

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

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APPROVED 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.

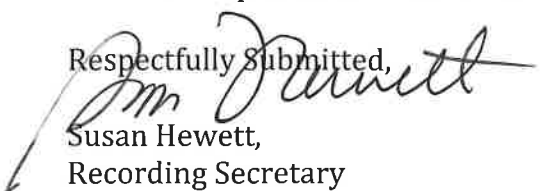
8. Other Business

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