

TOWN OF VERNON
Inland Wetlands Commission (IWC), **Special Meeting**
Wednesday, July 12, 2023 7:00 PM
Probate Court Room, 1st Floor Council Chambers
Vernon, Connecticut
Draft Minutes

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1. Call to Order & Roll Call

Chairman Donald Schubert called the meeting to order at 7PM.

- Present: Chairman Donald Schubert, Commissioners Ryan Goad, Susan Reudgen, Geoffrey Sienor
- Absent: Carolyn Futner
- Staff Present: Ashley Stephens, Town Planner, Shaun Gately, Director of Development Services

2. Administrative Actions

2.1 Approval of Draft Minutes from Special Meeting June 19, 2023.

- Commissioner Reudgen, seconded by Commissioner Goad made a motion to accept the minutes from June 19, 2023 meeting and. The motion carried unanimously.

2.2 Call for filing(s) of Intervener Petitions and Determination of Status: None

3. Public Hearing and or Action on Applications

3.1 **CONTINUATION IWC-2023-07, 212 and 218 TALCOTTVILLE RD**, 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.

- Chairman Donald Schubert opened the Public Hearing at 7:02PM.
- Applicant Robert Blanchette of Borghesi Building & Engineering, 2155 East Main Street, Torrington, discussed the current property details, the drainage system, and presented the project plans.
- James McMan, Soil Scientist, presented his expert findings of the existed wetland on the site. He spoke on the functionality of the wetlands. He discussed the condition of the Wetland and the measures taken by the Borghesi Building and Engineering Co., Inc. to preserve and to prevent any significant adverse impact to the Wetland.
- Applicant Robert Blanchette and Shaun Gately, Director of Development Services, answered questions of the Commission Members.
- At 7:20PM Chairman Donald Schubert opened the floor for additional comments.
- Anne Letendre, 29 Gottier Drive, representing the neighborhood, expressed her concern about the area where the applicant is planning to install the filtering system.
- Applicant Robert Blanchette answered the questions.
- Michael Winkler, 20 Gottier Drive, expressed concerns with the application and the project plans regarding the asphalt on wetlands.
- Shaun Gately, Director of Development Services, answered.
- At 7:30PM the Public Hearing was closed.
- Commissioner Reudgen, seconded by Commissioner Goad, made a motion to approve the application IWC-2023-07, 212 and 218 TALCOTTVILLE RD, 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, by the Commission, subject to the plans dated May 4, 2023, prepared by the Borghesi Building & Engineering. Co. Inc., and based upon the following findings:
 - The project will have no adverse impact on the Wetlands and the watercourse.
 - The irrigation measures are acceptable

- The applicant meets all requirements set forth by the Town Engineer, Town standards and State requirements.
- The motion carried unanimously.

3.2 **IWC2023-12, 108 LAKE ST.** An application of The Town of Vernon for a Wetlands Re-Designation for property located at 108 Lake St [Map #13, Block #0153, Lot #010C1].

- Chairman Donald Schubert read the description of the Application
- Ashley Stephens, Town Planner, read the legal notice posted on July 5, 2023. And July 8, 2023.
- No questions and concerns were received from the Commissioners and the public..
- Commissioner Siedor, seconded by Chairman Schubert, **IWC2023-12, 108 LAKE ST.** an application of Ashley Stephen, Town Planner, on behalf of the Town of Vernon for a Re-Designation of Wetlands at 108 Lake St. by the Commission.
- The motion carried unanimously.

4. **Old Business - Discussion and possible action: None**

5. **New Business: None**

6. **Wetland Agent /Enforcement Officer Report**

6.1 **APPROVED WA2023-10 - 100 Windsorville Road** - For upgrades to the pump station at the Vernon Pump Station Water Pollution Control Facility.

6.2 **APPROVED WA2023-11 - 45 Hartford Turnpike** - for the removal of vegetation and pruning of overgrowth.

6.3 **APPROVED WA2023-12 - 108 Lake Street** - for the construction of a new 20x42x31 inground pool.

6.4 **APPROVED WA2023-13 - 185 Lake Street-** Installation of a drainage culvert, filling, brush removal, to allow installation of a sidewalk as part of the Stand-Alone Sidewalk project.

6.4 **Wetlands Enforcement Report – July 2023**

7. **Other: None**

8. **Adjournment: (7:37PM)**

Commissioner Reudgen, seconded by Goad, made a motion to adjourn at 7:37PM. The motion carried unanimously.

Respectfully submitted,

Meriline Sarkar