

TOWN OF VERNON
Inland Wetlands Commission (IWC)
Meeting Notice & Agenda
Tuesday, March 22, 2022, 7:00 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/6149852850?pwd=NUZwVkEwWkRzS1EweC94cFNHVUxBdz09>

Meeting ID: 614 985 2850

Passcode: h72Vs7

+1 646 876 9923

Meeting ID: 614 985 2850

Passcode: 786221

AGENDA

1. Call to Order & Roll Call
2. Administrative Actions
 - 2.1 Approval of Minutes from Special Meeting 2-15-22
 - 2.2 Approval of Minutes from Regular Meeting 2-22-22
3. New Applications for Receipt and Determination of Significance, if any
4. Public Hearing and Action on New Applications

4.1 CONTINUATION of IWC 2022-01, 501 Talcottville Rd. 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 Rd. (Tax Map 09, Block 007, Parcel 0001D).

NOTE: The Applicant has requested the Public Hearing be continued until April 26, 2022; the Applicant has provided the requisite extension to this date. Staff concurs as time is needed to provide a full third-party review.

5. Status of Cease & Correct Orders, if any
 - 5.1 Update-26 Naek Rd. & 321 Talcottville Rd.
6. Wetlands Enforcement Officer Report
 - 6.1 March 2022 Report
7. Inland Wetlands Agent Approvals, if any
8. Other Business
9. Adjournment

Draft Minutes

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

RECEIVED
VERNON TOWN CLERK
22 FEB 22 AM 10:46

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

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

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: **2022 – March**

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

IWC-2021-08 (95 Hartford Turnpike – Golf Land – Phase II).

- No construction activity at this time.

IWC-2021-07 (57 Hartford Turnpike – Former Movie Theater).

- 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-2021-02 (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).

- Installation of the porous pavement has been completed.

- Finish grading around pavement edges remains.

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).

- Site work has ended for the winter season.

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

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

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)

- Recent activity by design engineering firm.
- Time extension granted. Expires on Dec. 13, 2026

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 and construction of road base.
- 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:

Cease and Correct Order (#26 Naek Road / 321 Talcottville Road) – caused by Juliano Pools.

Wetland Agent Report:

Approval for;