

# Special Meeting – Approved Minutes

TOWN OF VERNON

Inland Wetlands Commission (IWC)

**Tuesday May 3rd, 2022 7:00 PM**

VIA Zoom

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1. Call to Order & Roll Call by Chairperson Rachel Stansel at 7:07 p.m. In attendance were Commission Members Rachel Stansel, Kathy Minor, and Don Schubert. Staff members present Craig Perry, Wetlands Enforcement Officer, David Smith, Town Engineer, Luciana Granstrand, Planning Specialist and Shaun Gately, Economic Development Coordinator. Also, in attendance for the Zoom Meeting were Timothy Coon, Eric Spungin, Greg Spungin, Jay Ussery, Tim Houle, Art Allen, George Logan, James Basile, Sagan Simko, and Justin Parlapiano. Recording Secretary: Claire Crane

## 2. Administrative Actions

### 2.1 Approval of Minutes from Regular I Meeting 4-19-22

Chair Rachel Stansel **MOVED** to **APPROVE** the minutes from the April 19th, 2022 meeting. Don Schubert seconded and the motion carried unanimously

## 3. Public Hearing and or Action on Applications

3.1 **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).

- A note sent to Planning and Zoning from Judith Veillette, 786 Dart Hill Road was read into record regarding her opposition to the proposed project.
- Discussion ensued regarding the most recent package called Alternate #2 from the applicant's representatives.
- Tim Coon and Jay Ussery of J. R. Russo and Associates reviewed the most recent changes to the plans.
- It was noted that the Zoning Board of Appeals approved the requested reduction in parking spaces that makes Alternative #2 possible, as it allows for a greater buffer with 20 feet of an undisturbed area.
- George Logan, REMA, Environmental Scientist reviewed in detail the recommended plantings for the buffer restoration, enhancement areas, and approach for the removal/control of invasive species.
- Art Allen, Vice President EcoTec, Environmental Scientist serving as the 3<sup>rd</sup> party reviewing consultant provided feedback and asked questions.
- Staff members and commission members had questions and discussion.
- Public comments were received from:
  - Jaime King: 58 Worcester Road
  - John Coro: 52 Worcester Road
  - Tom Shirshac: 64 Worcester Road

- The staff and Commission discussed the re-designation, the site development proposal known as Alternative #2, and the request to provide feedback to Planning and Zoning on the additional request for a subdivision of the Lot into Lot 1 and Lot 2. Final questions were made to J.R. Russo and Associates, REMA, and the EcoTec representatives.

Kathy Minor **MOVED** to **CLOSE** the Public Hearing at 8:12 p.m. for application **IWC 2022-01, 501 Talcottville Rd** Don Schubert seconded the motion and it carried unanimously.

- The Commission and staff had a final discussion in preparation of a vote.
- In regards for input on the Subdivision, the Commission noted that the applicant would have to come back with a future plan, as they cannot evaluate a “concept” scenario.

Chair Rachel Stanzel **MOVED** to **APPROVE** the Re-Designation Portion of Application [IWC-2022 01] of the Vernon Development LLC and Kathy Minor seconded the motion and it carried unanimously with the following conditions:

- The limit of the inland wetlands as presented on J.R. Russo’s Alternate 2 plan revised to 4/19/22 be revised to reflect the line from Flag A14 to A24.

Chair Rachel Stanzel **MOVED** to **APPROVE** the Site Development Plan of Application [IWC-2022 01] of the Vernon Development LLC and Kathy Minor seconded the motion and it carried unanimously:

for a Wetlands Permit upon consideration of the decision criteria in Section 10.2 of the Town of Vernon Wetlands Regulations and based on a finding that the project will have no adverse impacts on wetlands or water courses, and subject to the following conditions:

- a. A final plan set should be submitted for final staff review to verify all required updates have been incorporated. This must include the updated proposed wetland buffer restoration enhancement areas in the REMA report dated 4/28/2022.
- b. The property shall be developed in substantial conformance to the final Plan set prepared by J. R. RUSSO and associates.
- c. Erosion control matting is added on seeded areas whenever slope is greater than 3:1.
- d. Report to be provided after year one and year two on the plantings and removal of invasives. Certification after 2 years that the REMA mitigation plan has been fully installed and maintained.
- e. Notify the Wetland Enforcement Officer when Sediment and Erosion Control Measures are installed.
- f. Provide a Sediment and Erosion Control Bond in the amount of \$10,000 prior to any construction activities.

Chair Rachel Stanzel **MOVED** to **Direct** the Town Engineer to convey to the Vernon Planning and Zoning Commission that with regards to the Request for a Subdivision of this property that the Vernon IWC does not object, but request that a note be included on the final plan that the ‘Vernon Inland Wetland Commission has not approved any activity on the proposed lot labeled #2 on the Subdivision Application. Kathy Minor seconded the motion and it carried unanimously.

3.2 **Continuation of IWC 2022-02, 304 Merline Road.** An Application of CT Water Company for a Wetland Re-Designation for property located at 304 Merline Rd. (Tax Map 09, Block 015T, Parcel 00046).

- Second Public Hearing opened at 8:49 p.m.
- CT Water representative Justin Parlapiano was present by Zoom; there were no additional questions made by the staff or Commission members; Justin Parlapiano had no additional information to present. The information in the packet was deemed sufficient to move to a vote.

Chair Rachel Stanzel **MOVED** to **CLOSE** the Public Hearing at 8:50 P. M. for application **IWC 2022-02, 304 Merline Road**, and Don Shubert seconded the motion and it carried unanimously.

Don Schubert **MOVED** to **APPROVE** and Kathy Minor seconded the motion and it carried unanimously **IWC 2022-02, 304 Merline Road**, An Application of CT Water Company for a Wetland Re-Designation for property located at 304 Merline Rd. (Tax Map 09, Block 015T, Parcel 00046).

4. New Business – Discussion and possible action

4.1 **IWC 2022-3, 129 Talcottville Road.** An application for Minor Modifications of Existing Land Use Permits; former application IWC 2016 -05

- Tim Houle, Senior Civil Engineer, from BL Companies and the staff reviewed the recommended modifications to the plan that were listed on an April 28<sup>th</sup> memo from the Vernon staff. Sagan Simko, Senior Environmental Scientist, from BL Companies reported his observations from visiting the application site. Discussion ensued.

Rachel Stanzel **MOVED** to **APPROVE** Application [IWC-2022 03] and Kathy Minor and Don Schubert seconded and it carried unanimously for minor modification of existing land use permits at 129 Talcottville Rd (formerly application IWC 2016-5 upon consideration of the decision criteria in Section 10.2 of the Town of Vernon Wetlands Regulations and based on a finding that the project will have no adverse impacts on wetlands or watercourses, and subject to the following conditions:

a. The property shall be developed in substantial conformance to the final Plan set prepared by BL Companies dated 4/15/2022; and to include all of the Vernon staff recommendations in the memo dated April 28<sup>th</sup>.

5. Chairperson Rachel Stanzel **ADJOURNED** the meeting at 9:17 PM.

Claire Crane, Recording Secretary

