

Town of Vernon
Inland Wetlands Commission (IWC)
Tuesday, February 22, 2022, 7:00 p.m.
Virtual ZOOM Meeting

RECEIVED
VERNON TOWN CLERK
22 MAR -3 AM 10:12

DRAFT MINUTES

1. Call to Order and Roll Call

Co-Chairman Don Schubert called the meeting to order at 7:00 p.m. In attendance were Commission Members Frank Galat and Kathy Minor. Absent were Chairperson Rachel Stansel 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 Call for filing(s) of Intervener Petitions and Determination of Status
None

3. New Applications for Receipt and Determination of Significance if any
None

4. Public Hearing and Action on New Applications

4.1 **[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).

George McGregor read into the record the Public Notice published in the Journal Inquirer on February 12 and February 19, 2022, of the Teleconference Meeting and Public Hearing to be held on February 22, 2022, at 7:00 p.m.

Jay Ussery, J.R. Russo and Associates, Eric Spungin and Greg Spungin, Vernon Development, LLC, applicants, and George Logan, soil scientist, REMA were present. Mr. Ussery talked about the redesignation referencing the survey and map and discussed the plan for the parcel. George Logan introduced his delineation report. Committee members' questions and comments were presented followed by Staff questions and comments. Discussion took place.

Public Comments were opened at 8:04 p.m. No comments in favor of the application were given. Comments in opposition to the project were given.

James King, 58 Worcester Road, was very concerned about water flow into the neighborhood and his yard.

John Coro, 52 Worcester Road, had concerns about water flow onto his property.

An email from Judith Veillette, 786 Dart Hill Road was read into the record expressing her opposition to the development and concerns about putting wells at risk, noise, and traffic,

A phone call was received Tuesday, February 22, 2022, at 2:35 p.m. from Thomas Shirshac, 64 Worcester Road, opposing the project stating the flooding has become progressively worse, cellars flood, concerns about pollution of wells and stating his belief that anything built on this property will negatively affect the abutting properties.

Frederick (Rick) Konon, 500 Talcottville Road, had questions regarding the redesignation.

Staff comments were given. Applicant had no rebuttal.

Co-Chairman Schubert MOVED that the Vernon Inland Wetlands and Watercourses Commission does hereby Continue the Public Hearing on the application [IWC-2022-01, 501 Talcottville Road] for a Wetlands permit by Commission and a Wetlands Re-designation at the regular meeting scheduled for March 22, 2022. Kathy Minor seconded. Motion carried unanimously.

***FURTHER MOVED**, that the Vernon Inland Wetlands and Watercourses Commission does hereby direct Town of Vernon Staff to engage a third-party Wetlands Professional, as permitted under Section 19.4 of the Town Wetland Regulations, at the Applicant's expense, to review and report on [IWC-2022-01] at the March 22, 2022, regular meeting. Kathy Minor seconded. 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
None
8. Other Business
None
9. Adjournment
Kathy Minor MOVED to adjourn at 8:33 p.m. Frank Galat seconded. Motion carried unanimously.

Respectfully Submitted,

Susan Hewett,
Recording Secretary