

Town of Vernon
Inland Wetlands Commission (IWC)
Tuesday, January 26, 2021, 7:00 p.m.
Teleconference Meeting

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DRAFT MINUTES

1. Call to Order and Roll Call

Chairperson Rachel Stansel called the meeting to order at 7:02 p.m. Also in attendance were Commission Members Frank Galat and Kathy Minor. Staff members present were Craig Perry, Wetlands Agent, David Smith, Town Engineer, and George McGregor, Town Planner.

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 Election of Officers
Frank Galat nominated Rachel Stansel as Chairperson. Rachel Stansel nominated Frank Galat as Vice-Chairman. Kathy Minor nominated Don Schubert as Secretary. All nominees were accepted by unanimous approval.

2.3 Approval of Minutes from the December 22, 2020, regular meeting
Kathy Minor made a motion seconded by Frank Galat to approve the minutes of December 22, 2020. Motion carried unanimously.

2.4 Communications received NOT related to Agenda items, if any
None

2.5 Call for filing(s) of Intervener petition(s) and determination of status.
None

3. New Applications for Receipt and Determination of Significance
None

4. Public Hearing and Action on New Application(s)

4.1 IWC-2020-08 Application of Krause Realty Trust, for a Wetlands Permit to create additional parking for inventory storage (new cars), to include installation of pavement, security fencing, lighting, grading and drainage improvements at 6 Hartford Turnpike (Assessor ID: Map 1, Block 0159, Parcel 0001B), 34 Acorn Road (Assessor ID: Map 01, Block 159A, Parcel 00002), and 42 Acorn Road (Assessor ID: Map 01, Block 0159A, Parcel 0001).

Chairperson Stansel read into the record the Public Notice published in the *Journal Inquirer* on January 16, 2021, and January 23, 2021 of the teleconference meeting to be held January 26, 2021. Due to the proximity to the Town of Manchester, the Town of Manchester was also provided notice of the meeting.

George McGregor, Town Planner, introduced and explained the application and the parcel which is currently zoned residential. He also explained the expansion project; staff has reviewed application and believes issues have been resolved.

Dorian Famiglietti, Kahan Kerensky Capossela, attorney for applicant, introduced applicants Lane Resnick and Peter Kraus and also George Logan, REMA, principal environmental scientist. She discussed the application, zoning of acres, merging acres and rezoning plans, revised plans to include permeable pavement, 120 parking spaces, access solely via driveway on 6 Hartford Tnpk., fencing, lighting for security, activities limited to upland review area.

George Logan, discussed his Wetlands Assessment Report and Supplement Wetlands Assessment Report. He referenced his reports and photos and discussed his findings concluding he believes there would be no adverse significant impacts to the wetlands and functions and values they provide.

Public Hearing was opened at 8:02 p.m.

Tibor and Darlene Zoller, 19 Allison Road had concerns regarding plantings and maintenance, lights, and would like quality of life and value of homes to not change.

Noreen Leighton, 54 Montauk Drive had concerns regarding plantings, lighting impact on residential area, number of parking spaces, who will validate maintenance and maintain property if dealer moves.

Lois Leighton, 11 Allison Road had concerns regarding how soil was tested, trees being planted near Allison Road, company doing work being bonded, paving according to contour of land, and effect to watercourse.

Janet Smith, 27 Allison Road had concerns regarding landscaping for noise protection and maintenance of plantings.

Lois Leighton spoke again with concerns regarding overflow parking and if it was permanent, road access, lighting, fences, speakers.

Attorney Famiglietti and George Logan addressed the comments and concerns from the public. Discussion took place. Attorney Famiglietti concluded she believes the plan will satisfy concerns of the public while meeting her client's needs and also protecting the surrounding wetlands and environment. She believes the plan also complies with regulations.

Frank Galat made a motion seconded by Kathy Minor to close the Public Hearing at 8:42 p.m. Motion carried unanimously.

Chairperson Stansel made a motion seconded by Frank Galat that the Vernon Inland Wetlands and Watercourses Commission does hereby approve Application IWC-2020-08 of Krause Realty Trust for a Wetlands Permit by Commission based on the following findings: the project will have no adverse impacts on wetlands or watercourses; the mitigation measures are acceptable; and there are no prudent or feasible alternatives, and subject to the following conditions of approval:

- 1. The property shall be developed in conformance to plans set to three pages dated January 9, 2021, prepared by Messier Survey, LLC. (revised plan).*
- 2. Property shall be developed in conformance with the mitigation measures and maintenance steps contained in the letter of five pages prepared by REMA, LLC dated January 15, 2021. Following completion of the project a letter must be supplied from REMA to document that all mitigation steps were done according to this plan.*
- 3. A P.E. familiar with porous pavement must sign off both on installation and maintenance.*
- 4. Property owner must maintain maintenance logs for the porous pavement to show compliance with the REMA report dated January 15, 2021.*
- 5. Plan will be modified to include erosion control of the topsoil stockpile during construction and sequence of construction.*

Motion carried unanimously.

5. Status of Cease & Correct Orders, if any
None
6. Wetlands Enforcement Officer Report, if any
None
7. Inland Wetlands Agent Approvals, if any
None

8. Other Business

- 8.1 Land Use Seminar
Town Planner reminded Commission members to contact the office by February 1 if they intend to register.

9. **Adjournment**

*Chairperson Stansel made a Motion seconded by Frank Galat to adjourn at 9:00p.m.
Motion carried unanimously.*

Respectfully Submitted



**Susan Hewett
Recording Secretary**