

Town of Vernon
Inland Wetlands Commission (IWC)
Tuesday, June 22, 2021, 7:00 p.m.
Council Chambers, 3rd Floor
Vernon Town Hall, Memorial Building
14 Park Place, Vernon, CT

RECEIVED
VERNON TOWN CLERK
21 AUG - 2 AM 10:00

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 George McGreevey, 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 May 25, 2021, regular meeting
Don Schubert made a motion seconded by Frank Galat to approve the minutes of May 25, 2021. Motion carried unanimously.

2.3 Communications received NOT related to Agenda items, if any
-Notice of Registry of Soil Scientist

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

3. New Applications for Receipt and Determination of Significance

Application **[IWC-2021-05]** an application for a wetlands permit by Commission submitted by A. Vets Real Estate for property located at 965 Hartford Tpk., in order to construct a new 4,000sf garage facility, reconfigure parking, and establish a storm water management facility within a regulated area.

Town Planner explained the new application. Discussion took place.

*Don Schubert made a motion seconded by Kathy Minor to receive Application **[IWC-2021-05]** classified as non-significant. Motion carried unanimously.*

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

CONTINUATION of Public Hearing from April 20, 2021

4.1 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 explained the revised application included in Commission packet, revisions are based on staff concerns.

Eric Peterson of Gardner & Peterson Associates, LLC presented the revisions to the application in response to outstanding issues raised by staff.

Discussion took place. Chairperson Stansel opened the meeting to public comments.

Ann Letendre, 29 Gottier Drive, Chair of Hockanum River Linear Park Committee, appeared with concerns that the disturbances caused by the trail would be included as part of this application.

Chairperson Stansel closed the Public Hearing at 7:29pm.

Chairperson Stansel made a motion seconded by Don Schubert that the Vernon Inland Wetlands and Watercourses Commission does hereby APPROVE, the Application [IWC-2021-04] of Rashid Hamid for a re-designation of Wetlands and a Wetlands permit by Commission upon consideration of the decision criteria in Section 10.2 of the Town of Vernon Wetlands Regulations, based on the following findings:

1. *The project will have no adverse impacts on wetlands or watercourses*
2. *The mitigation measures are acceptable*
3. *There are no prudent or feasible alternatives.*

AND, *Subject to the following conditions of approval:*

1. *The property shall be developed in conformance to plan set dated May 21, 2021, prepared by Gardner & Peterson Associates, LLC (sheets 1-14).*
2. *The property shall be developed in substantial conformance to the Wetlands Re-Designation Plan dated 3-17-21 prepared by Gardner & Peterson.*

Motion carried unanimously.

5. Status of Cease & Correct Orders, if any
None
6. Wetlands Enforcement Officer Report, if any
Notice of Violation – Juliano Pools; Mr. Rashid Hamid was present.

Craig Perry discussed the IWC Project Status Report dated 2021-June
7. Inland Wetlands Agent Approvals, if any
None
8. Other Business
None
9. Adjournment
Chairperson moved to adjourned at 7:39pm with unanimous approval.

Respectfully Submitted



Susan Hewett
Recording Secretary