

**Town of Vernon**  
**Inland Wetlands Commission (IWC)**  
Tuesday, February 15, 2022, 7:00 p.m.  
Virtual ZOOM Meeting

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**DRAFT MINUTES**

1. Call to Order and Roll Call

Chairperson Rachel Stansel called the special meeting to order at 7:01pm. In attendance were Commission Members Don Schubert and Kathy Minor. Absent were Frank Galat and Jeff Pescosolido. Staff members present were George McGregor, Town Planner; David Smith, Town Engineer; and Craig Perry, Wetlands Enforcement Officer.

2. Administrative Actions

2.1 2022 Election of Officers

Chairperson Stansel called for nominations. Nominations were Rachel Stansel, Chairperson; Don Schubert, Vice Chairman; Kathy Minor, Secretary. Floor was closed to Nominations. Nominations were accepted by unanimous consent.

2.2 Approval of Minutes from December 21, 2021, meeting

*Chairperson Stansel MOVED to approve the minutes of the December 21, 2021, regular meeting. Don Schubert seconded. Motion carried unanimously.*

2.3 Call for filing(s) of Intervener Petitions and Determination of Status

None

3. New Applications for Receipt and Determination of Significance, if any

3.1 **[IWC-2022-01] 501 Talcottville Road.** An Application by Vernon Development, LLC for a Wetlands Re-designation and a Wetlands Permit for activity in a regulated area, in order to develop a child-care facility at 501 Talcottville Road (Tax Map 09, Block 007, Parcel 0001D)

Mr. McGregor informed the Commission that this Application was in the queue for the regular meeting on January 25, 2022, and is therefore deemed accepted and received based on state code.

*Chairperson Stansel MOVED that the Inland Wetlands Commission does deem **Application [IWC-2022-01]** an application of significant impact and schedules the application for a public hearing at the regularly scheduled meeting on February 22, 2022. Don Schubert seconded. Motion carried unanimously.*

4. Public Hearing and Action on New Applications

4.1 **[IWC-2021-07] 57 Hartford Turnpike.** An application by Jerry Fornarelli for a Wetlands Re-designation and a Wetlands Permit for activity in a regulated area, in order to construct a deck addition, pavilion structure, and storage building at 57 Hartford Turnpike (Tax Map 01, Block 0158, Parcel 00057)

Chairperson Stansel opened the public hearing at 8:08 p.m. No public comments were received.

*Kathy Minor MOVED to close the public hearing at 8:10 p.m. Don Schubert seconded. Motion carried unanimously.*

*Kathy Minor MOVED that the Vernon Inland Wetlands and Watercourse Commission does hereby APPROVE application [IWC- 2021-08] of CT Golf Land, LLC for a Wetlands Permit by Commission based on the following findings:*

- The project will have no adverse impacts on wetlands or watercourses;*
- There are no prudent or feasible alternatives*

*AND, subject to the Site Plan of Development dated December 1, 2021, revised February 10, 2022, prepared by Gardner & Peterson Associates, LLC. Don Schubert seconded. Motion carried unanimously.*

5. Status of Cease & Correct Orders if any

5.1 26 Naek Road and 321 Talcottville Road  
Brian Juliano and Rashid Hamid were present.

Craig Perry discussed the original site plan approved in 2009 and the latest imagery from 2018. He then discussed the Cease & Correct Order notified by Certified Letter dated January 5, 2022. Discussion took place.

*Chairperson Stansel MOVED to defer action on the Cease & Correct Order to the March 22, 2022, meeting in order to give Mr. Juliano additional time to present additional information. Don Schubert seconded. Motion carried unanimously.*

6. Wetlands Enforcement Officer Report, if any

Mr. Perry discussed the IWC Project Status Report dated January 2022 which was included in Commission packet.

7. Inland Wetlands Agent Approvals if any

None

8. Other Business

None

9. Adjournment

Chairperson Stansel adjourned the meeting at 8:59 p.m.

Respectfully Submitted,



Susan Hewett,  
Recording Secretary