

TOWN OF VERNON  
Inland Wetlands Commission (IWC)  
Tuesday, September 22, 2020, 7:00 PM  
VIA ZOOM

RECEIVED  
VERNON TOWN CLERK  
OCT 28 PM 12:08

### Approved Minutes

1. Call to Order & Roll Call by Chairperson Rachel Stansel at 7:02 PM.
  - Regular members present: Don Schubert and Kathy Minor
  - Staff members present: 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 Approval of the Minutes from the August 25, 2020 regular meeting  
  
Don Schubert made a motion to **APPROVE** the minutes from August 25, 2020 with changes. Kathy Minor seconded and the motion carries unanimously.
  
  - 2.3 Communications received NOT related to Agenda items, if any  
  
NONE
  
  - 2.4 Call for filing(s) of Intervener petition(s) and determination of status  
  
NONE
  
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).
    - George McGregor, Town Planner, explained the application.
    - Discussion ensued.
    - Kathy Minor motioned to schedule a mandatory public hearing for October's next regular scheduled meeting. Motion carries unanimously.
  
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).

- George McGregor, Town Planner, read in record the public noticed published in the Journal Inquirer September 12, 2020 & September 19, 2020. Abutter notices were also sent.
- Mark Peterson, Engineer from Gardner & Peterson, spoke in regards to the application
- Rick Zulick, Soil Scientist, spoke in regards to the application
- Discussion ensued
- Chairperson Rachel Stansel opened the public hearing at 7:32 PM
- No one spoke in favor or against
- Ann Letendre, 29 Gottier Dr, spoke with questions and comments in regards to the application
- Mark Peterson spoke in response to comments
- Don Schubert mad a motion to close the public hearing at 7:46 PM. Kathy Minor seconded and the motion carries unanimously.

Rachel Stansel **MOVED**, that the Vernon Inland Wetlands and Watercourses Commission does hereby APPROVE, the application (**IWC-2020-06**) of CT Golf Land LLC for a Wetlands permit by Commission based on the following findings:

- The project will have no adverse impacts on wetlands or watercourses;
- There are no prudent or feasible alternatives

**AND**, Subject to the Site Plan of Development dated August 15, 2020, revised through September 10, 2020, prepared by Gardner & Peterson, Associates, LLC. Don Schubert seconded and the motion carries unanimously.

5. Status of Cease & Correct Orders, if any

NONE

6. Wetlands Enforcement Officer Report, if any

Craig Perry, Wetlands Agent, gave updates

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

Craig Perry, Wetlands Agent, gave information and updates on the approvals

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).

- George McGregor, Town Planner, explained the request to the commission.

Rachel Stansel **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. Kathy Minor seconded and the motion carries unanimously.

9. Adjournment

Don Schubert made a motion to adjourn at 7:58 PM. Kathy Minor seconded and the motion carries unanimously.

A handwritten signature in cursive script that reads "Jill Rocco".

Jill Rocco  
Recording Secretary