

TOWN OF VERNON
Inland Wetlands Commission (IWC)
Meeting Notice & Agenda
Tuesday, November 23, 2021, 7:00 PM
VIA Virtual Zoom Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/6149852850?pwd=NUZwVkEwWkRlS1EweC94cFNHVUxBdz09>

Meeting ID: 614 985 2850

Passcode: h72Vs7

Or Dial-In

+1 646 876 9923

Meeting ID: 614 985 2850

Dial-In Passcode: 786221

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 October 26, 2021 meeting
 - 2.3 Adoption of 2022 Schedule of Meeting Dates
3. New Applications for Receipt and Determination of Significance, if any
4. Status of Cease & Correct Orders, if any
5. Wetlands Enforcement Officer Report, if any
6. Inland Wetlands Agent Approvals, if any
7. Other Business
8. Adjournment

Rachel Stansel, Chairperson Inland Wetlands Commission

Draft Minutes

Town of Vernon
Inland Wetlands Commission (IWC)
Meeting Notice & Agenda
Wednesday, October 26, 2021, 7:00 p.m.
Virtual ZOOM Meeting

DRAFT MINUTES

1. Call to Order and Roll Call

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

2. Administrative Actions

2.1 Amendment/Adoption of Agenda – Additional business to be considered under agenda item #7 “Other Business” requires Commission vote
None

2.2 Approval of Minutes from September 8, 2021, special meeting
Don Schubert MOVED to approve the minutes of September 8, 2021, regular meeting. Kathy Minor seconded. Motion carried unanimously.

3. New Applications for Receipt and Determination of Significance
None

4. Status of Cease & Correct Orders, if any
None

5. Wetlands Enforcement Officer Report, if any
Craig Perry covered the Wetlands Enforcement Officer Report dated 2021-October and noted any changes from the last report. Other information of importance noted was the Notice of Violation (#26 Naek Road) - caused by Juliano Pools. Discussion took place.

6. Inland Wetlands Agent Approvals, if any
Included in Commission packet is Certified Letter dated October 20, 2021, re Wetland Agent Approval for 234 Brandy Hill Road.

7. Other Business

7.1 Permit Extension Request: **IWC 2016-05** Talcottville Road (Tax ID: Map 02, Block 0004, Parcel 00078)

Mr. McGregor discussed land regulations, which were passed by the Legislature. He will send the Land Use Summary to Commission members.

Request from Rebecca Feldman of BL Properties (on behalf of owners) has requested an extension to **IWC 2016-05**, a wetland permit for a commercial development at 129 Talcottville Road. This project includes the now constructed Wendy's and Verizon buildings. A three-story self-storage facility was also approved and is beginning the development design process. The permit expires on December 13, 2021.

The Applicant requests an additional five-year extension to December 13, 2026, as permitted by Section 7.9 of the Town's Wetlands Regulation.

Staff finds that the request and IWC action is timely and appropriate.

Section 7.10 states that, "Any application to renew a permit shall be granted upon request of the permit holder unless Commission finds that there has been a substantial change in circumstances, which requires a new application."

Don Schubert MOVED, that the Vernon Inland Wetlands and Watercourses Commission does hereby EXTEND IWC 2016-05 until December 13, 2026, upon a finding that there has been no substantial change to the circumstances or development plan associated with the original five-year permit. Kathy Minor seconded the motion. Motion carried 2-1.

- 7.2 Review: Potential sale of Town Property, 36 Cubles Drive
Mr. McGregor discussed the memo dated August 29, 2021, from Administration requesting IWC review the proposal.
Commission had no questions or comments.

9. Adjournment
Vice-Chairman Galat MOVED to adjourn the meeting at 7:17pm. Kathy Minor seconded the motion. Motion carried unanimously.

Respectfully Submitted,

Susan Hewett,
Recording Secretary

Administrative Items



TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066

Tel: (860) 870-3662

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OFFICE OF TOWN CLERK
KAREN C. DAIGLE, CCTC
REGISTRAR OF VITAL STATISTICS
CLERK OF THE TOWN COUNCIL

SCHEDULE OF MEETINGS

**TO: Karen C. Daigle, Town Clerk
Town of Vernon
14 Park Place
Vernon, CT 06066
(860) 870-3662**

JANUARY 1, 2022 THROUGH JANUARY 31, 2023 MEETING SCHEDULE

NAME OF BOARD/COMMISSION COMMITTEE

INLAND WETLANDS COMMISSION

DATES OF MEETINGS:

01/25/2022, 02/22/2022, 03/22/2022**, 04/26/2022-New Meeting- 04/19/2022,
05/24/2022, 06/28/2022 07/26/2022, 08/23/2022, 09/27/2022, 10/25/2022,

11/22/2022, 12/27/2022 New Meeting-12/20/2022, 01/24/2023

****meeting location subject to change for dates indicated**

PLACE OF MEETINGS: Council Chambers, 3rd floor of Town Hall OR Zoom Meeting

TIME OF MEETINGS: 7:00 p.m. (4th Tuesday of every month)

Signed: _____
Chairman/Secretary

Date: _____

Telephone # During the Day:

WETLAND AGENT REPORT



OFFICE OF THE
TOWN ENGINEER

TOWN OF VERNON

55 West Main St., VERNON, CT 06066

Tel: (860) 870-3638

Fax: (860) 870-3683

E-Mail: cperry@vernon-ct.gov

To: Wetlands Commission
From: Wetlands Enforcement Officer
Subject: **IWC Project Status Report**

DATE: **2021 – October**

Note: **Red letters** indicate a change from the last report.

IWC-2021-06 (5 Miller Road – Landscaping at Bolton Lake).

- No construction activity at this time.

IWC-2021-05 (933 Hartford Turnpike – AmVets).

- No construction activity at this time.

IWC-2021-04 (Naek Road – 70 unit Townhouse Project).

- No construction activity at this time.

IWC-2021-03 (152 West St – Repair Drainage Area on Mary Lane).

- Driveway installed. **No additional work at this time.**

IWC-2021-02 (7 Beechwood Rd – New residential home).

- No construction activity at this time.

IWC-2021-01 (58 Wildwood Rd – New residential home).

- No construction activity at this time.

IWC-2020-08 (6 Hartford Turnpike – Suburban Subaru).

- **Trees cleared.**

IWC-2020-06 (CT Golfland).

- **Work continues.**

IWC-2020-05 (Dart Hill Rd Bridge Replacement).

- Construction scheduled for the spring 2022.

IWC-2020-04 (Windermere Rd. – Athletic Fields).

- **Grading continues for the first field.**

IWC-2020-03 (Main St. Bridge Replacement).

- **Work continues.**

IWC-2019-05 (Chilstone, LLC 624 Dart Hill Rd – 4 unit apartment bldg.).

- Still needs P & Z approval.
- Project is on hold.

IWC-2019-04 (652 Dart Hill Rd – 15 lot development).

- **Project completed.**

IWC-2019-02 WPCA (Wetlands Permit for site upgrades).

- Construction continues.

IWC-2017-05 (#133 Tunnel Road)

- Property has been sold.

IWC-2017-03 (Hyde Park LLC – #14 Hyde Ave - Apartments)

- No construction activity at this time.

IWC-2016-05 (129/145 Talcottville Rd – Storage Facility behind Wendy's)

- Project is on hold.

IWC-2015-05 (Kenneth Kaplan – Drainage System – 200 West Main St.)

- No construction activity at this time.
- Expires on Oct. 9, 2025

IWC-2015-02 (Kenneth Kaplan – Parking Area – 200 West Main St.)

- No construction activity at this time.
- Expires on June 9, 2025

IWC-2013-05 (133 Washington St. – House surrounded by wetlands)

- No construction activity at this time.
- Expires on 3-17-2026 with total extension applied.

IWC-2009-07 (Hotel at 53 Hartford Turnpike)

- No construction at this time.
- Expiration date is 11/25/2023 with total extension applied

IWC-2008-09 (380 Talcottville Road / Phase 2 The Shoppes at Vernon Valley)

- No construction at this time
- Expiration date is 7/28/2022 with total extension applied.

IWC-2005-26 (Bolton Branch Road – Laurel Woods Development)

- Tree clearing continues.
- The new expiration date is 9/4/2022 with total extension applied.

IWC-2003-05 (117 Reservoir Rd. – Home Depot)

- There is no construction activity at this time.
- Expiration date is 3/27/2022 with total extension applied.

Other Information of Importance:

Notice of Violation (#26 Naek Road) – caused by Juliano Pools
Site restoration work continues.

Wetland Agent Report:

Approval for;