

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

APPROVED 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).

20 NOV 29 AM 10:43
RECEIVED
VERNON TOWN CLERK

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.

8. 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