

Town of Vernon
Inland Wetlands Commission (IWC)
Tuesday, April 20, 2021, 7:00 p.m.
Teleconference Meeting

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APPROVED MINUTES

1. Call to Order and Roll Call

Chairperson Rachel Stansel called the meeting to order at 7:00 p.m. Also in attendance were Commission Members Don Schubert, Kathy Minor, and Frank Galat. Staff members present were David Smith, Town Engineer, George McGregor, Town Planner, and Craig Perry, Wetlands Enforcement Officer.

2. Administrative Actions

2.1 Amendment/Adoption of Agenda – Additional business to be considered under agenda item #8 “Other Business” requires Commission vote
None

2.2 Approval of Minutes from the March 23, 2021, regular meeting
Don Schubert made a motion seconded by Kathy Minor to approve the minutes of March 23, 2021. Motion carried 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
None

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

4.1 Application **IWC-2021-03**, of the Town of Vernon, Town Engineer for a wetlands permit by Commission, for the repair of an erosion problem (Mary Lane Drainage Project) at 152 West Street (Assessor’s ID: Map 21, Block 021F, Parcel 0002A). [Action Only]

David Smith explained the application and the plans to repair the erosion problem and stabilize the area. Discussion took place.

Kathy Minor made a motion seconded by Frank Galat that the Vernon Inland Wetlands and Watercourses Commission does hereby approve Application [IWC-2021-03] for a Wetlands permit by Commission, subject to the site plan entitled Mary Lane Drainage Improvements dated March 9, 2021, prepared by the Town of Vernon, and based upon the following findings:

*1. The project will have no adverse impacts on wetlands or watercourses.
Motion passed unanimously.*

4.2 Application **IWC-2021-04**, of Rashid Hamid, for a wetlands re-designation and a wetlands permit by Commission, for the development of a +-70 unit townhouse residential project, at 291 and 293 Talcottville Rd. (Assessor ID: Map 3, Block 4, Parcels 9A and 9E) and at 27, 32, 37, 38, and 46 Naek Rd. (Assessor ID: Map 3, Block 4, Parcels 008-8,7,4,6,5).

Town Planner read into the record the Public Hearing Notice published in the *Journal Inquirer* on April 10, 2021, and April 17, 2021.

Greg McCracken, of Jacobs, Walker, Rice and Barry, LLC, Manchester, attorney for applicant, introduced applicant Rashid Hamid, Eric Peterson, P.E., L.S., Gardner & Peterson Associates, LLC, and George Logan, MS, PWS, CSE, REMA Ecological Services, LLC.

George Logan addressed the Commission and presented his Wetlands Assessment: Summary of Findings dated April 12, 2021. He discussed the boundaries, ecological communities, and functions of the wetlands. Eric Peterson presented maps of the proposed drainage, site plan of development, erosion & sediment control, grading, utility plan, and wetlands redesignation plan. George Logan then presented his findings regarding the effects of the proposed activity on the communities and wetland functions. Discussion took place.

Commission took a five-minute recess and reconvened at 8:50pm.

Don Schubert made a motion seconded by Kathy Minor that the hearing be open to public comments.

No public comments were given.

Staff comments were given. Discussion took place.

Chairperson Stansel made a motion seconded by Don Schubert to continue the Public Hearing for Application IWC-2021-04 for a wetlands redesignation and wetland permit to the regularly scheduled meeting on May 25, 2021.

5. Status of Cease & Correct Orders, if any
Craig Perry discussed the Cease & Correct Order regarding erosion control at the property discussed in Application **IWC-2021-04**.
6. Wetlands Enforcement Officer Report, if any
None
7. Inland Wetlands Agent Approvals, if any
None
8. Other Business
 - 8.1 Draft Future Land Use Summary & Maps-Link Below
Public Workshop via Zoom, April 29, 2021, 7:00pm
<https://www.vernon-ct.gov/departments-services/departments/planning-and-development/pocd>

9. Adjournment

Chairperson Stansel moved to adjourn at 9:21 p.m. Don Schubert seconded the motion.

Respectfully Submitted

Susan Hewett
Recording Secretary

