

**Town of Vernon**  
Inland Wetlands Commission (IWC)  
Special Meeting  
Monday, June 19, 2023  
14 Park Place  
Town Council Chambers 3<sup>rd</sup> Floor  
Vernon, Connecticut

RECEIVED  
VERNON TOWN CLERK  
23 JUN 29 AM 11:59

**DRAFT MINUTES**

1. Call to Order and Roll Call

Chairman Donald Schubert called the meeting to order at 7:04 p.m. Also in attendance were Commission Members Carolyn Futner, C. Ryan Goad, Susan Reudgen, and Geoffrey Siedor. Staff members present were Ashley Stephens, Town Planner/Wetlands Agent and Shaun Gately, Director of Development Services and Economic Development.

2. Administrative Actions

2.1 Approval of Draft Minutes from regular meeting May 23, 2023.  
*Susan Reudgen made a MOTION seconded by C. Ryan Goad to approve the minutes of May 23, 2023, as presented. Motion carried unanimously.*

2.2 Call for filing(s) of Intervener petition(s) and determination of status.  
None

3. Public Hearing and Action on Applications

3.1 **IWC-2023-07**, 212 and 218 Talottville Road, an Application by Rob Blanchette, Borghesi Building and Engineering Co., Inc. for a Wetlands Permit for significant activity with site disturbance from ½ to 2 acres to construct a 20,245 sf+/- retail plaza and associated parking and grading.

The Public Hearing is opened at 7:08 p.m.

Applicant Robert Blanchette of Borghesi Building & Engineering, 2155 East Main Street, Torrington, representing Vernon Retail Lease Building, 212 Talcottville Road, presented the Boundary and Topographic Survey and also referenced JMM Wetlands Consulting Services soil scientist report. He discussed the property details and project plans concluding that with diligent monitoring of erosion and sediment controls, the proposal will not have significant adverse impact.

At 7:18 p.m. the floor was opened to comments from interested parties.

Anne Letendre, 29 Gottier Drive, representing the neighborhood, addressed concerns with the Application. During her presentation she presented Exhibit 1: area maps from JMM Wetlands Consulting Services report. Exhibit 2: Petition for Intervention dated November 25, 2003, and

Exhibit 3: Summary of Points.

The record will reflect that Ms. Letendre speaks for the neighborhood abutters, though she stated if other abutters had different concerns they could also speak.

A recess was called at 7:43 p.m. in order for Commission members to read the exhibits presented. Meeting reconvened at 7:50 p.m.. Discussion took place.

Michael Winkler, 20 Gottier Drive, commented regarding the asphalt on wetlands, hoping for less intrusive use of site, suggested decrease in impervious space.

The abutters present agreed that Ms. Letendre speaks for all and therefore the Chairman waived the issue of additional comments and concerns from abutters and residents.

Petitioner responded to comments by abutters. Discussion took place. The Commission requested the Public Hearing be continued in order to give the Petitioner time to develop more specific responses to the points raised by Ms. Letendre, and it was also requested that the soil scientist appear at the next meeting.

At this time the Town Planner read into the record the legal notice of a Public Hearing published in the *Journal Inquirer* on June 9 and June 16, 2023, for **IWC-2023-07**, 212 and 218 Talcottville Road.

*Susan Reudgen made a MOTION seconded by C. Ryan Goad to continue the Public Hearing for IWC-2023-07. Motion carried unanimously.*

4. Old Business – Discussion and possible action  
None
5. New Business  
None
6. Wetlands Agent/Enforcement Officer Report  
No new reports.
7. Other Business  
Regularly scheduled meeting is still calendared for Tuesday, June 27, 2023, if soil scientist is available. Town Planner will notify Commission.
8. Adjournment  
*Susan Reudgen made a Motion to adjourn seconded by Carolyn Futner at 8:17 p.m. Motion carried unanimously.*

Respectfully Submitted  
Susan Hewett  
Recording Secretary

