
gmcgregor@vernon-ct.gov

MEMORANDUM

TO: Inland Wetlands Commission

FROM: George K. McGregor, AICP, Town Planner

SUBJECT: IWC 2015-05 Permit extension

DATE: September 22, 2020

Request

Mr. Ken Kaplan of Kaplan Millworks has requested an extension to IWC 2015-05, a wetlands permit for parking areas, stormwater management improvements and other development at 161, 200, & 224 West Main St., 7 Orchard St., 8 Maple St., and an addition parcel on W. Main. The IWC approved a companion request for an extension of IWC 2015-02 at its June regular meeting.

Staff Comments

Due to project delays and financial challenges, the Applicant requested an additional five-year extension via email on August 28, 2020, under Section 7.9 of the Town's Wetlands Regulation.

Staff finds that the request and IWC action is timely and appropriate.

Section 7.10 states that "Any application to renew a permit shall be granted upon request of the permit holder unless the Commission finds that there has been a substantial change in circumstances, which requires a new application".

The Towns Wetlands Agent and Town Engineer are supportive of renewing the permit, and find there has been no change in circumstances since the original permit was issued 5 years ago.

Draft Motions

MOVED, that the Vernon Inland Wetlands and Watercourses Commission does hereby EXTEND IWC 2015-05 until October 9, 2025, upon a finding that there has been no substantial change to the circumstances or development plan associated with the original 5-year permit.