

TOWN OF VERNON  
Inland Wetlands Commission (IWC)  
Meeting Notice & Agenda  
**Tuesday August 24, 2021, 7:00 PM**  
**Location: Council Chambers – 3<sup>rd</sup> floor**  
Vernon Town Hall, Memorial Building  
14 Park Place, Vernon, CT

*NOTE: This meeting will be in-person only; there is no ZOOM or Hybrid option*

**AGENDA**

1. Call to Order & Roll Call
2. Administrative Actions
  - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #8 "Other Business" requires Commission vote
  - 2.2 Approval of the Minutes from the July 27, 2021 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
4. Public Hearing and Action on New Application(s)
  - 4.1 IWC 2021-06**, an Application of Ute Winebrenner for a Wetlands Permit at 5 Miller Rd (Tax Map 53, Block 140A, Parcel 00004), to reconstruct an existing lake wall, install a rain garden and patio, and build other landscaping elements within a regulated area. **ACTION ONLY**
5. Status of Cease & Correct Orders, if any
6. Wetlands Enforcement Officer Report, if any
7. Inland Wetlands Agent Approvals, if any
8. Other Business
9. Adjournment

Rachel Stansel, Chairperson   Inland Wetlands Commission

# **Draft Minutes**

**Town of Vernon**  
**Inland Wetlands Commission (IWC)**

Tuesday, July 27, 2021, 7:00 p.m.  
Vernon Town Hall, Memorial Building  
14 Park Place, Vernon CT

**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 Don Schubert. 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 #8 “Other Business” requires Commission vote  
None

2.2 Approval of Minutes from June 22, 2021, regular meeting  
*Don Schubert made a motion seconded by Frank Galat to approve the minutes of June 22, 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

3.1 Application [**IWC-2021-06**] of Ute Winebrenner for a Wetlands Permit by Commission, for landscaping and retaining wall changes at 5 Miller Road.

*Don Schubert made a motion seconded by Chairperson Stansel that the Inland Wetlands Commission received [**IWC-2021-06**], an Application of Ute Winebrenner for a Wetlands Permit at 5 Miller Road, and determined it is a NON-Significant Activity, and places it on the regular agenda for August 24, 2021. Motion carried unanimously.*

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

4.1 Application [**IWC 2021-05**], an Application for a Wetlands Permit by Commission submitted by A. Vets Real Estate for property located at 965

Hartford Tpke. (tax map 26-0072-0031H) and a portion of 933 Hartford Tpke. (tax map 26-0072-0031J) in order to construct a new 4,000sf garage facility, reconfigure parking and establish a stormwater management facility within a regulated area.

Mark Peterson, P.E., Gardner & Peterson Assoc. LLC appeared on behalf of the applicant and discussed the site plans. Discussion took place.

*Chairperson Stansel made a motion seconded by Frank Galat that the Inland Wetlands Commission does hereby APPROVE Application [IWC-2021-05] of A. Vets Real Estate for a Wetlands Permit upon consideration of the decision criteria in Section 10.2 of the Town of Vernon Wetlands Regulations and based on a finding that the project will have no adverse impacts on wetlands or water courses, and subject to the following conditions:*

- a. *The property shall be developed in substantial conformance to the Plan set dated July 19, 2021, prepared by Gardner and Peterson.*
- b. *Two additional canopy trees shall be planted in the area upslope of the stormwater management area.*

*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

7.1 [WA-2021-05] certified letter dated June 28, 2021 for 176 Hartford Tpke.

8. Other Business

George McGregor discussed legislation Impacting Development and Land Use Procedures.

9. Adjournment  
Chairperson Stansel made a motion seconded by Frank Galat to adjourn at 7:42pm.

Respectfully Submitted,

Susan Hewett,  
Recording Secretary

# **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: Ute Winebrenner

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Address: 5 Miller Rd, Vernon CT 06084

Telephone: 860-791-7938 Fax: \_\_\_\_\_

E-mail: utebv@hotmail.com

### II. PROPERTY OWNERS

Name: Ute & Brian Winebrenner

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Address: 5 Miller Rd  
Vernon, CT 06084

Telephone: 860-791-7938 Fax: \_\_\_\_\_

E-mail: utebv@hotmail.com

### III. PROPERTY

Address: 5 Miller Rd, Vernon

Assessor ID Code: Map # 53 Block # 140 A Lot/Parcel # 00004 *nm*

Land Record Reference to Deed Description: Volume: \_\_\_\_\_ Page \_\_\_\_\_

USGA Location:

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

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

Zoning District: B-27 *en*

### IV. PROJECT

Project Name: \_\_\_\_\_

Project Contact Person:

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Company: Creative Exteriors LLC

Address: 1145 Hartford Turnpike

Vernon, CT 06066

Telephone: 860-870-8789 Fax: \_\_\_\_\_

E-mail: creativextl1c@sbcglobal.net

### 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: land scaping

General Activities: 2 retaining walls, permeable patio, rock garden,  
rain garden

Regulated Activities:

Watercourse disturbance (linear feet): \_\_\_\_\_

Wetlands disturbance (acres or sq. ft.): \_\_\_\_\_

Upland Review Area (URA) disturbance: \_\_\_\_\_

Nonregulated activities & activities outside URA: \_\_\_\_\_


## 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 1/2 acre site disturbance
- ☐ Significant activity with site disturbance from 1/2 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:

 Applicant or Agent Signature	Ute Winebrenner Printed Name	7/23/21 Date
_____ Owner's Signature, if different	_____ Printed Name	_____ Date

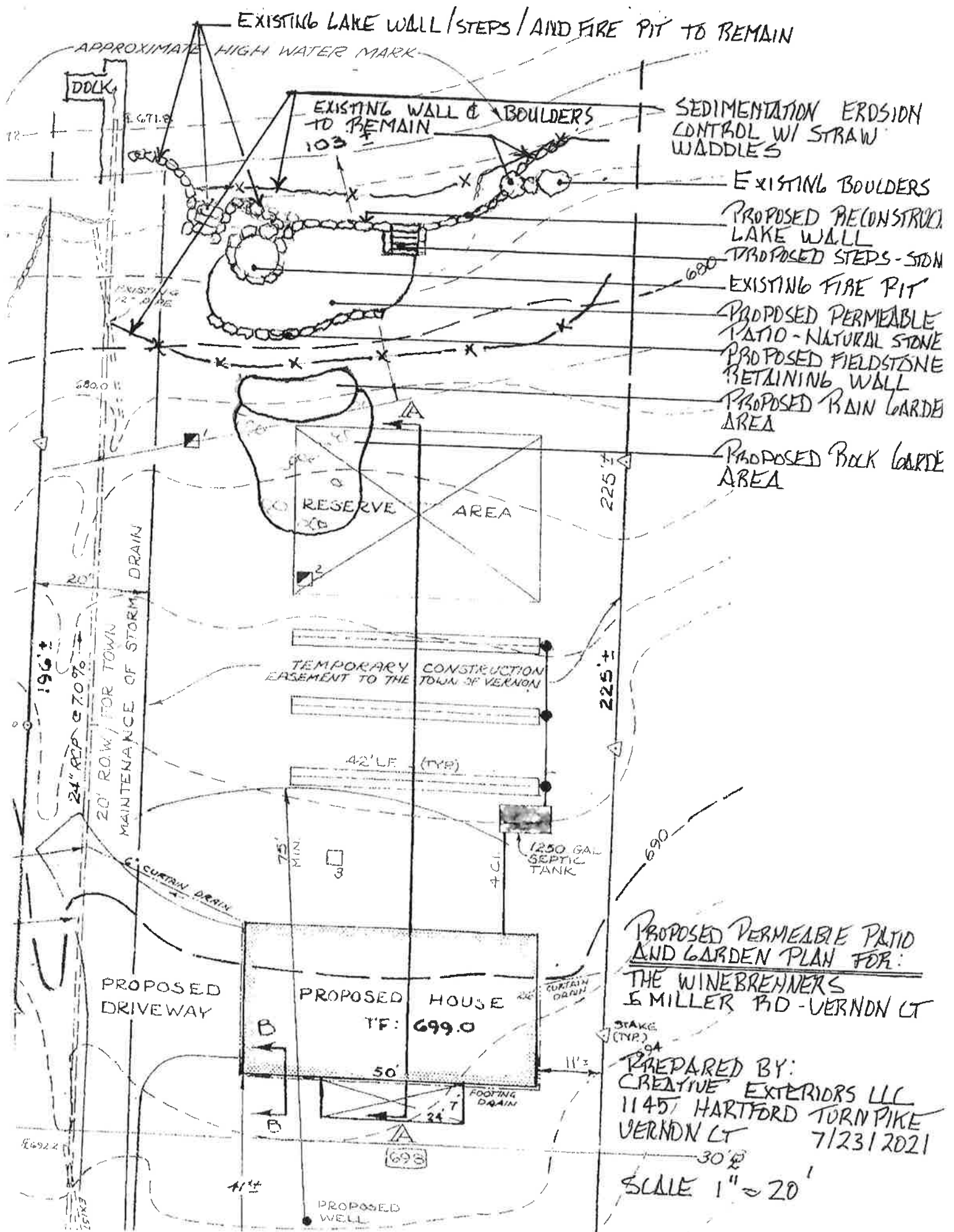
TO BE FILLED IN BY THE PLANNING DEPARTMENT

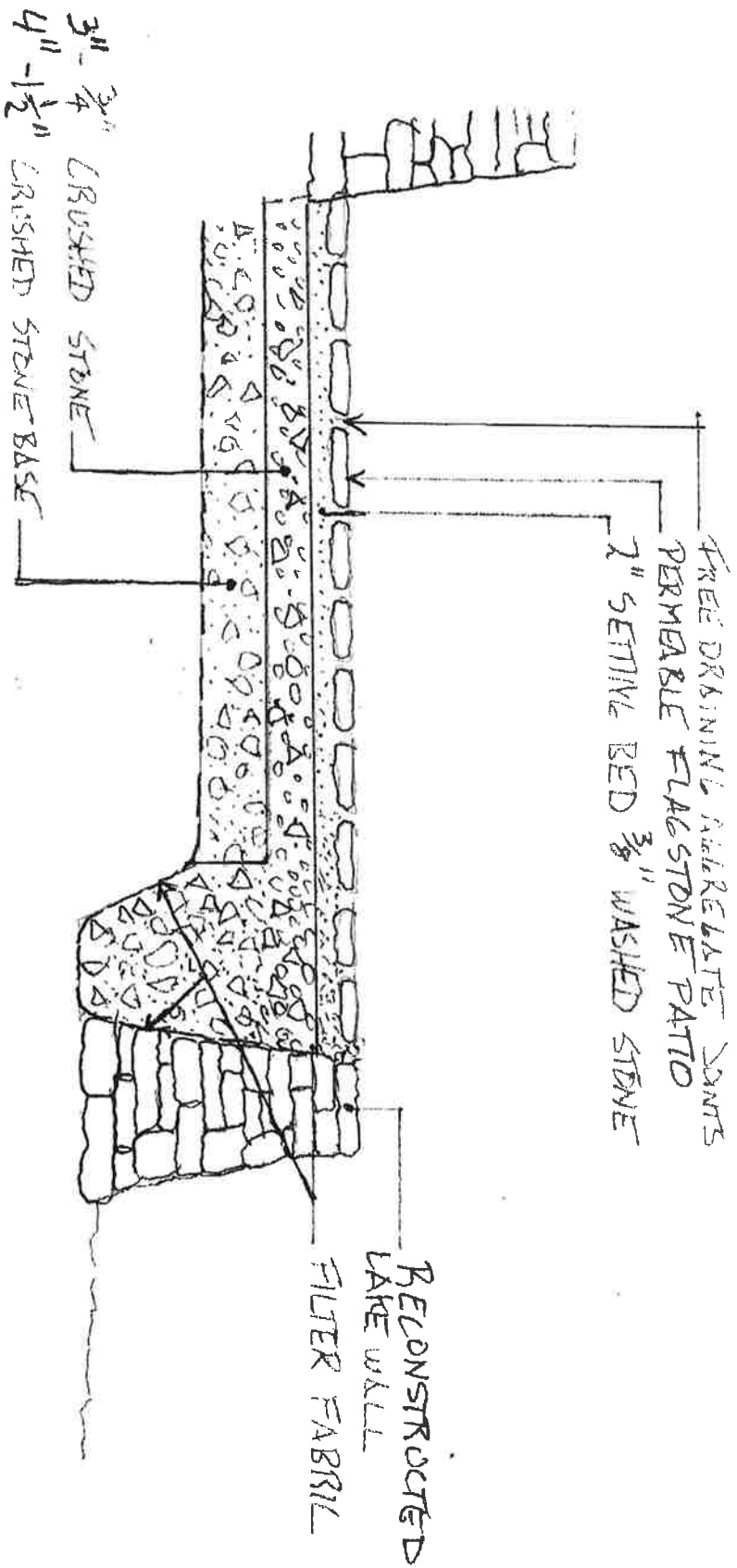
DATE APPLICATION SUBMITTED \_\_\_\_\_

DATE APPLICATION RECEIVED BY COMMISSION \_\_\_\_\_

IWC FILE: \_\_\_\_\_



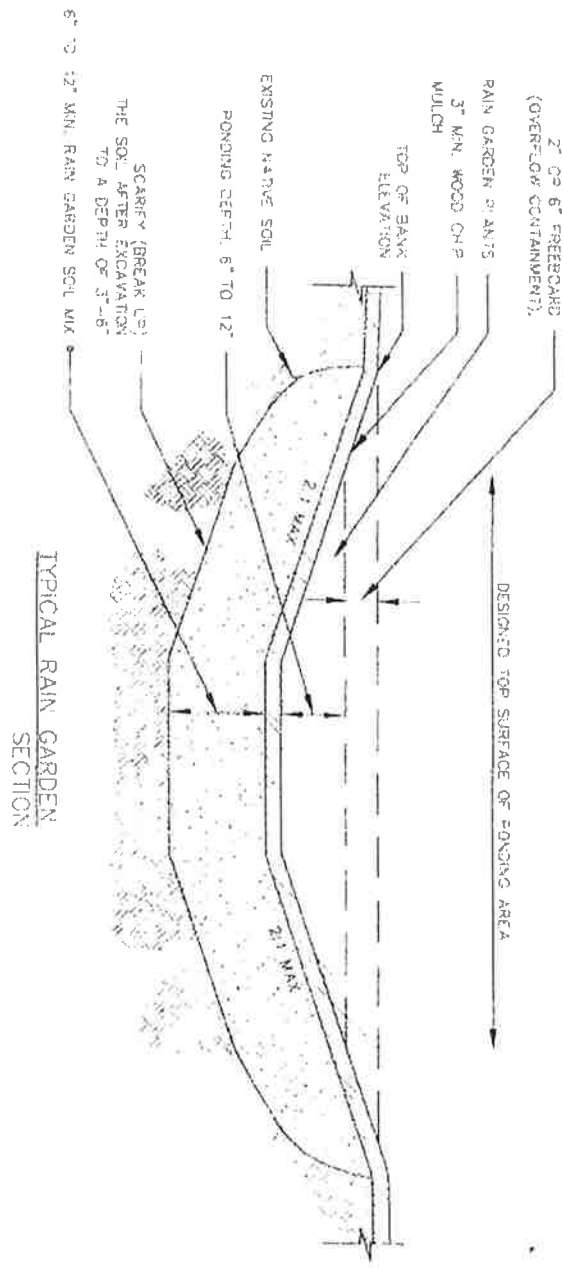




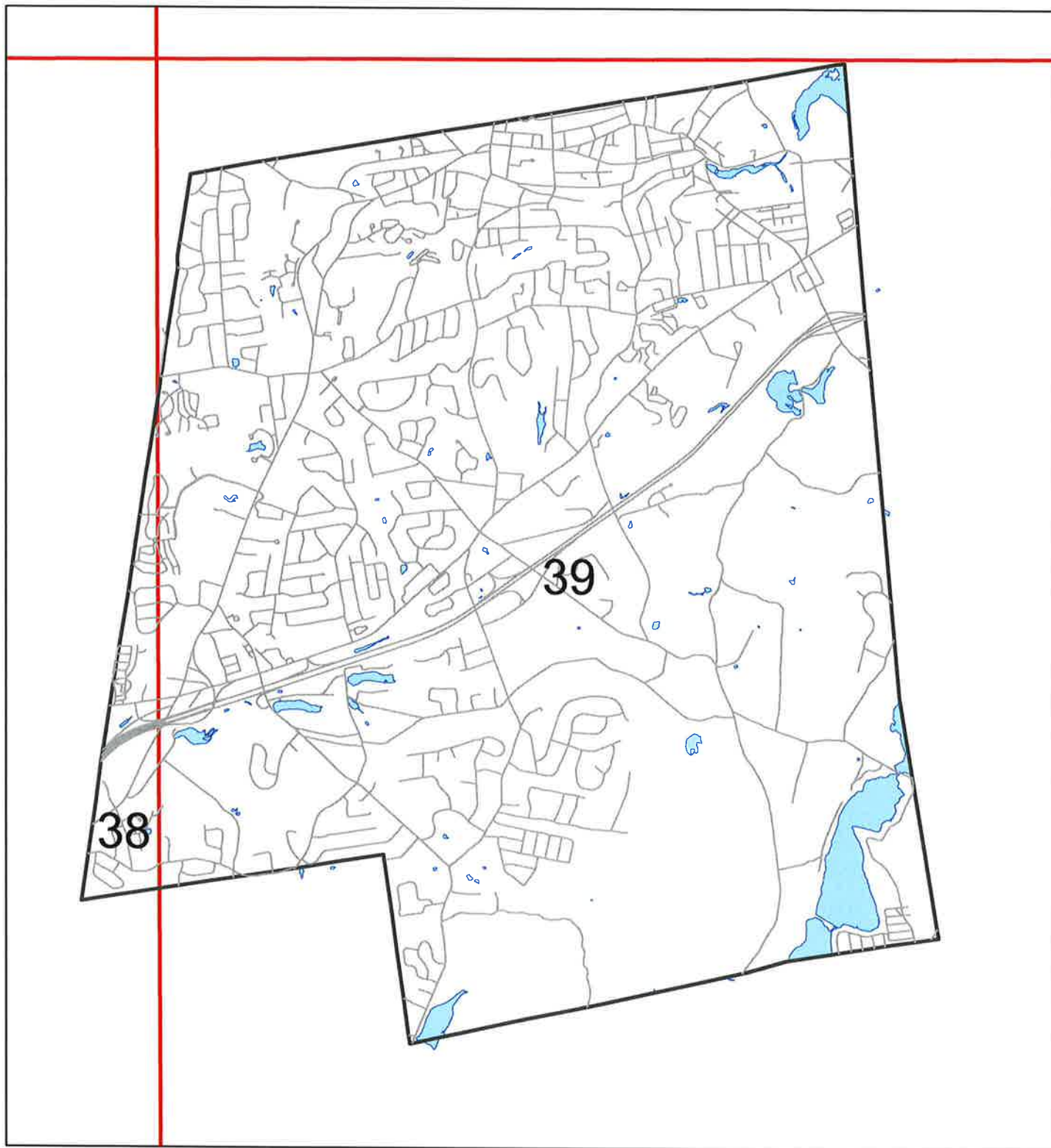
PERMEABLE FLAGSTONE PATIO SECTION - DETAIL  
 NOT TO SCALE

# Rain Garden Section

The following details provide the required dimensions and depths for the construction of the rain garden.



TYPICAL RAIN GARDEN SECTION



## Legend

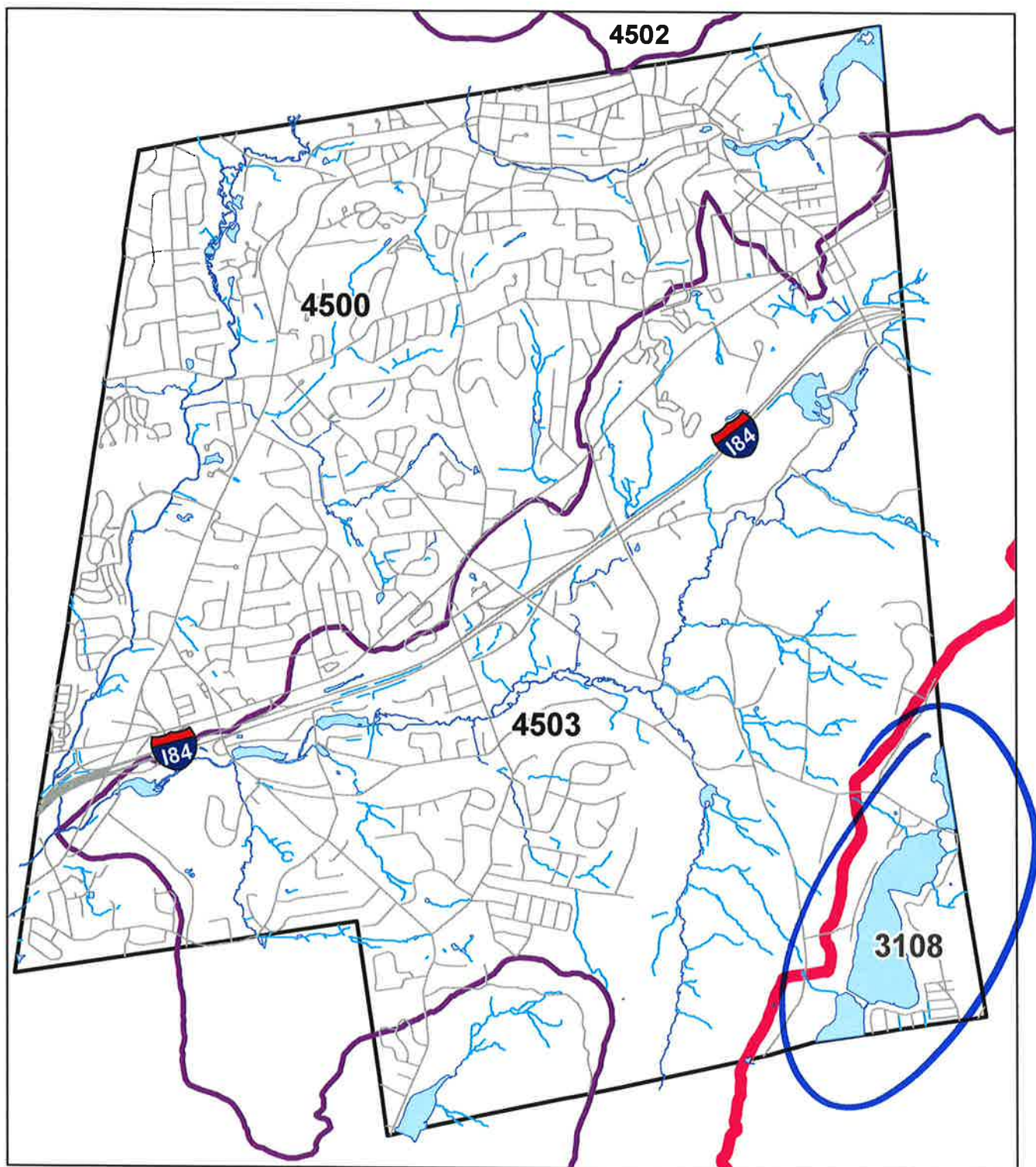
- Street Center Line
- Town Line
- Water Bodies
- Quad Index NAD83

## 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.

## **STAFF COMMENTS**



PLANNING  
DEPARTMENT

# TOWN OF VERNON

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

## MEMORANDUM

TO: Town of Vernon Inland Wetland Commission

FROM: George K. McGregor, Town Planner

SUBJECT: Staff Report: IWC 2021-06, 5 Miller Rd.

DATE: August 24, 2021

---

### Request and Background

**IWC 2021-06**, an Application of Ute Winebrenner for a Wetlands Permit at 5 Miller Rd (Tax Map 53, Block 140A, Parcel 00004), to reconstruct an existing lake wall, install a rain garden and patio, and build other landscaping elements within a regulated area.

### Site Plan

The applicant, working with her contractor has overlaid the proposed design elements on an existing condition plat with explanation on the right side of the drawing, found on page 2 of this memo. Other details are included in the application packet.

### Summary of Staff Referral Comments

The site work proposed by the applicant is designed to create no additional impacts on the regulated area. The patio, rain garden, and rock garden areas are all-natural; the enhancements should improve the residential property grounds without harming the environmental features of the Lake. Staff had one suggestion on the erosion and sediment control measures, acceptable to the applicant.

### DRAFT Motions

**MOVED**, that the Vernon Inland Wetlands and Watercourses Commission does hereby APPROVE, the application (**IWC-2021-06**) for a Wetlands permit by Commission, subject to the site drawings (3) contained in the Application dated July 23, 2021 and upon a finding:

1. The project will have no adverse impacts on wetlands or watercourses;

**5 Miller Rd.  
Concept Drawing**

