Posted 5/5/2020 S Burgos

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VERNON TOWN CLERK
20 MAY -5 PM 12: 12

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Notice
Thursday, May 7, 2020, 7:30 PM

Via Zoom Audio Teleconference
Phone: 1-646-876-9923
Meeting ID 826 8189 5256
Dial-In Access/Password 856706
Or via web link:
https://us02web.zoom.us/j/82681895256?pwd=S2ZZTGxEUGxoOG9OOE54b2E5dVdxZz09
Weblink Password: 7QhYmp

AGENDA

1. Call to Order & Roll Call by Roland Klee, Chairman

2. Administrative Actions/Requests

   2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business" requires Commission vote

   2.2 Approval of the Minutes from the April 16, 2020 meeting

   2.3 Communications received NOT related to Agenda items, if any

3. New Application(s) for receipt, if any:

4. Public Hearing and Action on Application

   4.1 **Application [PZ-2020-04]** of Phil Wilson, 713 Realty, for a Modification to a Site Plan of Development to construct an 8,000 s.f. storage building and Special Permits pursuant to Section 15 for the removal in excess of 50 cubic yards of earth and Section 4.10.1.11.9 for outside display areas of greater than 10% of gross floor area located at 713 Talcottville Rd.-Scranton Powersports (Assessor's ID: Map 07, Block 0002, Parcel 0002A).

   4.2 **Application [PZ-2020-05]** of Erica Y. Bower for a Special Permit pursuant to Section 4.4.4.8 to operate a Home-Based Business of Major--Type 2: Counseling Services at 131 Echo Ridge Dr. (Assessor's ID: Map 31, Block 0142, Parcel 00181).

5. 8-24 Referrals

   5.1 Town of Vernon, 8 Morrison St. (Assessor's ID: 22, Block 0050, Parcel 0003A), potential sale of Town property.

6. Other Business/Discussion

7. Adjournment

Roland Klee, Chairman
Planning & Zoning Commission

MINUTES

TOWN OF VERNON
Planning & Zoning Commission (PZC)

Thursday, April 16, 2020, 7:30 PM

Via Zoom Audio Teleconference

Draft Minutes

1. Call to Order & Roll Call by Roland Klee, Chairman at 7:30 PM.
   - Regular members present: Roland Klee, Mike Mitchell, Wes Shorts, Jesse Schoolnik, and Joseph Miller
   Alternate Member: Robin Lockwood sitting for Susan Reudgen
   - Absent Members: Susan Reudgen and Iris Mullan
   - Staff present: George McGregor, Town Planner
   - Recording secretary: Jill Rocco

2. Administrative Actions/Requests

   2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business" requires Commission vote

   Robin Lockwood made a motion to adopt the Agenda as presented. Wes Shorts seconded and the motion carried unanimously.

   2.2 Approval of the Minutes from the April 2, 2020 meeting

   Robin Lockwood made a motion to approve the Minutes with changes. Joseph Miller seconded and the motion carried unanimously.

   2.3 Communications received NOT related to Agenda items, if any

   None

3. New Application(s) for receipt

3.1 **Application [PZ-2020-05]** of Erica Y. Bower for a Special Permit pursuant to Section 4.4.4.8 to operate a Home-Based Business of Major--Type 2: Counseling Services at 131 Echo Ridge Dr. (Assessor's ID: Map 31, Block 0142, Parcel 00181).

Wes Shorts made a motion to accept **Application [PZ-2020-05]** for a Public Hearing to be held on May 7, 2020. Mike Mitchell seconded and the motion carried unanimously.

3.2 **Application [PZ-2020-06]** of Greg McCracken for a Special Permit pursuant to Section 15 of the Town of Vernon Zoning Regulations for the removal of material in excess of 50 cubic yards and for the disturbance of more than one-half (1/2) acre of land at 195 West St. (Assessor's ID: 25, Block 0065, Parcel 00035).

Robin Lockwood made a motion to accept **Application [PZ-2020-06]** for a Public Hearing to be held on May 21, 2020. Wes Shorts seconded and the motion carried unanimously.

4. Other Business/Discussion

None

5. 8-24 Referrals, if any

None

6. Adjournment

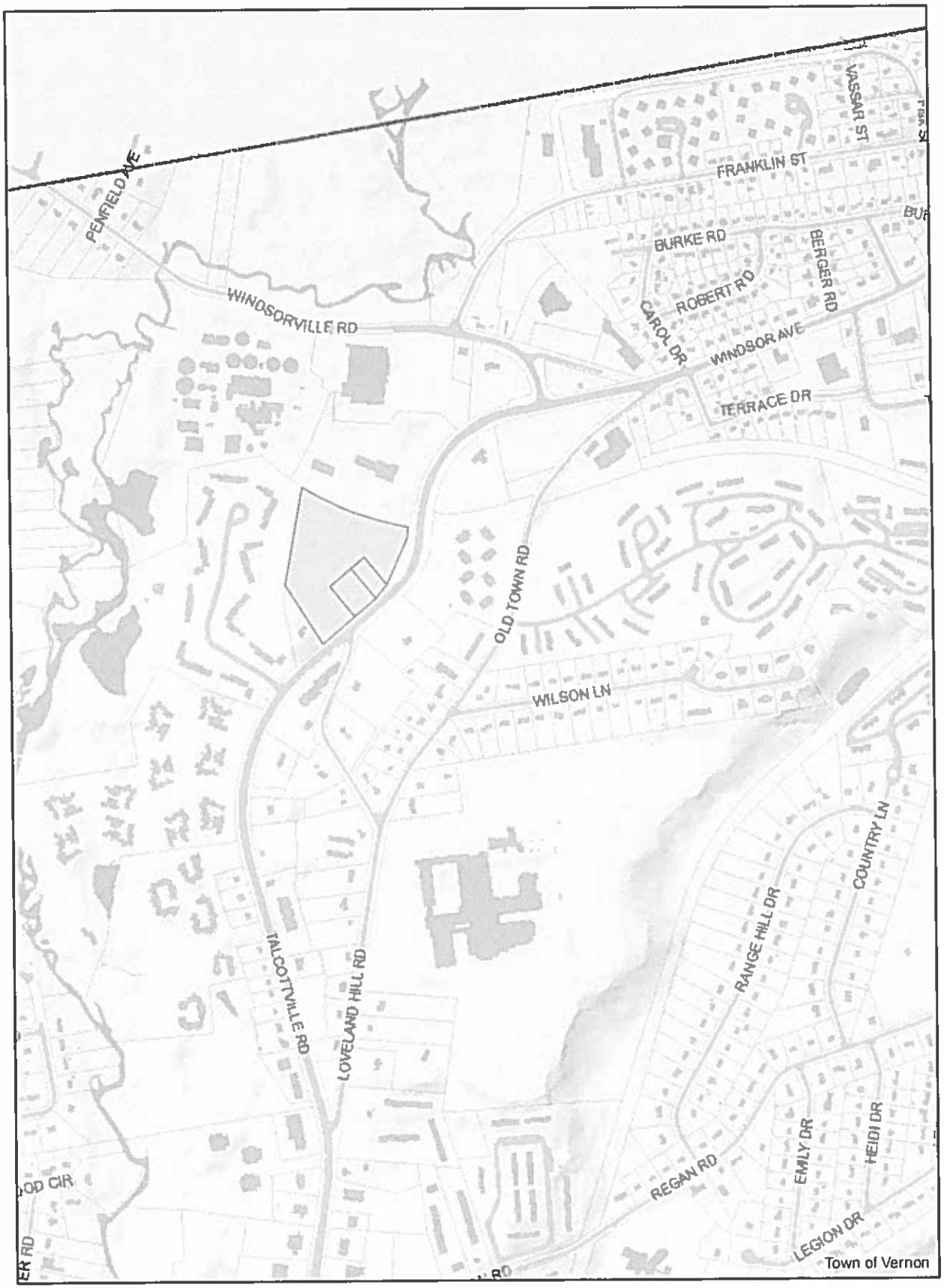
Wes Shorts made a motion to adjourn the meeting at 7:40PM. Jesse Schoolnik seconded and the motion carried unanimously.

Roland Klee, Chairman
Planning & Zoning Commission

APPLICATION

(PZ-2020-04)

PZ-2020-04 713 Talcottville Rd.



TOWN OF VERNON PLANNING & ZONING COMMISSION (PZC)

APPLICATION

This form is to be used to apply to the Vernon Planning & Zoning Commission (PZC) for a change of zoning district, amendment of the Zoning Regulations, Site Plan of Development (POD), Special Permit(s), amendment of the Subdivision Regulations, and/or approval of a (re) subdivision, or DMV location approval. **Provide all the information requested.**

The applicant must be the property owner, the property owner's agent, the Town of Vernon, or someone with a direct financial interest in the subject property; said interest shall be explained and written permission for this application must be obtained from the property owner and submitted with this application if the applicant is not the property owner (ZR Section 2.3).

The list of approvals and the references to sections of the Regulations are for informational purposes only to assist with preparation of the PZC application and are not a definitive statement of the sole requirements that may apply to a specific project.

The applicant understands that the application is complete only when all information and documents required by the PZC have been submitted and, further, that any approval by the PZC relies upon complete and accurate information being provided by the applicant. **Incorrect information provided by the applicant may make the approval invalid.** The PZC may require additional information to be provided by the applicant in the course of reviewing the application and during the monitoring of the project.

Provide all the information requested:

I. APPLICANT:

Name: Phil Wilson

Title: Owner

Company: 713 Realty, LLC

Address: 777 Talcottville Road
Vernon, Connecticut 06066

Telephone: 860-375-8539 Fax: _____

E-mail phil.s.wilson@gmail.com

II. PROPERTY OWNER (S):

Name: 713 Realty, LLC

Title: _____

Company: _____

Address: PO Box 777
Vernon, Connecticut 06066

Telephone: 860-872-9145 Fax _____

E-mail: _____

III. PROPERTY

Address: 713 Talcottville Road

Assessor's ID Code: Map # ____ Block # ____ Lot/Parcel # _____ 07-0002-0002A

Land Record Reference to Deed Description: Volume: 2564 Page 143

Does this site contain a watercourse and/or wetlands? (See the Inland Wetlands Map and IWR Section 2.14, 2.15, 2.23, 2.24, 3.11; 4)

__ No

X Yes

X No work will be done in regulated area

__ Work will be done in the regulated area

__ IWC application has been submitted

X IWC application has not been submitted

Zoning District Industrial Zone

Is this property located within five hundred (500) feet of a municipal boundary?

X No

____ Yes:

____ Bolton

____ Coventry

____ Ellington

____ Manchester

____ South Windsor

____ Tolland

Check if Historic Status Applies:

____ Located in historic district:

____ Rockville

____ Talcottville

____ Individual historic property

IV. PROJECT

Project Name: Scranton Powersports

Project Contact Person:

Name: Eric Peterson

Title: Professional Engineer

Company: Gardner & Peterson Associates, LLC

Address: 178 Hartford Turnpike
Tolland, Connecticut 06084

Telephone: 860-871-0808 **Fax:**

E-mail: epeterson@gardnerpeterson.com

V. PZC APPLICATION
PROJECT SUMMARY

Describe the project briefly in regard to the purpose of the project and the activities that will occur. Attach to this application a complete and detailed description with maps and documentation as required by the "Town of Vernon Zoning Regulations" and "Town of Vernon Subdivision Regulations".

Purpose: Construct 8,400 square foot warehouse building

General Activities: site grading, building construction drainage, utility service installation

VI. APPROVAL (S) REQUESTED

____ **Subdivision or Resubdivision**

____ Subdivision (Sub. Sec. 4, 5, 6)
____ Resubdivision (Sub. Sec. 4, 5, 6)
____ Minor modification f subdivision or resubdivision (Sub. Sec. 4.6)
____ Town acceptance of a road (Sub. Sec. 6.5-6. 8 & 9)
____ Amendment of Subdivision Regulations (Sub. Sec. II)

See Subdivision Regulations Sec. 4 for application fee schedules.

X **Soil Erosion and Sediment Control Plan (ESCP)** (ZR Sec. 2.117; 18) (Sub. 6.14)

X **Site Plan of Development (POD)** (ZR Sec. 14)

____ POD approval (ZR Sec. 14.1.1.1; 14.1.2)
X Modification of an approved POD (ZR Sec. 14.1.1.1)
____ Minor modification of a site POD (ZR Sec. 14.1.1.2)

____ **Special Permit(s)** (ZR Section 17.3)

____ Special Permit in an aquifer area (ZR Sec. 2.4; 2.5; 2.119; 20)
X Special Permit for excavation (ZR Sec. 2.52; 2.79; 15)
____ Special Permit for use in a district (ZR Sec. 1.2 & 4)

____ Special Permit for lot coverage (ZR Sec. 1.2; 2.61; 2.68; 4)
____ Special Permit for signs (ZR Sec. 1.2; 2.106-115; 4; 16; 21.7)
____ Special Permit for parking (ZR Sec. 4; 12; 21.4

____ Special Permit for elderly housing (ZR Sec. 2.60; 17.4)
____ Special Permit for Bed & Breakfast (B & B) (ZR Sec. 2.9; 17.3.4)
____ Special Permit for serving alcohol (ZR Sec. 2.103, 17.1)

____ Special Permit for massage (ZR Sec. 2.76-78; 4)
____ Special Permit for telecommunications (ZR Sec. 2.21; 3.23 & 23)
____ Special Permit for dumps and/or incinerators (ZR Section 8)

PW

PW

X Other Special Permit(s). Cite ZR Section and describe activity:

4.10.4.11.9: Outside displays occupy greater than ten (10)% of the gross floor area of the individual business utilizing the display

____ Special Permit modifications (ZR Sec. 17.3.2.2). Cite ZR Section and describe activity.

____ Zoning:

____ Site specific change of zoning district and map (ZR Sec. 1.2; 1.3; 4)
____ Amendment of Zoning Regulations (Sec. 1.2; 1.3; 4)

____ Site specific change to the Aquifer Protection Overlay Zone Map (ZR Sec. 20.3.2)

See Zoning Regulations Section 22 for application fee schedules.

____ Dealer or Repairer License (location approval for DMV)

VII. APPLICATION CONDITIONS / STIPULATIONS

The following provisions apply to all applications submitted to the Planning & Zoning Commission (PZC) and are incorporated as part of the application.

All information shall be submitted to the Town Planner and no application shall be considered as being filed if incomplete or if delivered to any other Town Official (Sub Sec.4).

If the area to be developed contains more than one-half (1/2) acre area that will be physically altered or disturbed, a completed erosion and sedimentation control plan (ESCP) in accordance with Zoning Regulations Section 18 and/or Subdivision Regulations Section 6.14, as applicable, must be submitted. The applicant shall be responsible for all costs associated with the certification of the ESCP.

By signing this application, permission is granted to Commission members, employees of the Town of Vernon, and persons assisting the Town Staff to go onto the subject property to make inspections pursuant to the application review, approval, bonding requirements, or obtaining information materially relevant to the application.

No application coming before a Commission may be withdrawn after it has been advertised for a public hearing unless the Chairman or Secretary of the Commission is notified in writing by the applicant or his representative not later than forty-eight (48) hours prior to the scheduled hearing before the Commission. All fees encumbered in the advertising and review of the application is non-refundable (ZR Section 1.5).

All applications must be submitted on drawings which are one of the following sizes: 8.5" x 11"; 12" x 18", 18" x 24"; 24" x 36". Subdivision and resubdivision maps must be 24" x 36".

The application shall include an **8.5" x 11" map showing the location of the site and an 8.5" x 11" general plan of development (POD) map** showing the development proposed on the site.

A legal description of the subject property must be submitted with this PZC application. The legal description should bear the Volume number and Page number by which it is recorded in the land records.

Applications to the Planning & Zoning Commission (PZC) require notification of property owners within two hundred feet (200') of the subject property. **A list of property owners and a complete set of mailing labels must be submitted with the application.**

Applicants shall **submit one copy of a brief narrative including a traffic impact statement**, outlining the proposed activity and the reason for the application. The traffic impact statement shall provide sufficient data for the Vernon Traffic Authority and PZC to be able to access traffic conditions relative to the location, site design, and proposed activity.

Applicant shall submit **twenty (20) copies of a map** showing all information required in Zoning Regulations Section 14 Site Plans, and Section 17.3.2 Special Permits as may be required, and/or the Subdivision Regulations Section 4,5,7.

The map must be prepared by a licensed surveyor, if the application involves (a) exterior modification to the building or premises, such as off-street parking, which need dimensionally critical measurements to insure compliance with zoning or (b) the improvements involve disturbing more than one half acre of land.

Applicant shall submit the above-required information to the Town Planning Office accompanied by a **check in the amount determined by the fees established by the State of Connecticut**, Town of Vernon and/or the PZC with the application. The check, which is required as a filing fee, is to be payable to, "Town of Vernon". (See attached fee schedule).

THE APPLICATION WILL BE CONSIDERED INCOMPLETE IF ANY REQUIRED INFORMATION IS NOT SUBMITTED.

APPLICANT SHALL FILE A COPY OF ANY PROPOSED REGULATION AMENDMENT, ZONE CHANGE, OR WETLANDS REDESIGNATION WITH THE TOWN CLERK TEN (10) DAYS PRIOR TO THE HEARING AS PER SECTIONS 8-3(a) AND (d) AND 22a-42a (b) OF THE GENERAL STATUTES. CERTIFICATION OF THE FILING UNDER THESE SECTIONS BY THE APPLICANT MUST BE PRESENTED AT THE PUBLIC HEARING.

Per Connecticut General Statutes (CGS) Section 8-26: If an application submitted to the Planning & Zoning Commission (PZC) involves any activity or area regulated under the wetlands statutes, an application for this activity must be filed with the Inland Wetlands Commission (IWC) on or before the day the Planning & Zoning Commission (PZC) application is filed by the applicant. (IWR Sec. 3.11)

Per CGS Sec. 8-31: If the proposed activity is to take place within a watershed of a Water company, the applicant is required to file a copy of the application with the Water Company via certified mail within seven (7) days of the date of the application. (IWR Sec. 4.3.6).

The applicant, undersigned, has reviewed the "Town of Vernon Planning and Zoning Regulations and Inland Wetlands and Watercourses Regulations" and has prepared this application with complete and accurate information:

Property Owner, Applicant, or Applicant's Agent:

Signature	3/28/20 Date
Signature	Date

TO BE FILLED IN BY THE PLANNING DEPARTMENT

Date Application Submitted _____

Date Application Received by Commission_____

PZC File: _____

USE THIS FORM ONLY IF THE REQUIREMENTS OF
8.3(a)/22-a-42a(b) OF THE C.G.S. MUST BE MET

RECEIPT FOR DOCUMENTS SUBMITTED FOR PUBLIC INSPECTION

TO: VERNON TOWN CLERK

FROM:

REFERENCE:

DATE"

The attached documents, consisting of:

Are being submitted for public inspection under CGS 8-3(a)/22a-42a (b).

Received: _____

Vernon Town Clerk _____
Signature

Date: _____

GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE

TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.
ERIC R. PETERSON, P.E., L.S.
MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808
info@GardnerPeterson.com
www.GardnerPeterson.com

March 24, 2020

Re: Modification to Site Plan of Development
Scranton Powersports
713 Talcottville Road
Vernon, Connecticut

NARRATIVE

This application is for a Modification to a Site Plan of Development. On October 5, 2017 the Town of Vernon Planning & Zoning Commission approved application #PZC-2017-11 of Phil Wilson for a Site Plan of Development and Special Permits for a vehicle dealership at 723 and 713 Talcottville Road. The approval was granted because the PZC found that the application, as presented by the application and as amended by the stipulations satisfies the requirements of section 14 governing the site plans and section 17.3 governing the special permits. At that time, this parcel consisted of 713 & 723 Talcottville Road, but they have been combined into once parcel since then. Furthermore, this site is permitted as an earth excavation for the excavation and removal of on-site soils.

Construction of the approved site was completed near the end of 2018. Once business opened the owner soon determined there was a need for additional storage, which resulted in the submittal of this application. The proposed 8,400 square foot building will be a warehouse to store inventory for the existing vehicle dealership use on site. The building will not be connected to public water or sanitary sewer. Because this building is simply for storage of inventory, it will not result in additional employees, therefore no additional parking is proposed. The new building will be accessed by the existing curb cut for the site and vehicle deliveries will continue at the same rate as today. The existing internal traffic patterns allow for delivery vehicles to enter the site and turn around without backing out onto Talcottville Road, and the construction of this building will preserve the same internal traffic patterns.

GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE

TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.
ERIC R. PETERSON, P.E., L.S.
MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808
info@GardnerPeterson.com
www.GardnerPeterson.com

March 24, 2020

Re: Modification to Site Plan of Development
Scranton Powersports
713 Talcottville Road
Vernon, Connecticut

TRAFFIC IMPACT STATEMENT

Scranton Powersports is proposing to construct an 8,400 square foot building located to the rear of the existing building at 713 Talcottville Road. The new building will be used to store inventory currently stored onsite for the existing vehicle dealership use. The utilization of this building will not generate an increase in employees nor will it increase the number of deliveries to the site. The site will remain to be accessed by the existing curb cut with no proposed changes. The current site drive was designed for delivery vehicles to drive around the loop located to the southwest of the existing building and exit the site without backing onto Talcottville Road. The construction of the new building will preserve the currently traffic patterns on-site and not increase vehicle trips entering or exiting the site.

Record & Return to:
Meghan E. Smith
Kahan Kerensky & Capossela, LLP
45 Hartford Turnpike
Vernon, CT 06066

WARRANTY DEED - STATUTORY FORM
Merger of 713 Talcottville Road (Assessor's Parcel 07-002-00002) and 723 Talcottville Road (Assessor's Parcel 07-0002-0002A)

713 REALTY, LLC, a Connecticut limited liability company having a place of business in the Town of Vernon, County of Tolland and State of Connecticut, (hereinafter "Grantor") for consideration paid, grants to itself, **713 REALTY, LLC,** a Connecticut limited liability company having a place of business in the Town of Vernon, County of Tolland and State of Connecticut(hereinafter "Grantee"),

with **WARRANTY COVENANTS**

One parcel of land, with the buildings thereon, situated in the Town of Vernon, County of Tolland and State of Connecticut to be known as **713 Talcottville Road**, formed by the merger of two parcels of land formerly known as 713 and 723 Talcottville Road as further described as follows:

PARCEL 1
(f/k/a 723 Talcottville Road)

FIRST PIECE
A certain piece or parcel of land situated in the Town of Vernon, County of Tolland and State of Connecticut, bounded and described as follows:

BEGINNING at a point in the Northerly line of Conn. Route 83 which point is 405 feet Easterly from the Southeast corner of land now or formerly of Oilo Hany measured along said highway line, thence running Easterly along said highway line 145 feet to a point; thence running Northerly along the other land now or formerly of Joseph Olender and Annie Olender in a line perpendicular to said highway line 205 feet; thence running Westerly along other land now or formerly of Joseph Olender and Annie Olender in a line parallel to said highway line 145 feet to a point; thence running Southerly along other land now or formerly of Joseph Olender and Annie Olender in a line perpendicular to said highway line 205 feet in the point of beginning.

Being the same premises described in a Warrantee Deed from Joseph Olender and Annie Olender a.k.a. Joseph Olander and Annie Olander to Stanley J. Olender and Dorothy Olender recorded in Volume 97, Page 116 of the Vernon Land Records. Further reference is made to a Tax Certificate dated February 24, 1994 and recorded in Volume 973, page 12 of the Vernon Land Records.

SECOND PIECE:
A certain piece or parcel of land situated in the Town of Vernon, County of Tolland and State of Connecticut, being bounded and described on a map or plan entitled "Land of Annie Olender to be conveyed to Stanley J. and Dorothy Olender, Vernon, Connecticut Gardner & Peterson Assoc. 576 Old

Post Road, Tolland, Connecticut Professional Engineers Land Surveyors Scale 1"=40' Date 11-9-78 Sheet No. 1 of 1", which map is on file in the Vernon Town Clerk's Office, reference to which may be had. Said premises are more particularly bounded and described as follows:

Commencing at an iron pin in the Northerly line of State of Connecticut Highway Rte. 83, which pin also marks the Southeasterly corner of land now or formerly of Stanley J. & Dorothy Olender, thence from said point and place of beginning Easterly 92.06 feet along the general Northerly line of said Rte. 83 to a point; thence by an interior angle of 102° 32' 49", with the last mentioned line, northerly 185.00 feet along other land know or formerly of Annie M. Olender to a point; thence by an interior angle of 90° with the last mentioned line, westerly 89.86 feet along other land know or formerly of Annie M. Olender to a point; thence by an interior angle of 90°, with the last mentioned line, southerly 305.00 feet along other land know or formerly of Annie M. Olender to the iron pin in the northerly line of Rte 83, which marks the point and place of beginning. Said last mentioned line makes an interior angle of 77° 27' 11" with the first mentioned line.
Said premises contain 17,523 square feet.

Formerly described in a deed from Francine C. Olender to 723 Realty, LLC dated April 24, 2017 and recorded in Volume 2501, Page 16 of the Vernon Land Records.

PARCEL TWO
(f/k/a 713 Talcottville Road)

All that certain piece or parcel of land, with all improvements thereon, situated in the Town of Vernon, County of Tolland and State of Connecticut known as **713 Talcottville Road** bounded and described as follows:

NORTHERY	by land now or formerly of the Melrose branch of The New York, New Haven and Hartford Railroad Company;
EASTERLY	by the "New Road", so-called;
SOUTHERLY and WESTERLY	by land now or formerly of George N. Skinner.

Containing seven (7) acres.
Being the same premises conveyed to Stanley Olender, Mary Hafner a/k/a Mary Hafner Stafford, Joseph B. Olender and Henry Olender from the Estate of Annie M. Olender by Certificated of Devise dated February 10, 1983 and recorded in Volume 450 at Page 307 of the Vernon Land Records. Less those conveyances to James H. Kidd & Gladys Kidd by Warranty Deed dated November 29, 1050 and recorded in Volume 83 at Page 58; Stanley J. Olender & Dorothy Olender by Warranty Deed dated March 6, 1951 and recorded in volume 97 at Page 116; State of Connecticut by Warranty Deed dated July 18, 1974 and recorded in Volume 251 at Page 263; and Stanley J. Olender and Dorothy Olender by Quit Claim Deed dated January 19, 1980 and recorded in Volume 276 at Page 198, all of the Vernon Land Records. Also being bounded and described as follows:

NORTHEASTERLY	by land now or formerly of the Melrose branch of The New York, New Haven and Hartford Railroad Company;
SOUTHEASTERLY	783.46 feet more or less by Talcottville Road (Route #83);
SOUTHWESTERLY	185 feet more or less by land now or formerly of Stanley J. Olender and Dorothy Olender;
SOUTHEASTERLY	again 234.86 feet by land now or formerly of Stanley J. Olender and Dorothy Olender;
NORTHEASTERLY	again, 205 feet by land now or formerly of Stanley J. Olender and Dorothy Olender;
SOUTHEASTERLY	again, 220 feet more or less by Talcottville Road (Route #83)
SOUTHWESTERLY	again, 327 feet more or less by land now or formerly of James H. Kidd & Gladys Kidde; and
NORTHWESTERLY	by land now or formerly of Otte Hany.

Formerly described in a deed from S. Christopher Scranton and L. Thomas Scranton to 713 Realty, LLC dated January 24, 2012 and recorded in Volume 2205 and Page 46 of the Vernon Land Records.

MERGED PARCELS ONE AND TWO SINGLE DESCRIPTION

Meaning and intending to merge 713Talcottville Road (Assessor's Parcel 07-002-00002) and 723 Talcottville Road (Assessor's Parcel 07-002-00002A) into one single parcel known as 713 Talcottville Road for all purposes.

Combined legal description is described as follows:

All that certain piece or parcel of land, with all improvements thereon, situated in the Town of Vernon, County of Tolland and State of Connecticut now known as **713 Talcottville Road** bounded and described as follows:

NORTHERY	by land now or formerly of the Melrose branch of The New York, New Haven and Hartford Railroad Company;
EASTERLY	by the Talcottville Road;
SOUTHERLY and WESTERLY	by land now or formerly of James W. Kidd, now or formerly of Vernon Gardens, Now or formerly of Lawrence Ruben and now or formerly of Jack Saltz.

Containing 7.68 acres more or less.

SAID PREMISES ARE CONVEYED SUBJECT TO:

Any and all provisions of any ordinance, municipal regulation or public or private law.

Taxes in favor of the Town of Vernon on the Grand List of October 1, 2017, not yet due and payable, which taxes the Grantee herein assumes and agrees to pay.

Utility easement in favor of The Southern New England Telephone Company dated May 16, 1928 and recorded May 31, 1928 in Volume 62 at Page 70 of the Vernon Land Records.

Caveat dated July 7, 1965 and recorded July 14, 1965 in Volume 152 at Page 341 of the Vernon Land Records.

Rights acquired in a Warranty Deed dated July 18, 1974 and recorded July 18, 1974 in Volume 251 at Page 263 of the Vernon Land Records.

Hold Harmless Agreement dated March 8, 1995 and recorded April 24, 1995 in Volume 1016 at Page 165 of the Vernon Land Records.

Certificate of Approval of Special Permit recorded November 17, 2017 in Volume 2532 at Page 36 of the Vernon Land Records.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27th day of June, 2018.
Signed, Sealed and Delivered in presence of:

Meghan E. Smith

William C. Stokesbury

723 Realty, LLC

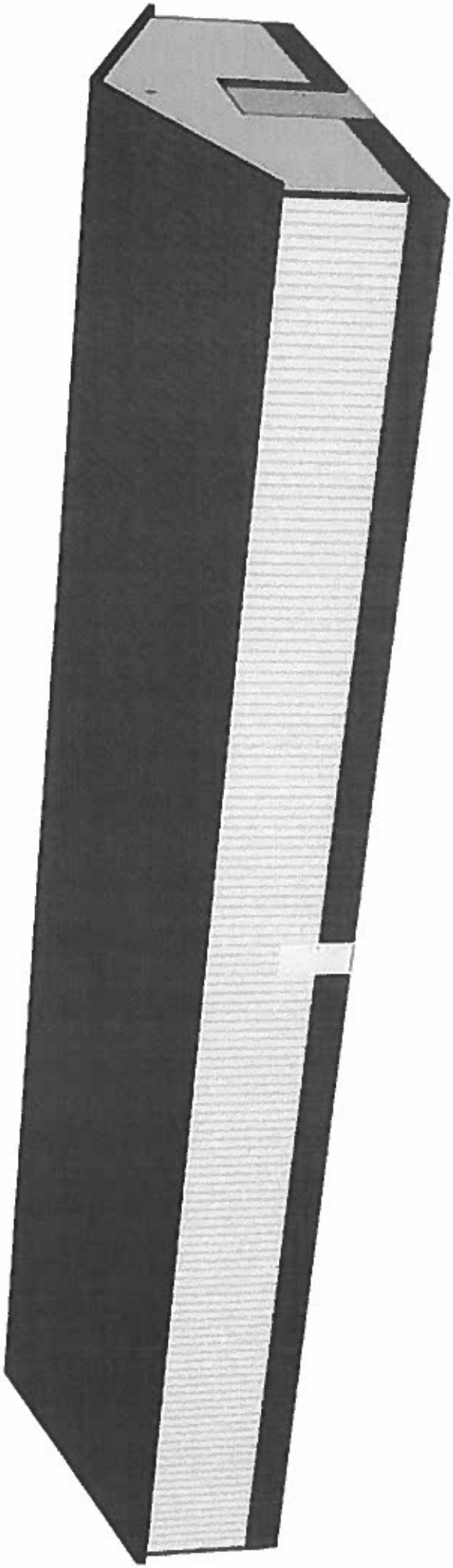
By
Philip Wilson
Its Member
Duly Authorized

STATE OF CONNECTICUT)
) ss. Vernon
COUNTY OF TOLLAND)

On this 27th day of June 2018, personally appeared PHILIP WILSON, Member of 723 Realty, LLC, Signer and Sealer of the foregoing Instrument, and acknowledged the same to be his free act and deed, and said free act and deed of the company, before me.

Meghan E. Smith
Commissioner of the Superior Court

Grantee Address:
777 Talcottville Road
Vernon, CT 06066




Google

General:

1. Contradictions & Errors In these drawings: any disagreements, contradictions and/or errors that may be discovered in these drawings shall be reported to the engineer before construction who shall help resolve them.
2. Precedence: the contract among the owner, building supplier and builder(s) shall take precedence over these drawings.
3. Changes for Code: changes for changes required by Code or structural safety shall be negotiated among the effected parties..
4. All equipment including but not limited to doors, windows, joist hangers, etc. shall be installed in accordance with the manufacturer's instructions and the Building Code.
5. These are general notes to supplement the drawings. Items referred to in these notes, but not shown on the drawings are not used on the project and are not required.

Wood Structure:

1. Unless specifically noted on the drawings: no one shall cut, notch or drill any trusses, headers, beams, posts, girts, purlins or flanges of I-joists.
2. Any member repairs or replacement shall be as specified in writing by a licensed engineer & the expense of the repair is the responsibility of the party creating the damage.
3. Dimension lumber shall be designed in accordance with the latest edition of the *National Design Specification for Wood Construction* (ANSI/AF&PA NDS) and its supplement.
4. Metal plate connected wood trusses shall be designed in accordance with the latest edition of the *National Design Standard for Metal Plate Connected Wood Construction* (ANSI/TPI 1). Design shall be provided & certified by others. The engineer sealing these drawings cannot be held responsible for trusses.
5. All members shall be the size, grade and species as shown on these drawings.
6. SYP and/or SP shall designate Southern Pine Lumber kiln dried to 19% moisture content.
7. MSR shall designate machine stress rated lumber.
8. LVL and/or Micro=Lam shall designate laminated veneer lumber.
9. SPF shall designate Spruce-Pine-Fir.
10. PT shall designate pressure preservative treated lumber.
11. Pressure preservative treated lumber shall be: treated with waterborne preservative and bear the quality mark of an approved inspection agency. Posts and skirts be protected with pressure preservative chemical treatments to retention levels for Use Category UC4B or better per AWPA-U1.
12. Unless noted, bracing shall be 2x4 #2 SPF located as shown on the drawings and attached as shown in the fastener schedule.
13. Unless noted otherwise, all sidewall bearing posts shall be carefully notched for truss bearing. The bearing surface shall be smooth, flush and in tight contact with the truss.
14. Unless noted otherwise, end trusses shall shall be nailed to the face of the corner & end posts as noted in the fastener schedule. End posts shall extend to the top chord of the truss and/or gable framing.
15. If the project includes Conventional Light-Frame Construction, it shall be in accordance with Section 2308 of the IBC and any details not specifically shown in these drawings shall be in accordance with *Details for Typical Wood Frame Construction* by the AF&PA.
16. Conventional solid sawn dimension lumber joists may be notched and/or drilled as shown in Figure 26 of *Details for Typical Wood Frame Construction* by the AF&PA. The webs of I joists may be cut in accordance with the manufacturer's instructions.

Steel Panels used as Siding, Roofing & Trim:

1. Shall be fabricated from 0.0149" minimum thickness steel with galvanized or galvalume coating.
2. Shall be pre-finished with Ceram-a-star silicone modified polyester system or equal.
3. Shall be fastened with #9 (minimum) galvanized self drilling screws with neoprene rubber gaskets. Screws shall penetrate supporting member 1" minimum.
4. Unless noted otherwise, all screws shall be installed in the flats except that stitch screws & screws attaching trim shall be installed in the ribs.
5. Stitch screws (if required) shall be located as noted in these drawings. Stitch screws shall be #12 (minimum) x 3/4".
6. Steel panels placed in contact with treated wood shall be used in accordance with the manufacturer's instructions. A barrier if required shall be Grace Vycor or equal.

Concrete:

1. Minimum 28 day compressive strength: pads & unreinforced footings – 2,500 psi; reinforced pads & footings – 3,000 psi; slabs-on-grade – 3,000 psi. Unless plasticizers are used slump shall be 4". No water shall be added at the job site.
2. Precast pads shall be designed & specified by the manufacturer.
3. All concrete exposed to weather shall have 5% minimum and 7% maximum entrained air.
4. If shown on the drawings, all reinforcement shall be grade 60, deformed, & conform to ASTM A-615, A-617 or A-706 & located within 1/2" of the location shown on these drawings. If not shown on drawings it is not required.
5. If shown on the drawings, horizontal bars shall be lap splice: #3 – 16"; #4 – 24", #5 – 36". Reinforcement shall be secured so as not to move while concrete is being poured. Cover shall be: cast against earth – 3"; other bars #6 & larger – 2"; all other bars – 1 1/2".
6. If shown on the drawings, welded wire reinforcement (WWR) shall be used as shown in these prints. WWR shall conform to ASTM A-185 & be within the top third of the slab depth. Lap WWR 2 cross wires plus 6".
7. Remove all vegetation, roots, topsoil, debris and any soft material beneath the slab-on-grade and/or foundations. All fill shall be well graded granular material such as pit run sand & gravel.
8. Place all fills in lifts no higher than 8" & compact with equipment expressly designed for soil compaction to 95% Modified Proctor Density. Minimum slab thickness is determined by others.
9. Except for buildings where migration of moisture through the slab will not be detrimental, and/or for particularly dry sites, a 6 mil polyethylene vapor retarder with joints lapped 6" minimum shall be placed between the base course or sub grade & the concrete. On particularly wet sites under floor and/or perimeter drains shall be installed as required in addition to the vapor retarder.
10. Concrete shall be consolidated by vibration or equal so that it is thoroughly worked around rebars, into corners, etc., so there is no honeycombing, pitting, or planes of weakness. Vibrators shall not be used to transport concrete within forms.
11. The interior slab shall have a troweled finish, exterior flat work shall have a non-slip broom finish. Premature drying of the concrete shall be prevented by application of an approved curing compound or equal.
12. Concrete will not be placed when air temperature is below 40° F unless in accordance with Chapter 11 of *Design & Control of Concrete Mixtures* by the PCA.
13. Excess concrete shall not be dumped at the job site.
14. Concrete pads for mechanical & electrical equipment shall be provided, size & location coordinated with the appropriate subcontractor.

WARNING: Buildings with NO Floor Slab:

1. Moisture migrating from the earth will usually cause condensation on the underside of the ceiling/ roof in the winter months. A vapor retarder installed similar to Concrete note 9 is recommended.
2. On a wet site traffic close to the posts can cause the walls to shift.

Erection:

1. Job site safety is the responsibility of the erector. Neither the building supplier and their employees, nor the engineer can be held responsible for damage or injuries during construction. Only permanent bracing is shown on the prints. The erector shall provide additional temporary bracing as required to maintain safety & stability during erection.
2. It is the responsibility of each contractor and/or the owner to properly receive, unload & store materials without damaging them.
3. Post-Frame Buildings shall be erected in accordance with: the *BCSI-B10 Post-Frame Truss Installation & Restraint & Bracing* distributed by the Structural Building Components Association and *Accepted Practices for Post-Frame Building Construction: Framing Tolerances, & Accepted Practices for Post-Frame Building Construction: Metal Panel and Trim Installation Tolerances*, distributed by the National Frame Builders Association.
4. Conventional wood frame construction shall be erected in a workman like manner.

Permits & Required Inspections:

Each contractor and/or the owner shall have an up to date set of drawings on the job site; obtain the proper local building permits, and ensure all required local inspections are made.

Roof & Wall Penetrations:

Each contractor who penetrates the roof and/or wall shall make the penetration weather proof with flashing and caulking as required. Workmanship shall be neat & clean.

Foundation:

1. Foundation design is based on Type 3 Loose soil as described in the table below. This shall be field verified by others. S is tabulated allowable soil pressures. In design increases have been applied per ANSI/ASAE EP 486.
2. Post back fill: shall be the inorganic portion of the excavated soil in accordance with ASABE EP 486 Section 4.3.2 compacted to at least its pre-excavation density.
3. Erosion protection: provisions shall be made to prevent soil erosion and direct the water away from the foundation. (Responsibility of the owner, unless specifically purchased from the Builder.)

ANSI/ASAE EP 486 Table 1 – Presumed soil properties for post foundation design (for use in absence of codes or tests)

TYPE	Description	S Lateral	S Vertical
3 Firm	Firm sandy gravel	300 psf/ft	2000 psf
3 Loose	Loose sandy gravel	200 psf/ft	2000 psf
4 Firm	Firm silty/ clayey sand	200 psf/ft	1500 psf
4 Loose	Loose silty/ clayey sand	150 psf/ft	1500 psf
5 Medium	Medium clay, sandy clay	130 psf/ft	1000 psf
5 Soft	Soft clay, sandy clay	100 psf/ft	1000 psf

[This table has been condensed for these notes.]

Structural Framing Fastener Schedule

1. If the members listed below are used on this project, they shall be fastened as noted. For items that are not listed below, fastening is shown in the detail drawings. If items are shown in both locations, the detail shall govern, for structural items appearing in neither contact the building supplier. Nail sizes are minimum.
2. In the table, 'post' means bearing post & 'stub post' means blocking between the truss & header/ support.
3. TLOK04 refers to a self-drilling screw 0.180" x 4", ESR-1979.

Member to Member	Qty	Fastener/ remarks
Skirt to Post	4	0.131 x 3" Galvanized
Cleats to Post	5	0.131 x 3" Galvanized
Girts to Post	4	0.131 x 3" Galvanized
Truss to Stub Post	5	0.177 x 4" Ring Shank
Stub Post to Supports	3	0.177 x 4" Ring Shank
Truss to Post	5	0.177 x 4" Ring Shank
End truss to Post	5	0.177 x 4" Ring Shank
Purlin to Truss	3 2	0.131 x 3" unspliced 0.131 x 3" at butt splices
Supports & Headers to Post	–	See Details
Braces	3	0.131 x 3" each connection
Header ply to ply	1	0.131 x 3" Galvanized

STEEL PANEL SCREW FASTENERS

Design Criteria:

Remarks:
1. This information has been supplied by the building supplier and/ or owner. The engineer accepts no responsibility for inaccurate information supplied by others.
2. This building is designed for Risk Category I and must represent a low hazard to human life in the event of a failure.
3. Assumes an obstructed
4. Connecticut State Building Code 2015 IBC as amended & adopted by the state of Connecticut
5. Ce = 1, Iw = 1, Ct = 1.2; Ce = 1, drift at peak, Pd = 19.6 psf, length of surcharge = 8.7'

Parameter		Remark
Building Code:	2018 CSBC	4
Occupancy/ Use Group:	U	
Risk/ Use category	I	2
Roof material	metal	
Ground snow, psf	30	3
Minimum flat roof snow, psf	30	5
Top chord live, psf	20	
Top chord dead, psf	4	
Bottom chord live, psf	0	
Bottom chord dead, psf	5	
Wall dead, plf	5	
Wind, Vult mph.	115	
Wind Exposure	B	
Wind Enclosure	enclosed	
Seismic, Ss	0.154	
Seismic, site class	D	
Seismic Design Category	B	

Certification Notes:

1. The intent of these drawings & notes is to convey structural information. They are for an experienced post-frame erection crew. Information for general construction methods and/ or specific elements such as track and man doors must come from the building supplier and/ or industry publications.
2. The certification is for structural design only. All other matters of Code compliance including but not limited to egress, fire resistance, etc, are the responsibility of others. The engineer certifying these drawings is not the Engineer of Record.
3. The performance of the building as animal housing is the responsibility of others.
4. If it is suspected that this document has been modified, substituted, or altered in any way, contact the Engineer.

STATE OF CONNECTICUT
MICHAEL BURNETT
No. 28024
LICENSED PROFESSIONAL ENGINEER
12/11/2019

Phil Wilson
713 Tallicottville Rd
Vernon, CT
06066

storage

The Owner/Contractor shall verify with the local Building Authority that these plans comply with all applicable Codes prior to any construction. The Owner/ Contractor shall verify design, dimensions, details & all structural members. Graber Buildings assumes no responsibility for any damage incurred including but not limited to structural failure.

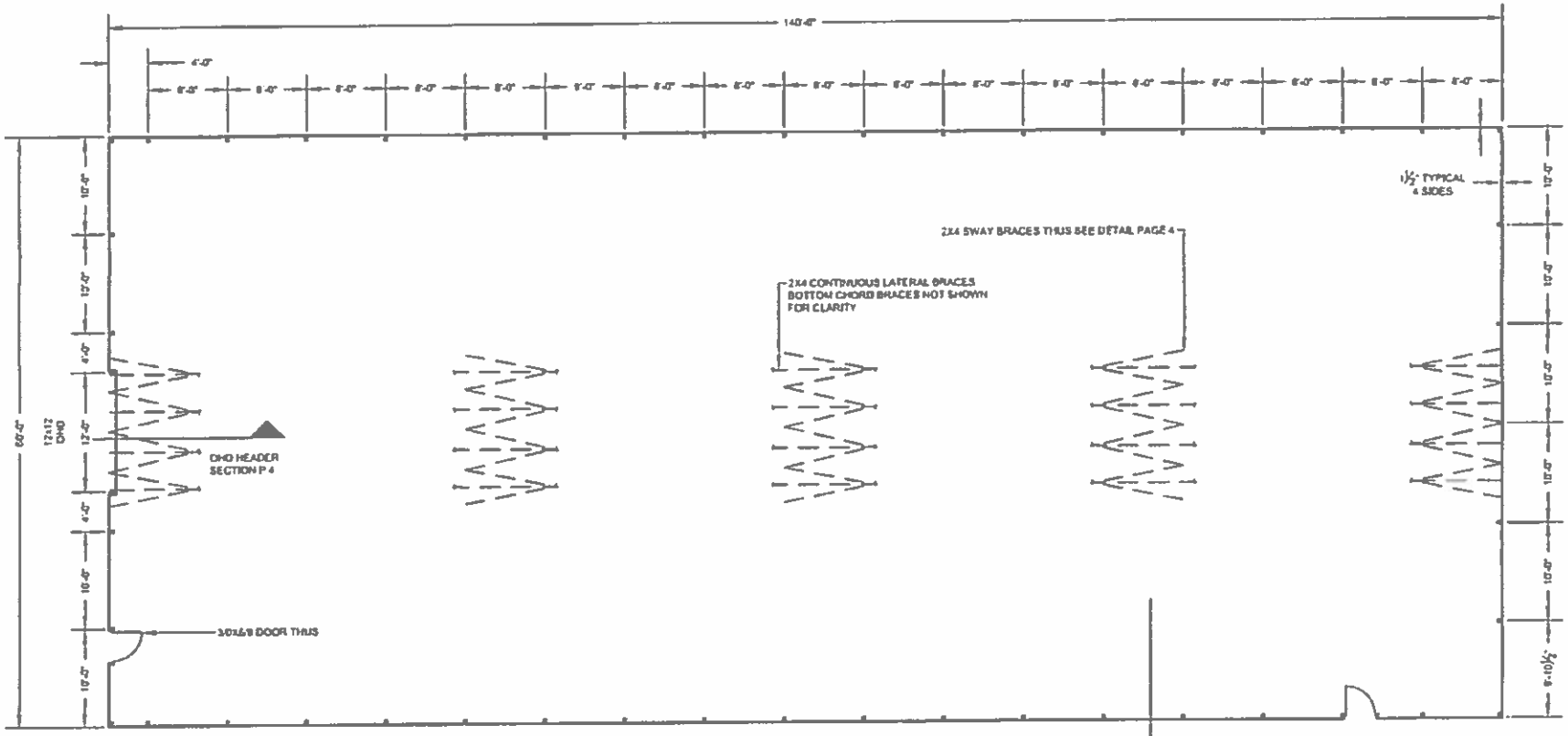
GRABER BUILDINGS
491 Gap Newport Pike
Atglen, PA 19310

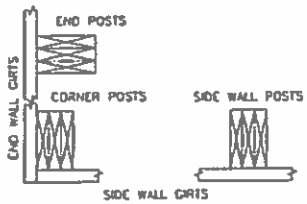
12/03/2019

–

paper size = 11x17

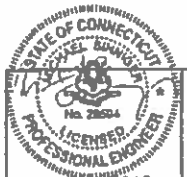
version 0/0/112





LAM POST ORIENTATION

NO SCALE



CLIENT: GRABER BUILDINGS
491 Gap Newport Pike
Atglen, PA 19310

PROJECT: Phil Wilson
713 Tollicottville Rd
Vernon, CT
06066
storage

DATE:	SCALE:	SHEET No.
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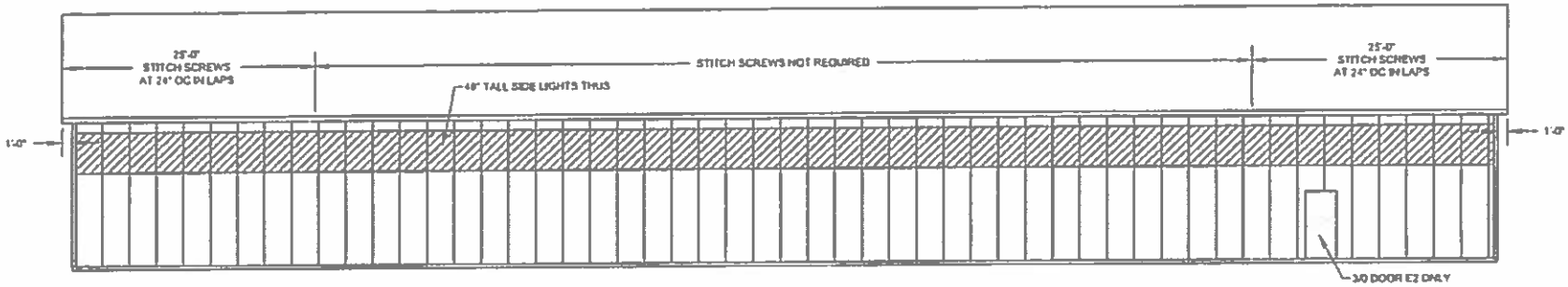
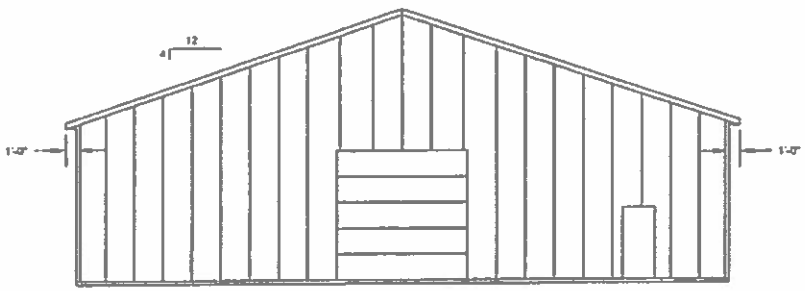
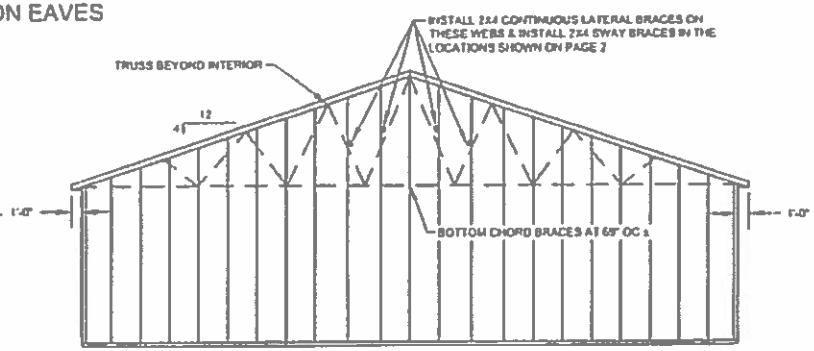
REVISIONS: —	PAPER SIZE: 11X17	



ELEVATION EAVES



ELEVATION GABLE 1



ELEVATION GABLE 2

CONFIRM BRACING WITH SEALED TRUSS DESIGN DRAWING

STATE OF CONNECTICUT
STEVEN E. BOUCHER
No. 28584
LICENSED
PROFESSIONAL ENGINEER
12/12/2019

CLIENT:
GRABER
BUILDINGS
491 Gap Newport Pike
Avalon, PA 19310

PROJECT:
Phil Wilson
713 Tollicottville Rd
Vernon, CT
06066
storage

DATE:	SCALE:	SHEET No.
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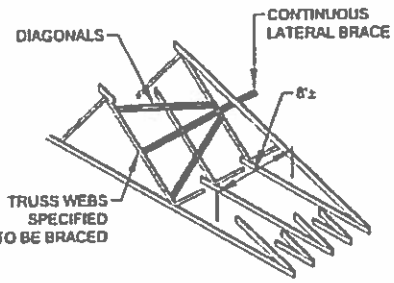
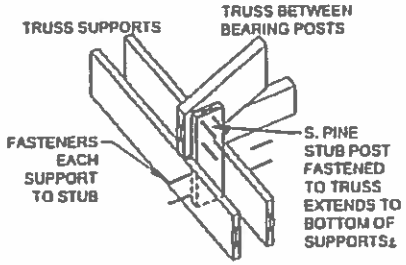
REVISIONS: —	PAPER SIZE: 11X17	



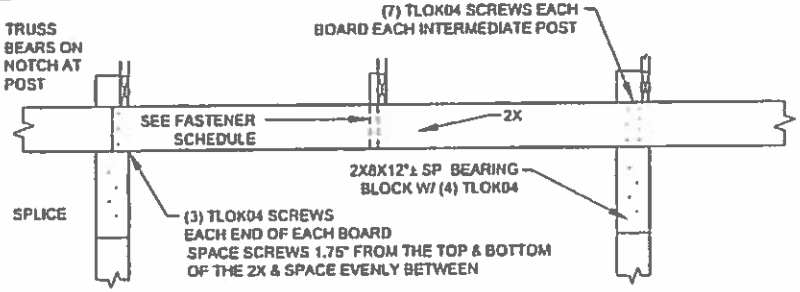
SWAY BRACE ISOMETRIC

NO SCALE – MEMBERS CUT AWAY FOR CLARITY



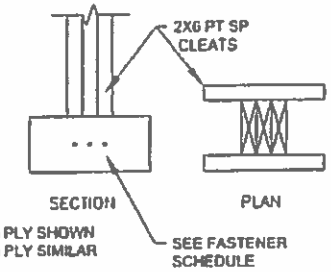
STUB POST DETAIL 2

NO SCALE - REFER TO FASTENER SCHEDULE FOR FASTENER TYPE & QUANTITY



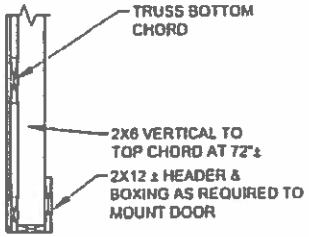
TRUSS SUPPORT FASTENING

NO SCALE – ONE MEMBER SHOWN FOR CLARITY



CLEAT DETAILS

NO SCALE

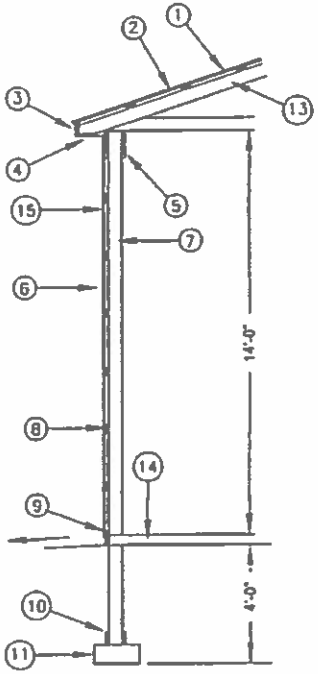


END OHD HEADER SECTION NO SCALE

NOTCH POST FOR FLUSH TIGHT TRUSS BEARING)

Materials:

1. 29 Ga prefinished steel roofing screw attached.
2. 2x4 #2 SPF purlins at 24" o.c.
3. 2X fascia & trim
4. Soffit trim vented eavses, solid gables
5. (2) 2x12 MSR SP 2250 1.9e truss supports. See fastening detail this page
6. 29 Ga steel siding screw attached
7. (3) ply 2x6 #1 SP laminayed post by DL Truss or equal.
6" minimum PT (Posts continuous through slab)
8. 2x4 #2 SP girts at 24" oc
9. 2x PT skirt board
10. 2x6x10" PT SP cleats
11. 24"Dx8" thick 2500 psi concrete pad
12. Slope grade away from building per Code.
13. MPC wood truss at 48" oc designed & certified by others.
14. Concrete slab not by Graber
15. Side lights as noted Page 3



BEARING WALL SECTION

SCALE 1/4" = 12"

STATE OF CONNECTICUT
MICHAEL BINDER
No. 28604
LICENSED
PROFESSIONAL ENGINEER
12/11/2019

Phil Wilson
713 Tollicottville Rd
Vernon, CT
06066
storage

THE OWNER/ CONTRACTOR SHALL VERIFY WITH THE LOCAL BUILDING CODE OFFICIAL THAT THESE DRAWINGS COMPLY WITH ALL APPLICABLE CODES PRIOR TO ANY CONSTRUCTION. THE OWNER/ CONTRACTOR SHALL VERIFY DESIGN, DIMENSIONS, DETAILS & ALL STRUCTURAL MEMBERS. GRABER BUILDINGS ASSUMES NO RESPONSIBILITY FOR ANY DAMAGE INCURRED – INCLUDING STRUCTURAL FAILURE

GRABER BUILDINGS
491 Gap Newport Pike
Atglen, PA 19310

DATE: 12/10/2019

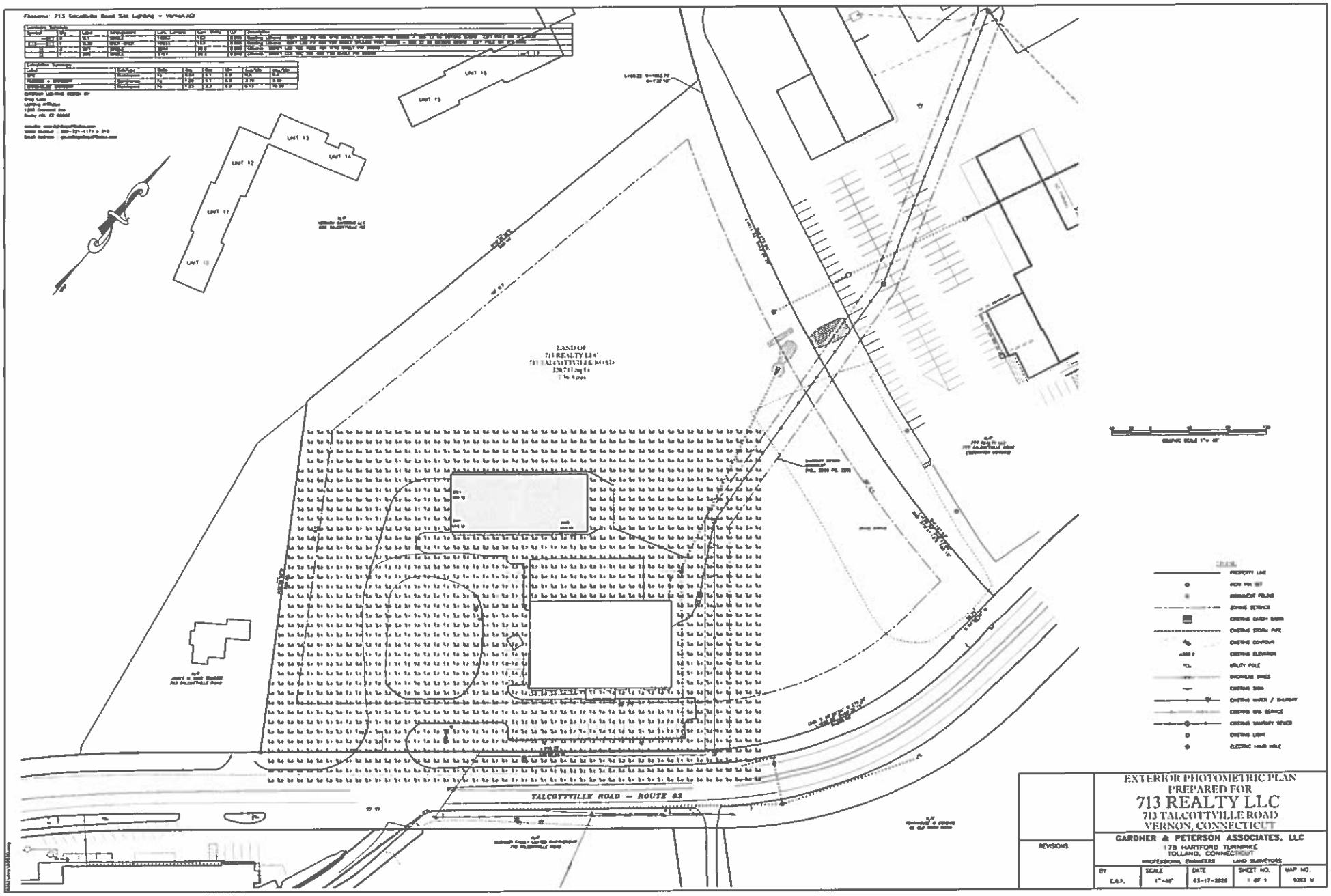
REVISIONS:

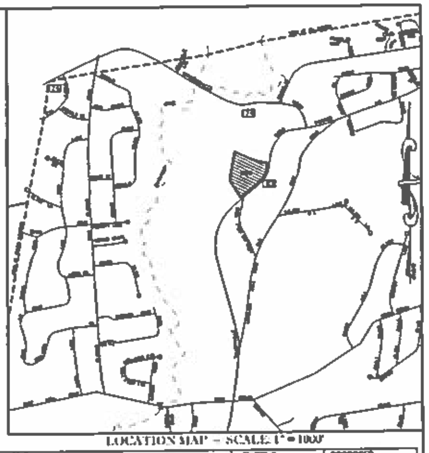
PAPER SIZE: 11X17

SCALE 1/8" = 1'

SHEET No:

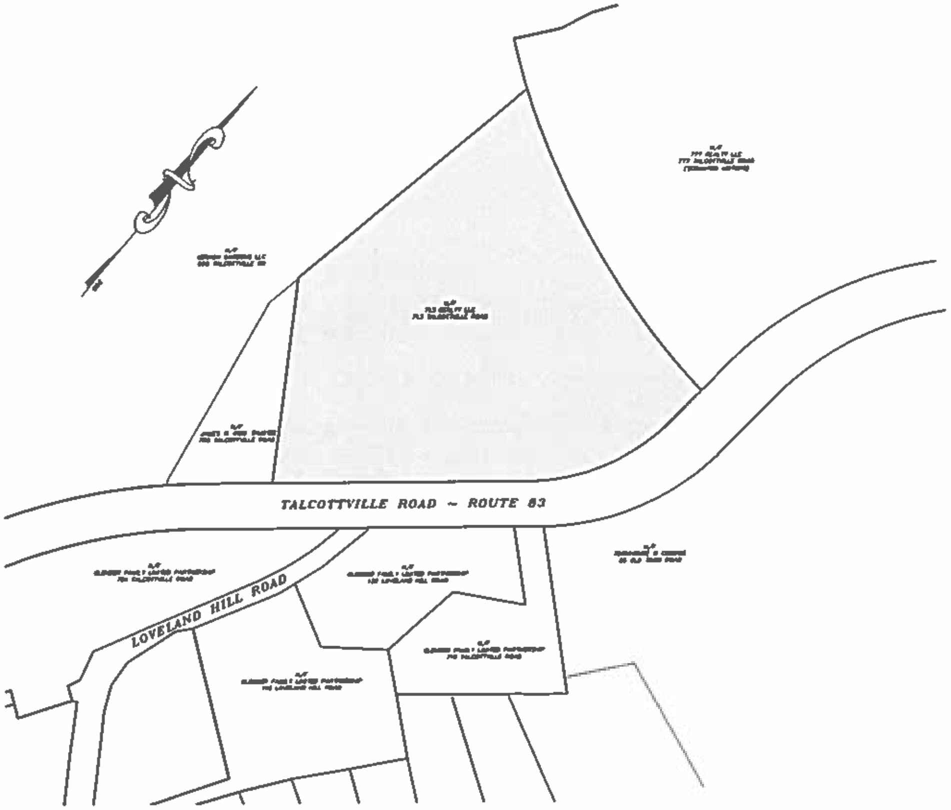
4 of 4


UNIT 10
UNIT 11
UNIT 12
UNIT 13
UNIT 14
UNIT 15
UNIT 16
LAND OF
713 REALTY LLC
713 TALCOTTVILLE ROAD
TALCOTTVILLE ROAD – ROUTE 83
PROPERTY LINE
IRON PIN SET
BENCHMARK POLES
ZONING SETBACK
EXISTING CATCH BASIN
EXISTING STORM PIPE
EXISTING CONTOUR
EXISTING ELEVATION
UTILITY POLE
OVERHEAD WIRES
EXISTING SIGN
EXISTING WATER / SHUTOFF
EXISTING GAS SERVICE
EXISTING SANITARY SEWER
EXISTING LIGHT
ELECTRIC HAND HOLE
REVISIONS
EXTERIOR PHOTOMETRIC PLAN
PREPARED FOR
713 REALTY LLC
713 TALCOTTVILLE ROAD
VERNON, CONNECTICUT
GARDNER & PETERSON ASSOCIATES, LLC
179 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS
BY
E.G.P.
SCALE
1"=40'
DATE
03-17-2020
SHEET NO.
1 OF 1
MAP NO.
6263 U


LOCATION MAP ~ SCALE 1" = 1000'

ZONING TABLE:

INDUSTRIAL ZONE (I)	REQUIRED	EXISTING	PROPOSED
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	REQUIRED SPACES: 1 SPACES PER 250 SQ.FT. [illegible] 5,042/250 = 20 SPACES ACCESS MANAGEMENT (12.3) = 7 SPACES TOTAL = [illegible] SPACES	[illegible] SPACES	[illegible]



NOTES

1. THIS MAP AND SURVEY HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". THIS IS AN IMPROVEMENT LOCATION SURVEY AND A [illegible] CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2 WITHIN THE SUBJECT PARCEL AND TOPOGRAPHIC ACCURACY CLASS T-D BEYOND THE SUBJECT PARCEL.
2. BEARINGS DEPICTED ON THIS PLAN ARE BASED ON N.A.D. 83 DATUM AS DEPICTED ON MAP REFERENCE 2A (STATION [illegible])
3. REFERENCE IS MADE TO THE FOLLOWING MAPS:
   A. "IMPROVEMENT LOCATION SURVEY RECORD DRAWING PREPARED FOR 713 REALTY, LLC 713 TALCOTTVILLE ROAD VERNON, CONNECTICUT" BY GARDNER & PETERSON ASSOCIATES, LLC. DATE: 11-27-[illegible], REVISED 11-29-[illegible] MAP NO. [illegible]
4. PARCEL IS LOCATED IN THE INDUSTRIAL ZONE. TAX ID [illegible]
5. PARCEL IS SERVED BY PUBLIC WATER AND SANITARY SEWER.
6. THIS PARCEL IS NOT LOCATED WITHIN THE STRATIFIED DRIFT AQUIFER PROTECTION OVERLAY ZONE AS DEPICTED ON "UNCONSOLIDATED AQUIFERS, AQUIFER MANAGEMENT STUDY, TOWN OF VERNON, CT AUGUST 1991"
7. THIS PARCEL IS DEPICTED AS "[illegible] CHESHIRE FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES ([illegible])" PER THE "WEB SOIL SURVEY, USDA, NRCS".
8. THIS PARCEL IS LOCATED IN FLOOD ZONE X (OUTSIDE THE 500 YEAR FLOOD) AS DEPICTED ON FIRM FLOOD INSURANCE RATE MAP PANEL NO. [illegible] C, DATED AUGUST [illegible] TOWN OF VERNON, CT
9. THERE ARE NO WETLANDS WITHIN 100 FEET OF THIS PARCEL PER THE TOWN OF VERNON INLAND WETLANDS MAP. NO ACTIVITIES ARE PROPOSED WITHIN 100 FEET OF THE EXISTING STORMWATER BASIN ONSITE.
10. LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES MUST BE CONFIRMED PRIOR TO CONSTRUCTION. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
11. THE SITE GRADING DEPICTED ON THIS PLAN RESULTS IN [illegible] CUBIC YARDS OF EARTH TO BE REMOVED FROM WITHIN THE ROUTE 83 RIGHT OF WAY. SIDEWALK INSTALLATION ALONG ROUTE 83 SHALL BE COMPLETED WITHIN 1 YEAR OF OBTAINING A CERTIFICATE OF OCCUPANCY FOR THE NEW WAREHOUSE BUILDING.
12. ALL ITEMS DISPLAYED OUTDOORS MUST BE LOCATED IN THE DESIGNATED OUTDOOR DISPLAY AREAS SHOWN ON THESE PLANS. ALL OUTDOOR DISPLAY AREAS SHALL BE SURFACED AS INDICATED.
13. ONCE THE WAREHOUSE BUILDING IS COMPLETED, THE OUTDOOR STORAGE OF CRATED INVENTORY AND EQUIPMENT, OTHER THAN OUTDOOR DISPLAYS, SHALL BE STORED INSIDE OR IN THE DESIGNATED OUTDOOR STORAGE AREA LOCATED BEHIND THE SALES BUILDING.
14. EXCAVATION PERMIT [illegible] FOR THE EXCAVATION OF [illegible] CUBIC YARDS OF MATERIAL HAS EXPIRED. ONLY CONSTRUCTION ACTIVITIES DEPICTED ON THESE PLANS SHALL BE PERMITTED.

GRAPHIC SCALE 1"=100'

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Eric R. Peterson
ERIC R. PETERSON L.S. [illegible] REGISTRATION NO.

Eric R. Peterson
ERIC R. PETERSON P.E. [illegible] REGISTRATION NO.

APPROVED BY TOWN OF VERNON
PLANNING & ZONING COMMISSION

______________ Chairman Date ________
______________ Secretary Date ________

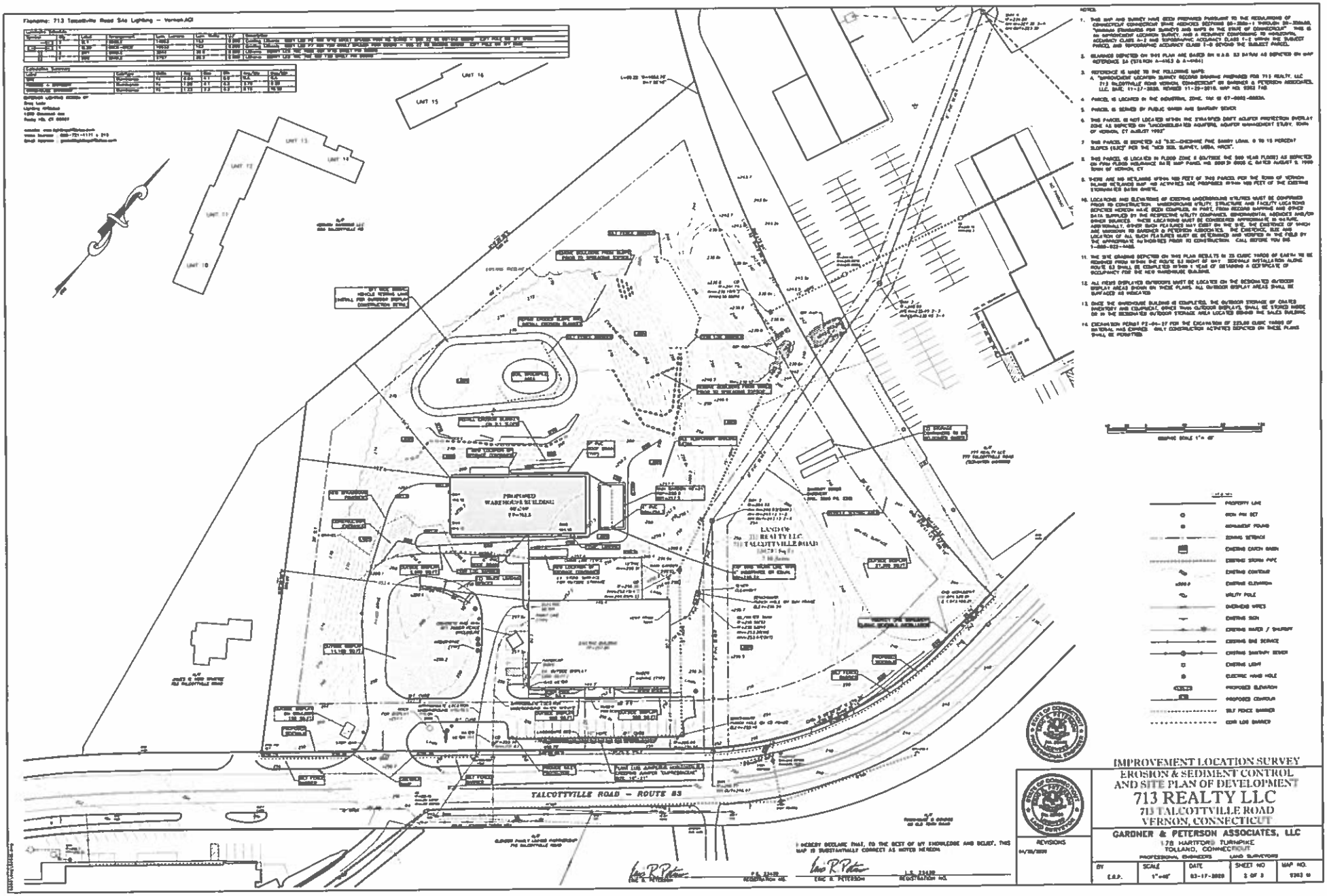
OWNER & APPLICANT
713 REALTY LLC
777 TALCOTTVILLE RD
VERNON, CT 06066

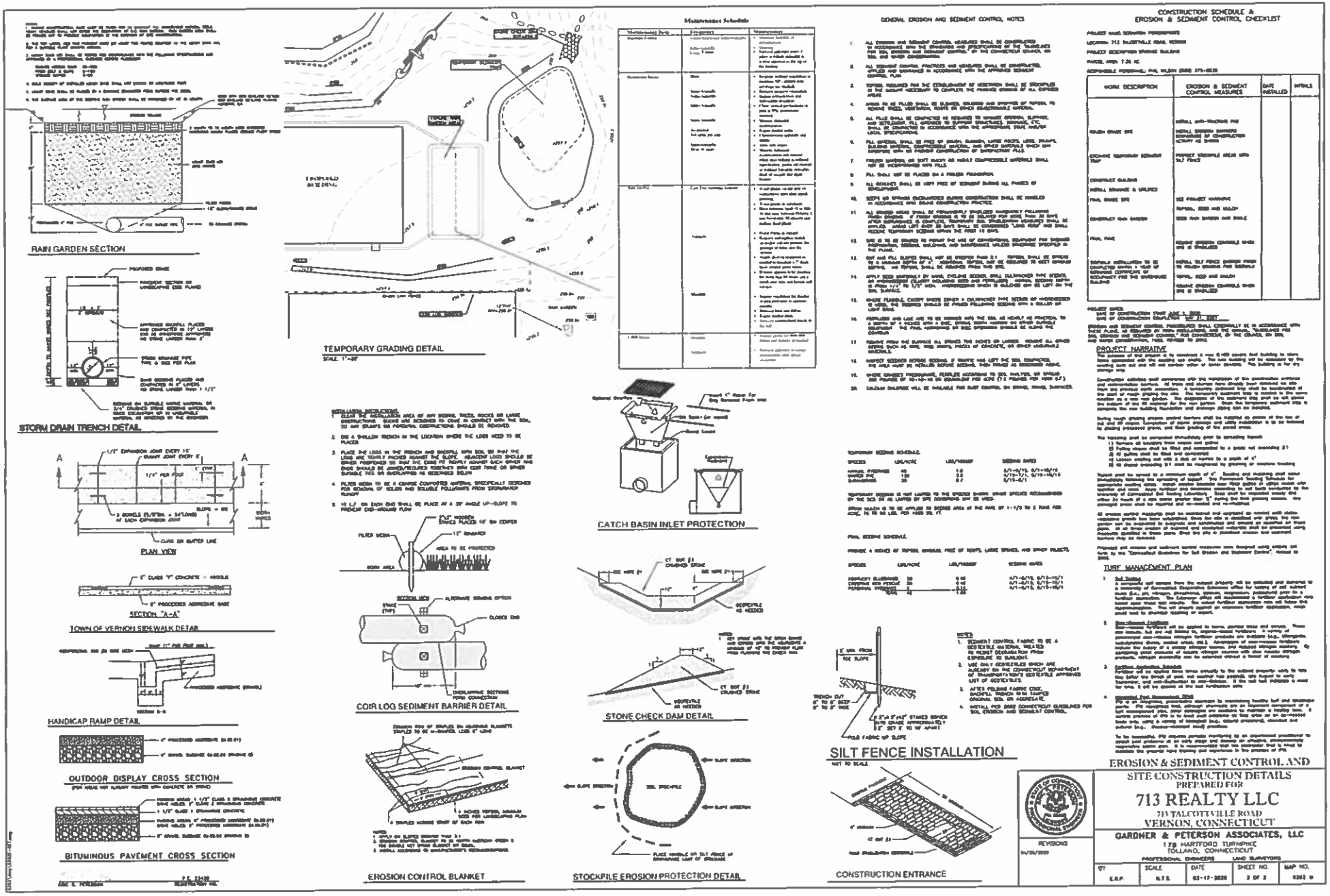
REVISIONS
04/2?/2020

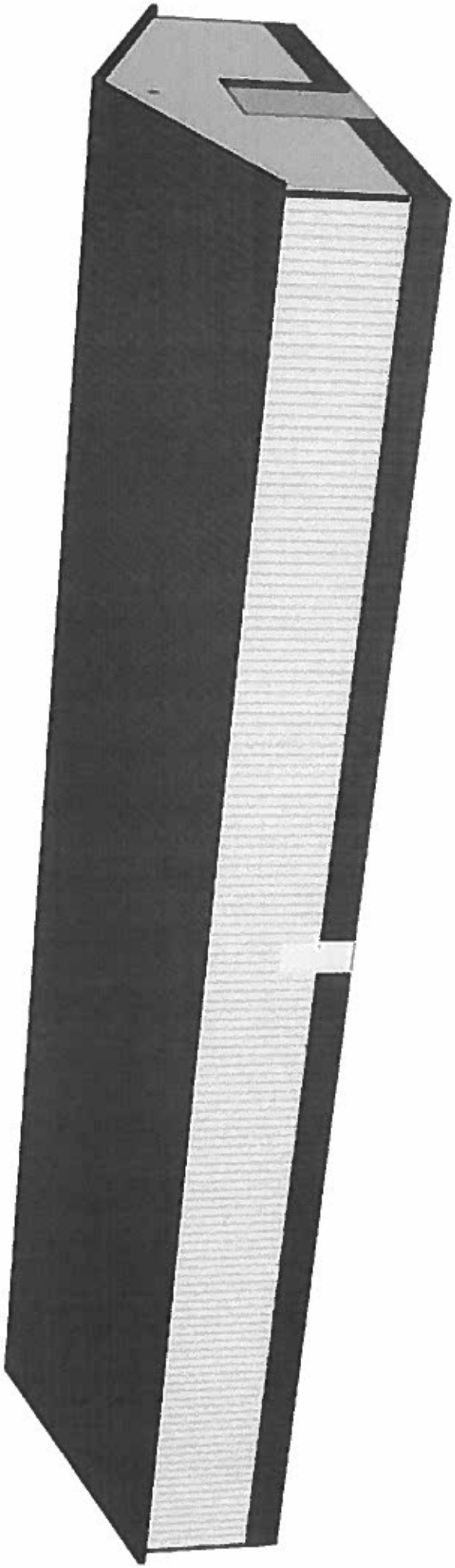
MODIFICATION TO SITE PLAN
PREPARED FOR
713 REALTY LLC
713 TALCOTTVILLE ROAD
VERNON, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=100'	03-17-2020	1 OF 1	[illegible]


UNIT 10
UNIT 11
UNIT 12
UNIT 13
UNIT 14
UNIT 15
UNIT 16
PROPOSED WAREHOUSE BUILDING
LAND OF 713 REALTY LLC 713 TALCOTTVILLE ROAD
TALCOTTVILLE ROAD – ROUTE 83
I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
ERIC R. PETERSON
REVISIONS
IMPROVEMENT LOCATION SURVEY
EROSION & SEDIMENT CONTROL AND SITE PLAN OF DEVELOPMENT
713 REALTY LLC
713 TALCOTTVILLE ROAD
VERNON, CONNECTICUT
GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS
BY
SCALE
DATE
SHEET NO
MAP NO.


RAIN GARDEN SECTION
STORM DRAIN TRENCH DETAIL
TEMPORARY GRADING DETAIL
PLAN VIEW
SECTION "A-A"
TOWN OF VERNON SIDEWALK DETAIL
HANDICAP RAMP DETAIL
OUTDOOR DISPLAY CROSS SECTION
BITUMINOUS PAVEMENT CROSS SECTION
COIR LOG SEDIMENT BARRIER DETAIL
EROSION CONTROL BLANKET
CATCH BASIN INLET PROTECTION
STONE CHECK DAM DETAIL
STOCKPILE EROSION PROTECTION DETAIL
SILT FENCE INSTALLATION
CONSTRUCTION ENTRANCE
Maintenance Schedule
GENERAL EROSION AND SEDIMENT CONTROL NOTES
CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST
PROJECT NARRATIVE
TURF MANAGEMENT PLAN
EROSION & SEDIMENT CONTROL AND SITE CONSTRUCTION DETAILS
PREPARED FOR
713 REALTY LLC
713 TALCOTTVILLE ROAD
VERNON, CONNECTICUT
GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS
REVISIONS
BY E.R.P.
SCALE 0.T.S.
DATE 03-17-2020
SHEET NO. 3 OF 3
MAP NO. 6263 B



STAFF COMMENTS

(PZ-2020-04)

TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066
(860) 870-3640
gmcgregor@vernon-ct.gov

PLANNING
DEPARTMENT

MEMORANDUM

TO: Planning and Zoning Commission

FROM: George K. McGregor, Town Planner

SUBJECT: PZ-2020-04, 713 Talcottville Rd. Scranton Power Sports
Application for Site Plan and Special Permits

DATE: May 7, 2020

Request:

Phil Wilson ("Applicant"), owner of 713 Realty has applied to modify a Site Plan of Development in order to construct an 8,000 s.f. storage building with Special Permits pursuant to Section 15 for the removal and grading in excess of 50 cubic yards of earth and Section 4.10.1.11.9 for outside display areas of greater than 10% of gross floor area located at 713 Talcottville Rd.-Scranton Powersports (Assessor's ID: Map 07, Block 0002, Parcel 0002A). The property is zoned Industrial.

The request proposes to modify PZ-2017-11, the initial application for the Scranton Powersport Dealership. In the intervening period, the one-acre Powersport parcel was combined with the surrounding parcel, creating a 7.68 acre parcel at 713 Talcottville Rd.

Broadly, this request acts to synthesize the entire Scranton Powersport Facility complex by clearly denoting all of the existing and proposed future activity on site, particularly related to the building elements, storage locations, and outdoor display areas. The intent is to achieve distinct and separate areas enclosed for parts, pallets, etc…and open areas for vehicular inventory (much as a typical automotive dealership).

Site Plan Submission and Review

On behalf of the Applicant, Gardner & Peterson Associates, LLC have submitted a site plan dated March 17, 2020 and revised April 20, 2020 detailing site plan activity, erosion control, and site construction details.

The 12,500 sq.ft. Powersports Showroom was approved by the PZC in 2017. Subsequently, the business has expanded with both increasing inventory and storage expansions beyond the original footprint. Thusly, the Applicant proposes to modify the site plan to include:

- 8,000 sq.ft. storage facility
- 2 small connex storage containers
- 27,300 sq.ft. area for outdoor inventory (north east side)
- 13,7000 sq.ft. areas for outdoor inventory (north west side)
- East side vehicle testing area
- North side vehicle testing area
- Sidewalk along Rt. 83 (Talcottville Rd.)
- Revised Landscaping plan
- Enhanced Erosion Control Measures

The Site Plan submission generally meets the checklist requirements of Section 14. There are a number of issues for discussion:

Outdoor Display Areas

The Applicant proposes additional outdoor display areas primarily intended to support dealership sales inventory. A total of approximately 42,000 sq.ft. of "outdoor display" area is depicted on the site plan. A special permit is required under Section 4.10.4.11.9 for display areas greater than 10% of gross floor area. Adding the new 8,000 sq.ft. storage structure to the existing 13,050 sq.ft. Show Room, total gross floor area equals 21,050 sq.ft. Any display area over 2,050 sq.ft. triggers the special permit. The display areas will feature such inventory items, including but not limited to, trailers, ATV's, snowmobiles, three-wheeled motorcycles, snowmobiles, and personal water craft.

Generally, the display of new vehicles or vehicle sales inventory does not require a special permit as the Zoning Ordinance allows this element as a matter of right under Section 4.9.2.12[1]. However, PZ 2017-11 required a special permit and we have carried that forward as part of the modification of the site plan. The dealership does offer a wide variety of items for sale which makes the special permit appropriate.

The applicant proposes to provide gravel surfaces for the two large outdoor display areas. We understand the 27,300 sq.ft. area was previously used for storage by an adjacent business and contains a gravel, packed surface. This is acceptable. For the other, circular outdoor display area, Staff recommends a porous concrete, pervious pavement, pavers, or a contained stone matrix. The Town Engineer writes that "*Consistent with our Low Impact Development goals, this would reduce the impact of storm events on the retention basis and maintain a durable surface for inventory.*"[2]

---

[1] Section 4.10.2.16 permits all uses by right in Commercial Districts (4.9) identically in Industrial Districts.
[2] Town Engineer memo dated May 3, 2020 (attached in packet).

Additionally, Staff recommends a clear, accessible access drive to the outdoor display area and track on the north side of the property (essentially down the hill and adjacent to the Buick dealership). This will preserve the grassed, lawn area that, according to the site plan, will not contain any business-related uses.

Sidewalk

Section 3.25 of the Zoning Regulations states that "sidewalks shall be installed for all new development in all areas." The Applicant installed a sidewalk as part of the PZ 2017-11 approval, generally along the frontage of Rt 83, in front of the Showroom facility. The applicant has included new sidewalk segments terminating at both north and south property line boundaries. However, the applicant requests a delay in construction for a period of one year from receipt of certificate of occupancy.

The ordinance provides no guidance on timing, in this case. Staff, consistent with past PZC practice, favors construction of all site plan elements prior to the issuance of the certificate of occupancy for the 8,000 sq.ft. storage structure.

If the PZC endorses the applicant's proposal to delay construction, Staff recommends the Applicant submit a performance bond for the administration and construction costs for the improvement.

Landscaping

The initial 2017 site plan included a landscaping design, essentially to buffer the customer parking in front of the show room. That design schedule included a quantity of 24 plants:

4 Evergreen-Eastern Arborvitae
13 Shrub-Creeping Juniper
7 Shrub-Black Chokeberry

Unfortunately, it appears these plantings have struggled to thrive and no longer appear on site consistent with the original approval. Furthermore, the April 20, 2020 draft revises downward the landscaping elements as part of this modification showing 10 Shrubs (creeping juniper).

Staff recommends a more robust approach to landscaping throughout the site.

Section 9 of the Zoning regulations permits the PZC to require a landscape buffer strip to screen, buffer, and otherwise enhance a development project. With significant amounts of outdoor inventory, gravel lots, test tracks and storage areas—all visible from public rights of way--the site lends itself to the need for buffers and screening.

Staff recommends the installation of a Type A buffer along the Rt. 83 frontage, and if feasible, concentrated on the north west quadrant (on the hill, as it were), adjacent to the large open area, exposed showroom wall, and 27,300 outdoor display area.

A sample Type A buffer yard is shown in the appendix of the Zoning Regulations and contains for every 100 linear feet:

2 Canopy Trees
4 Understory Trees
6 Shrub

After a conference call on May 4, 2020, the Applicant indicated a willingness to amend the landscaping plan. Staff will report on any revisions at the time of the Hearing.

Erosion and Sediment Control

A great majority of the subject property is not stabilized even though business activity has expanded into these areas. This has had a negative impact on stormwater basins and erosion control measures on site. Smoothing, loaming, and seeding to grass is necessary as soon as feasible. The Town Engineer calls this effort "extremely important."

The Applicant has proposed a stabilization plan which includes regrading, loaming, and seeding, both temporary and permanent. The Town Engineer and the Applicant continue discussion on this matter. Staff will provide an update at the hearing.

Special Permit Review
Section 4.10.1.11.9 (Outdoor display)
Section 15 (Grading)

In addition to the special permit for outdoor display discussed on page one of this report, a special permit approval is required from the PZC when grading, fill, excavation or removal of earth, loam, topsoil, sand, gravel, clay peat, humus or stone exceeds either 50 cubic yards or when more than one half acre is disturbed. This threshold is often exceeded for major projects[3]. The Applicant has identified all areas of grading and site work.

In order to approve a special permit, the Commission must find that the applicant meets the relevant general special permit criteria of Section 17.3.1, specifically:

17.3.1.1 It shall not create a hazardous condition relative to public health and safety;

17.3.1.2 It shall be compatible with neighboring uses;

17.3.1.3 It shall not create a nuisance;

17.3.1.4 It shall not hinder the future sound development of the community;

17.3.1.5 It shall conform to all applicable sections of this ordinance;

[3] Staff recommends a review and potential revision to Section 15 and the Special Permit requirement unrelated to PZ-2020-04

For the Special Permits related to Section 15 (grading) and the Special Permit related to Section 4.10.4.11.9 (outdoor display) *Staff finds that the criteria have been met for both special permits*, subject to recommended conditions of approval detailing specific activity and timing.

Other Reviews

Substantive comments from Town referral agents have been incorporated into this Staff report. Town Staff comments are attached in full to the Commission Packet.

Design Review Commission

The Design Review commission is scheduled to review this item on May 6, 2020. Staff will report on any action taken.

Analysis and Recommendation

Scranton Powersports is a growing business with expansion needs, particularly related to the new outdoor display areas. The site plan, as offered, allows for business activity now and into the future. The nature of the business favoring outdoor display and inventory areas, when combined with other storage and test-driving needs, suggests some reasonable conditions prevail to mitigate the site impacts and enhance development design on site.

Therefore, due to the variety of issues identified, a number of specific conditions of approval are being developed for the Commission's consideration related to landscaping, site stabilization, and outdoor display surface materials, among others.

Please note, at the time of publication of the PZC packet, the Applicant and Staff continue to discuss the issues identified in this report. Staff will provide an update at the Hearing.

From: McGregor, George
To: "Eric Peterson"
Cc: "Phil Wilson"; Gately, Shaun; Marchese, Andrew; Perry, Craig; Smith, David
Subject: Scranton Powersports Comments on April 20 Site Plan Revision
Date: Thursday, April 30, 2020 3:03:00 PM

Eric and Phil:

1. Outdoor Display areas.

a. It's difficult to understand the limits of the 27300 sq.ft. Please depict the limits more clearly
b. Can we agree on the definition of "Outdoor Display" areas? I am understanding these areas SOLEY for the purposes of new vehicle sales/showroom/assembled inventory of motorized vehicles? We want to make sure we agree that these areas are not appropriate for general storage of other unassembled, goods, parts, products. We understand those will be placed within the new structure.
c. It is unclear what the purpose of the two "truck loading" spaces in the circular 11,100 sq.ft. display area? If they are bona fide spaces We recommend these be stripped and paved.
d. The Town engineers comments are forthgoing, related to the gravel surface issue.

2. Sidewalk

a. We prefer the sidewalk be constructed and completed prior to the issuance of the CO. It has been the typical standard practice for the improvements to be complete at the time of CO. In the alternative we will recommend to the PZC the improvement be bonded and conditioned for completion within a year.

3. Landscaping

The initial 2017 site plan included a landscaping design essentially to buffer the customer parking in front of the show room. That design schedule included a quantity of 24 plants:

4 Evergreen-Eastern Arborvitae
13 Shrub-Creeping Juniper
7 Shrub-Black Chokeberry

Unfortunately, it appears these plantings have struggled to thrive and no longer appear on site consistent with the original approval. This planting plan has been revised downward--the landscaping elements as part of this modification showing 10 Shrubs (creeping juniper).

We recommend a more robust approach to landscaping throughout the site.

Section 9 of the Zoning regulations permits the PZC to require a landscape buffer strip to screen, buffer, and otherwise enhance a development project. With significant amounts of outdoor inventory, gravel lots, test tracks and storage areas—all visible from public rights of way--the site lends itself to the need for buffers and screening.

Staff recommends the installation of a Type A buffer along the Rt. 83 frontage, and if feasible, concentrated on the north west quadrant, adjacent to the large open area, exposed showroom wall, and 27,300 outdoor display area. We do understand certain grade challenges and are flexible to final placement and design of the plant materials.

A sample Type A buffer yard is shown in the appendix of the Zoning Regulations and contains for every 100 linear feet:

2 Canopy Trees
4 Understory Trees
6 Shrub

We also recommend additional landscaping material be considered to buffer/separate the test track areas from adjacent parcels/internal land bays for noise and visual mitigation.

4. Erosion and Sediment Control And Stormwater

a. I am expecting additional comments from Mr. Smith and Mr. Perry. I will get them to you as soon as I get them. We will want to fashion a condition of approval and bonding to address timing.

I suggest a conference call Monday afternoon to discuss.

George

George K. McGregor, AICP
Town Planner
Town of Vernon
55 West Main Street
Vernon, CT. 06066-3291
Phone: (860) 870-3640

Mobile: (860) 336-1846

NORTH CENTRAL CONSERVATION DISTRICT, INC.
AVON • BLOOMFIELD • BOLTON • BRISTOL • BURLINGTON • CANTON • COVENTRY • EAST GRANBY • EAST WINDSOR • EAST HARTFORD • ELLINGTON
ENFIELD • FARMINGTON • GLASTONBURY • GRANBY • HARTFORD • MANCHESTER • PLAINVILLE • SIMSBURY • SOMERS • SOUTH WINDSOR
STAFFORD • SUFFIELD • WEST HARTFORD • WETHERSFIELD • TOLLAND • VERNON • WILLINGTON • WINDSOR • WINDSOR LOCKS

Date: April 8, 2020

To: George K. McGregor, AICP, Town Planner
Town of Vernon Planning & Zoning Commission

From: Barbara Kelly, Program Coordinator
Registered Soil Scientist, SSSSNE
Certified Erosion Control Professional CPESC #2180

Barbara Kelly

Re: Erosion & Sedimentation Control Review and Certification for "Modification to Site Plan prepared for 713 Realty LLC, 713 Talcottville Road, Vernon, Connecticut"

****

This review is conducted pursuant to Section 18 of the Town of Vernon Zoning Regulations. The review is limited to certification of the erosion control plan, based on compliance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control (Guidelines).

District staff inspected the site on April 8, 2020. Staff reviewed a plan titled "Modification to Site Plan prepared for 713 Realty LLC, 713 Talcottville Road, Vernon, Connecticut" (Plan) prepared by Gardner & Peterson Associates, LLC, and dated March 17, 2020.

The Plans show construction of an 8,400 square foot building, with associated parking and a rain garden, behind an existing building on the parcel. Stormwater is directed into the existing system, ultimately reaching the stormwater basin. Proposed soil erosion and sediment control (E&S) measures include a construction entrance, coir log barrier, stone check dam, inlet protection, and erosion blankets.

Background

Based on the Natural Resources Conservation Service Web Soil Survey, soils throughout the majority of the proposed construction area are mapped as well-drained Cheshire fine sandy loam on 8 to 15 percent slopes. The erosion hazard ranges from moderate to severe.

Observations & Recommendations

Bare soil was exposed throughout the proposed construction area. E&S measures were not yet installed.

- E&S measures should be installed immediately.

The stormwater basin contained turbid sediment laden water. Since the water height was well below the outlet structure, the basin was serving as a sediment trap.

- Post construction, consider inspecting the basin and, as needed, remove sediment to maintain capacity.

WWW.CONSERVECT.ORG/NORTHCENTRAL
24 HYDE AVENUE • VERNON, CT 06066 • 860.875.3881 • FAX 860.870.8973 • TOLLANDC@SNET.NET
100 NORTHFIELD DRIVE, 4TH FLOOR • WINDSOR, CT 06095 • 860.285.0867 • FAX 860.688.0083 • HARTFORD.SOIL@SNET.NET

Observations & Recommendations (cont'd)

Erosion blankets are proposed on slopes steeper than 3:1 on the northeast side of the proposed building. Gullies had eroded in the soil on the slope to the northwest and west of the proposed building.

- On the slopes to the northwest and west of the proposed building, consider installing erosion blankets or, as an alternative, utilize mulch with tackifier and seed to stop the soil erosion.

Based on the observed site conditions, the soil erosion and sediment control measures incorporated in the Plan are adequate and appropriate. With consideration of the recommendations noted above, the District certifies that the plan complies with the **2002 Connecticut Guidelines for Soil Erosion and Sediment Control**.

Thank you for the opportunity to comment.

VERNON-CT.GOV ON THE MOVE

David A. Smith, P.E., L.S.
Town Engineer

Vernon-ct.gov

Memo

TO: George McGregor, AICP, Vernon Town Planner
FROM: David Smith, PELS, Vernon Town Engineer
Date: May 3, 2020
RE: Scranton Powersports, 713 Talcottville Road

I was pleased to review the recent set of plans provided for this project. They seem to include the various elements we discussed with the Applicant and his Engineer on April 15th. While it appears that the initial feature of this application, the 60x140 cold storage building is still preeminent, additional elements including display areas, access improvements, a diagnostic test track and the sidewalk extension are now part of the application.

As you know, we have had an on-going relationship with the Applicant and his Contractor related to the Gravel Removal efforts and the construction of the new showroom. It should be noted that measures employed to prevent stormwater erosion and off-site migration of silt laden waters have been only partially successful. I believe this due to the extremely mobile soil particles in the area and the magnitude of the disturbance. As part of this current application, the original gravel removal efforts will cease. This will allow restoration activities to be directed to where they will do the most good and cut off the erosion right at the source. The stormwater basin still has a role in the overall success of the development, but it will continue to be overtaxed until the site is smoothed, loamed and seeded to grass.

The overall site stabilization is extremely important and is a formidable task. It is not something that can be done over a weekend nor should it be delayed until the late fall. The stabilization should begin as soon as possible. Areas not involved in the actual construction of the new building, test track and display areas should be stabilized as soon as practical. This would include fine grading the existing subsoil, spreading topsoil (reserved from the original site work or imported) to provide at least 4" of seedbed. This needs to be fertilized, limed, seeded to grass and protected with mulch in accordance with the plans provided. Throughout this process, special care must be exercised to insure temporary control measures are installed correctly and maintained.

Tel: (860) 870-3663
55 West Main St., Vernon, CT 06066
dasmith@vernon-ct.gov
Fax: (860) 870-3683

I do not believe that a compacted processed aggregate surface over a gravel base is appropriate for the outdoor display area. This combination is a somewhat reduced recipe for a road or paved parking area. The applicant is proposing nearly 8/10^{ths} of an acre of display between the two locations. I recommend that the surface be porous concrete, pervious pavement, pavers or contained stone matrix over 12" of clean ¾" or 1-1/4" stone to provide on-site storage of rainwater. Consistent with our Low Impact Development goals, this would reduce the impact of storm events on the retention basin and still provide a durable surface for placement and display of inventory. Further, I recommend that an access path with a processed aggregate surface be provided to direct vehicle movement to and from the northerly display area and to and from the diagnostic test track. This will focus these movements to an area designed for such use, and protect the valuable grass surface from damage. As a side note, it appears that some of that northerly display area is proposed on the neighboring property.

The plans call for the removal of the stone check dams and boulder reinforcing that are part of the earlier work prior to loaming and seeding. This may not be advisable until the uphill areas are loamed and seeded. The existing retention basin will need some measures to smooth and stabilize the side slopes and possibly replenishment of rip-rap elements.

I support the extension of the sidewalk along Talcottville Road. The ends of the extended walk should be graded to allow for future extensions to the north and south without re-grading the neighboring parcels or the State's Right of Way.

I suggest that if this plan is approved, we should schedule a Preconstruction Meeting with the Applicant and his Contractor(s) to review the timing, seasonal limitations and sequencing of this work.

An As-built Plan will be required.

VERNON-CT.GOV ON THE MOVE

David A. Smith, P.E., L.S.
Town Engineer

Vernon-ct.gov

Memo

TO: George McGregor, AICP, Vernon Town Planner
FROM: David Smith, PELS, Vernon Town Engineer
Date: April 1, 2020
RE: Scranton Powersports, 713 Talcottville Road

For the last few years the Town of Vernon Engineering Department has worked with the applicant and their contractors to try and stabilize the disturbed soils resulting from the Soil Removal operation on their large parcel and the construction of the new showroom facility on the smaller parcel. Please note that after the approvals were obtained the parcels were merged and we are considering their current activities and proposal to be on a single property.

The efforts to stabilize the site have been only moderately successful. This is in part due to the nature of the underlaying soils and in part to the on-going activities associated with removal of these soils. I believe that the detention basin was originally designed to function as a siltation trap during the working phase of the excavation and to function as a stormwater detention facility once the site work has been completed. The fine particle size of the soil in this area means they are easily uplifted and suspended in any rainfall event and are difficult to remove from the retained water volume of the basin. This results in the discharge of these silt laden waters to the storm system and ultimately to the Hockanum River.

The Site Contractor and the applicant's Engineer have provided several enhancements to the basin, which have improved this difficult situation, but not to the degree needed to eliminate the discharge of suspended soil particles. Some housekeeping measures in this area are appropriate, but I don't think an expansion or deepening of this basin will result in the desired ends.

The solution does not lie in a better method to capture the silt, but in improvements that prevent the silt from mobilizing in the first place.

Tel: (860) 870-3663 55 West Main St., Vernon, CT 06066 dasmith@vernon-ct.gov Fax: (860) 870-3683

The current proposal is requesting an additional structure to facilitate the Applicant's operation, but does not address the on-going unstable condition of the remaining site. I support the approach that the applicant should show a comprehensive plan addressing all their desired uses on the entire property, including proposed grading, surface covers (bituminous, porous surfaces, gravel, and lawns), landscaping, fences and any other required improvements. This material should also include a final volume of material still to be removed and a time table for its completion.

The Sedimentation and Erosion Control Plan should specify initial steps to remove old siltation fencing and re-install new as needed; temporary regrading of sloping surfaces to remove rivulets and channels; and the permanent stabilization of area not likely to be disturbed during the building construction and final earth product removal. Permanent stabilization includes the fine grading, placement of 4" minimum of topsoil, fertilizing, seeding to grass and adequate mulch to insure a vigorous growth of grass. This should be completed prior to the issuance of a building permit for the new structure, if approved by PZC.

The S and E Plan should also include temporary provisions to control the remaining site during the construction of the new building and soil removal. These measures must be inspected periodically and maintained throughout this portion of the project. Once the final grades are reached, and prior to issuance of a Certificate of Occupancy, the steps detailed above for Permanent Stabilization should be completed on the balance of the site.

APPLICATION REVIEW COMMENTS

FROM: cperry@vernon-ct.gov

TO: _____

DATE: 04/03/2020

APPLICANT: 713 REALTY LLC

PROJECT: Scranton Power Sports

LOCATION: 713 TALCOTTVILLE RD

My comments in regard to the application submitted to the Inland Wetland Commission (IWC) and/or Planning & Zoning Commission (PZC) are:

_____ NO COMMENT

_____ COMMENTS ATTACHED

_____ PLEASE NOTE THE FOLLOWING COMMENTS:

I am in full agreement with the Memo from the Town Engineer written on April 1, 2020 that addresses several current issues that are on-going with this property.
In my opinion, there should be no more approvals granted on this property until this site can be fully stabilized. Or any approval should be granted with the stipulation that the site will be fully stabilized prior to any additional development.

SIGNATURE:_____ DATE:_____

APPLICATION REVIEW COMMENTS

FROM: amarchese@vernon-ct.gov

TO: _____

DATE: 04/01/2020

APPLICANT: 713 REALTY LLC

PROJECT: Scranton Power Sports

LOCATION: 713 TALCOTTVILLE RD

My comments in regard to the application submitted to the Inland Wetland Commission (IWC) and/or Planning & Zoning Commission (PZC) are:

_____ NO COMMENT

_____ COMMENTS ATTACHED

_____ PLEASE NOTE THE FOLLOWING COMMENTS:

1) Section 3.25 sidewalks are required along the front of the property.

2) Section 12.2 an off street truck loading area, with a minimum width of ten feet, and a minimum length of twenty five feet is required for a building over 7500 sq. ft.

3) There are two 8' x 40' storage containers on the property which should conform to all of section 13.11 of the zoning regulations.

4) Both the outside display areas for sales inventory and any requested outside storage areas for packaged, or crated inventory and equipment, shall be shown on the proposed site plan for approval. The areas that receive site plan approval are the ONLY permitted ares for these two types of display and storage of equipment and inventory.

5) The existing trailer/storage display area, currently is not an approved area for this activity. This area is shown on the site plan as to be a lawn area which it is not. Prior approval was not granted for inventory display or storage in this area.

6) Section 3.15 Any and all areas shown on the site plan for display,storage, and parking shall be paved, unless an alternate material is approved by the town engineer.

7) Any and all existing areas of the site which do not currently have erosion control in place should show a plan and timeline to achieve acceptable finished site.

8) The past special permit for excavation use appears as it would currently not be valid. The existing site

APPLICATION REVIEW COMMENTS

appears to have different elevations from the original approval. The original parcel has been combined with the neighboring parcel, creating a larger parcel with different lot lines.

SIGNATURE:_____ DATE:_____

APPLICATION

(PZ-2020-05)

PZ 2020-05
131 Echo Ridge Dr.

PZ 2020-05

RECEIVED

APR 13 2020

TOWN PLANNERS OFFICE

TOWN OF VERNON PLANNING & ZONING COMMISSION (PZC)

APPLICATION

This form is to be used to apply to the Vernon Planning & Zoning Commission (PZC) for a change of zoning district, amendment of the Zoning Regulations, Site Plan of Development (POD), Special Permit(s), amendment of the Subdivision Regulations, and/or approval of a (re) subdivision, or DMV location approval. Provide all the information requested.

The applicant must be the property owner, the property owner's agent, the Town of Vernon, or someone with a direct financial interest in the subject property; said interest shall be explained and written permission for this application must be obtained from the property owner and submitted with this application if the applicant is not the property owner (ZR Section 2.3).

The list of approvals and the references to sections of the Regulations are for informational purposes only to assist with preparation of the PZC application and are not a definitive statement of the sole requirements that may apply to a specific project.

The applicant understands that the application is complete only when all information and documents required by the PZC have been submitted and, further, that any approval by the PZC relies upon complete and accurate information being provided by the applicant. Incorrect information provided by the applicant may make the approval invalid. The PZC may require additional information to be provided by the applicant in the course of reviewing the application and during the monitoring of the project.

Provide all the information requested.

I. APPLICANT:

Name: Erica Y. Bower

Title:

Company: Thrive Counseling + Wellness

Address: 131 Echo Ridge Dr Vernon CT 06066

Telephone: 570 772 5140 Fax:

E-mail: eybower80@gmail.com

II. PROPERTY OWNER (S):

Name: Erica Y Bower

Title:

Company: Thrive Counseling + Wellness

Address: 131 Echo Ridge Dr Vernon CT 06066

Telephone: 570 772 5140 Fax:

E-mail: eybower@gmail.com

III. PROPERTY

Address: 131 Echo Ridge Dr. Vernon CT 06066

Assessor's ID Code: Map # 31 Block # 142 Lot/Parcel # 00181 CTKM

Land Record Reference to Deed Description: Volume: ____ Page ____

Does this site contain a watercourse and/or wetlands? (See the Inland Wetlands Map and IWR Section 2.14, 2.15, 2.23, 2.24, 3.11; 4)

__ No __ Yes

✓ No work will be done in regulated area
__ Work will be done in the regulated area

__ IWC application has been submitted
__ IWC application has not been submitted

Zoning District R-27

Is this property located within five hundred (500) feet of a municipal boundary?

✓ No
__ Yes:

__ Bolton
__ Coventry
__ Ellington
__ Manchester
__ South Windsor
__ Tolland

Check if Historic Status Applies:

__ Located in historic district:

__ Rockville
__ Talcottville

__ Individual historic property

IV. PROJECT

Project Name: Home Business

Project Contact Person:

Name: Erica Bower

Title:

Company: Thrive Counseling & Wellness

Address: 131 Echo Ridge Dr. Vernon CT 06066

Telephone: 5707725140 Fax:

E-mail eybower80@gmail.com

V. PZC APPLICATION
PROJECT SUMMARY

Describe the project briefly in regard to the purpose of the project and the activities that will occur. Attach to this application a complete and detailed description with maps and documentation as required by the "Town of Vernon Zoning Regulations" and "Town of Vernon Subdivision Regulations".

Purpose: Counseling Services / Home business

General Activities: individual psychotherapy services

1.04 acres Gross

VI. APPROVAL (S) REQUESTED

____ Subdivision or Resubdivision

- ____ Subdivision (Sub. Sec. 4, 5, 6)
- ____ Resubdivision (Sub. Sec. 4, 5, 6)
- ____ Minor modification f subdivision or resubdivision (Sub. Sec. 4.6)
- ____ Town acceptance of a road (Sub. Sec. 6.5-6. 8 & 9)
- ____ Amendment of Subdivision Regulations (Sub. Sec. II)

See Subdivision Regulations Sec. 4 for application fee schedules.

____ Soil Erosion and Sediment Control Plan (ESCP) (ZR Sec. 2.117, 18) (Sub. 6.14)

____ Site Plan of Development (POD) (ZR Sec. 14)

- ____ POD approval (ZR Sec. 14.1.1.1; 14.1.2)
- ____ Modification of an approved POD (ZR Sec. 14.1.1.1)
- ____ Minor modification of a site POD (ZR Sec. 14.1.1.2)

✓ Special Permit(s) (ZR Section 17.3)

- ____ Special Permit in an aquifer area (ZR Sec. 2.4; 2.5; 2.119, 20)
- ____ Special Permit for excavation (ZR Sec. 2.52; 2.79; 15)
- ✓ Special Permit for use in a district (ZR Sec. 1.2 & 4)
- ____ Special Permit for lot coverage (ZR Sec. 1.2; 2.61; 2.68; 4)
- ____ Special Permit for signs (ZR Sec. 1.2; 2.106-115, 4, 16; 21.7)
- ____ Special Permit for parking (ZR Sec. 4; 12; 21.4
- ____ Special Permit for elderly housing (ZR Sec. 2.60; 17.4)
- ____ Special Permit for Bed & Breakfast (B & B) (ZR Sec. 2.9; 17.3.4)
- ____ Special Permit for serving alcohol (ZR Sec. 2.103, 17.1)
- ____ Special Permit for massage (ZR Sec. 2.76-78, 4)
- ____ Special Permit for telecommunications (ZR Sec. 2.21; 3.23 & 23)
- ____ Special Permit for dumps and/or incinerators (ZR Section 8)

✓ Other Special Permit(s). Cite ZR Section and describe activity:

Home business Major - Type 2 onkum

4.4.4.8

___ Special Permit modifications (ZR Sec. 17.3.2.2). Cite ZR Section and describe activity.

___ Zoning:

___ Site specific change of zoning district and map (ZR Sec. 1.2; 1.3; 4)
___ Amendment of Zoning Regulations (Sec. 1.2; 1.3; 4)

___ Site specific change to the Aquifer Protection Overlay Zone Map (ZR Sec. 20.3.2)

See Zoning Regulations Section 22 for application fee schedules

___ Dealer or Repairer License (location approval for DMV)

VII. APPLICATION CONDITIONS / STIPULATIONS

The following provisions apply to all applications submitted to the Planning & Zoning Commission (PZC) and are incorporated as part of the application.

All information shall be submitted to the Town Planner and no application shall be considered as being filed if incomplete or if delivered to any other Town Official (Sub Sec.4).

If the area to be developed contains more than one-half (1/2) acre area that will be physically altered or disturbed, a completed erosion and sedimentation control plan (ESCP) in accordance with Zoning Regulations Section 18 and/or Subdivision Regulations Section 6.14, as applicable, must be submitted. The applicant shall be responsible for all costs associated with the certification of the ESCP.

By signing this application, permission is granted to Commission members, employees of the Town of Vernon, and persons assisting the Town Staff to go onto the subject property to make inspections pursuant to the application review, approval, bonding requirements, or obtaining information materially relevant to the application.

No application coming before a Commission may be withdrawn after it has been advertised for a public hearing unless the Chairman or Secretary of the Commission is notified in writing by the applicant or his representative not later than forty-eight (48) hours prior to the scheduled hearing before the Commission. All fees encumbered in the advertising and review of the application is non-refundable (ZR Section 1.5).

All applications must be submitted on drawings which are one of the following sizes: 8.5" x 11"; 12" x 18", 18" x 24"; 24" x 36". Subdivision and resubdivision maps must be 24" x 36". ✓

The application shall include an 8.5" x 11" map showing the location of the site and an 8.5" x 11" general plan of development (POD) map showing the development proposed on the site. ✓

A legal description of the subject property must be submitted with this PZC application. The legal description should bear the Volume number and Page number by which it is recorded in the land records. ✓

Applications to the Planning & Zoning Commission (PZC) require notification of property owners within two hundred feet (200') of the subject property. A list of property owners and a complete set of mailing labels must be submitted with the application. ✓

Applicants shall submit one copy of a brief narrative including a traffic impact statement, outlining the proposed activity and the reason for the application. The traffic impact statement shall provide sufficient data for the Vernon Traffic Authority and PZC to be able to access traffic conditions relative to the location, site design, and proposed activity. ✓

Applicant shall submit twenty (20) copies of a map showing all information required in Zoning Regulations Section 14 Site Plans, and Section 17.3.2 Special Permits as may be required, and/or the Subdivision Regulations Section 4,5,7. N/A

The map must be prepared by a licensed surveyor, if the application involves (a) exterior modification to the building or premises, such as off-street parking, which need dimensionally critical measurements to insure compliance with zoning or (b) the improvements involve disturbing more than one half acre of land. N/A

Applicant shall submit the above-required information to the Town Planning Office accompanied by a check in the amount determined by the fees established by the State of Connecticut, Town of Vernon and/or the PZC with the application. The check, which is required as a filing fee, is to be payable to, "Town of Vernon". (See attached fee schedule). —

THE APPLICATION WILL BE CONSIDERED INCOMPLETE IF ANY REQUIRED INFORMATION IS NOT SUBMITTED.

APPLICANT SHALL FILE A COPY OF ANY PROPOSED REGULATION AMENDMENT, ZONE CHANGE, OR WETLANDS REDESIGNATION WITH THE TOWN CLERK TEN (10) DAYS PRIOR TO THE HEARING AS PER SECTIONS 8-3(a) AND (d) AND 22a-42a (b) OF THE GENERAL STATUTES. <u>CERTIFICATION OF THE FILING UNDER THESE SECTIONS BY THE APPLICANT MUST BE PRESENTED AT THE PUBLIC HEARING.</u> N/A

Per Connecticut General Statutes (CGS) Section 8-26: If an application submitted to the Planning & Zoning Commission (PZC) involves any activity or area regulated under the wetlands statutes, an application for this activity must be filed with the Inland Wetlands Commission (IWC) on or before the day the Planning & Zoning Commission (PZC) application is filed by the applicant. (IWR Sec. 3.11) N/A

Per CGS Sec. 8-31: If the proposed activity is to take place within a watershed of a Water company, the applicant is required to file a copy of the application with the Water Company via certified mail within seven (7) days of the date of the application (IWR Sec. 4.3.6). N/A

The applicant, undersigned, has reviewed the "Town of Vernon Planning and Zoning Regulations and Inland Wetlands and Watercourses Regulations" and has prepared this application with complete and accurate information:

Property Owner, Applicant, or Applicant's Agent

Signature — Date: 4/8/2020

Signature — Date

TO BE FILLED IN BY THE PLANNING DEPARTMENT

Date Application Submitted 4-13-20

Date Application Received by Commission _____

PZC File: PZ 2020-05

Thrive
Counseling and Wellness

To Whom it May Concern: April 8, 2020

My name is Erica Bower and I reside at 131 Echo Ridge Drive in Vernon, Connecticut. I am requesting a special permit to move my business, Thrive Counseling and Wellness, to my home by January 2021. As a psychotherapist, I see individual clients Monday through Friday and occasionally on Saturdays based on client need. Due to the varying schedules of the client's I serve, my hours can fluctuate. However, I usually hold 60-minute psychotherapy sessions between the hours of 10 am through 6 pm Monday through Thursday and Fridays 9 am through 2 pm.

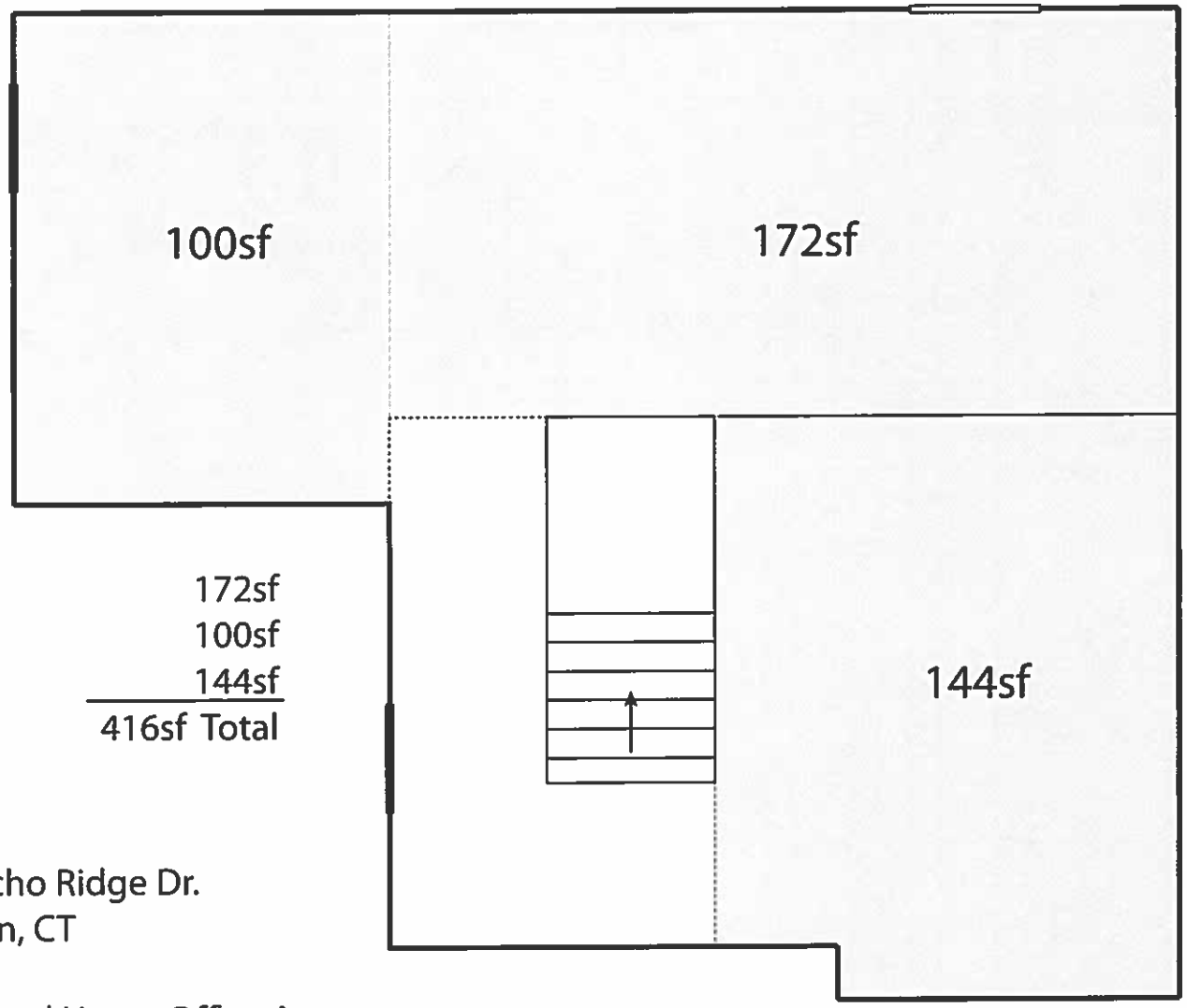
Should I be approved for this special permit, I will not make any changes to the exterior of my home. Half of my basement will be converted into the office space. There is a separate driveway in which the clients will use to access the entrance in the rear of my home. Cars would not be visible from the street nor will park on the street. The traffic increase would be one car per hour during the above-mentioned hours Monday through Friday.

I thank you in advance your time and consideration for this request.

Sincerely,

Erica Y. Bower

Wentworth Park II, Suite 603
85 Felt Road
South Windsor, CT 06074
Office: 570.772.5140 Fax: 860.432.7616
Email: thrivecounselingandwellness19@gmail.com



172sf
100sf
144sf
416sf Total

131 Echo Ridge Dr.
Vernon, CT

Proposed Home Office Area
Partial Basement Plan

Scale: 1/2" = 1'-0"

USE THIS FORM ONLY IF THE REQUIREMENTS OF
8.3(a)/22-a-42a(b) OF THE C.G.S. MUST BE MET

RECEIPT FOR DOCUMENTS SUBMITTED FOR PUBLIC INSPECTION

TO: VERNON TOWN CLERK

FROM: Erica Bower

REFERENCE: Special permit request

DATE: 4/8/2020

The attached documents, consisting of:

Brief narrative
Overhead image of property
Lot map of property
Property card

Are being submitted for public inspection under CGS 8-3(a)/22a-42a (b)

Received: _____

Vernon Town Clerk _____
Signature

Date: _____

31014200181 BOWER ERICA Y

ECHO RIDGE DR 131

Tax ID 31-0142-00181

Printed 04/06/2019

BOWER ERICA Y
131 ECHO RIDGE DR
VERNON, CT 06066
CENSUS TRACT: 530600

Neighborhood Number
9650
Neighborhood Name
Residential
TAXING DISTRICT INFORMATION

Jurisdiction Name	Town of Vernon
Area	146
Routing Number	5080

Transfer of Ownership

Owner	Consideration	Transfer Date	Deed Book	Page	Deed Type
WELLS ERICA Y	0	11/30/2018	2585	166	Q
WELLS JOSHUA M & ERICA YVONNE	0	04/12/2018	2549	331	Q
WELLS JOSHUA L	0	03/26/2014	2336	134	Q
WIELANDT MELISSA A &	275000	02/03/2014	2330	84	W
MARTIN GEORGE I & JANICE A	259000	06/01/2004	1637	280	
NA	0	01/01/1900	380	281	

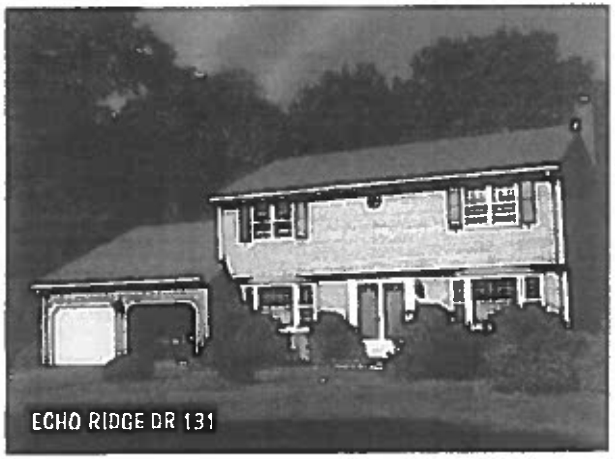
Site Description

Topography
Level
Public Utilities
Sewer, Electric
Street or Road
Paved
Neighborhood

Zoning
R-27
Legal Acres:
1.0400

Valuation Record

Assessment Year		2011	2016	2018					
Reason for Change		2011 REVAL	2016 Reval	2018 ASMT					
Market	L	86030	73400	73400					
	I	170220	175200	175200					
	T	256250	248600	248600					
70% Assessed/Use	L	60220	51380	51380					
	I	119150	122640	122640					
	T	179370	174020	174020					



Land Size

Land Type	Rating, Soil ID - or - Actual Frontage	Acreage - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor

Tax ID 31-0142-00181 Printed 04/06/2019

Physical Characteristics

Style: Colonial
Occupancy: Single family

Story Height: 2.0
Finished Area: 2020
Attic: None
Basement: Full

ROOFING

Material: Asphalt Shingles
Type: Gable
Framing: Standard
Pitch: NOT AVAILABLE

FLOORING

Slab B
Sub & Joists 1 0, 2 0

EXTERIOR COVER

NONE B
Wood Siding 1 0, 2 0

INTERIOR FINISH

Typical 1 0

ACCOMMODATION

Finished Rooms 7
Bedrooms 3

HEATING AND AIR CONDITIONING

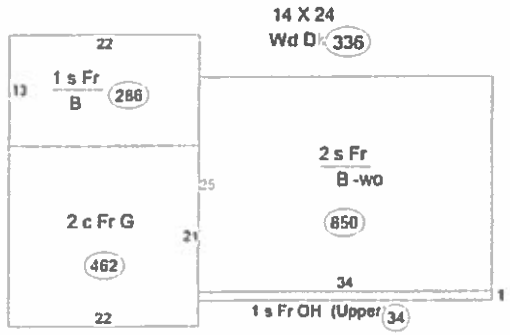
Primary Heat: Hot Water- Oil
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

	#	TF
3 Fixt Baths	2	6
2 Fixt Baths	1	2
Kit Sink	1	1
Water Heat	1	1
TOTAL		9

REMODELING AND MODERNIZATION

	Amount	Date



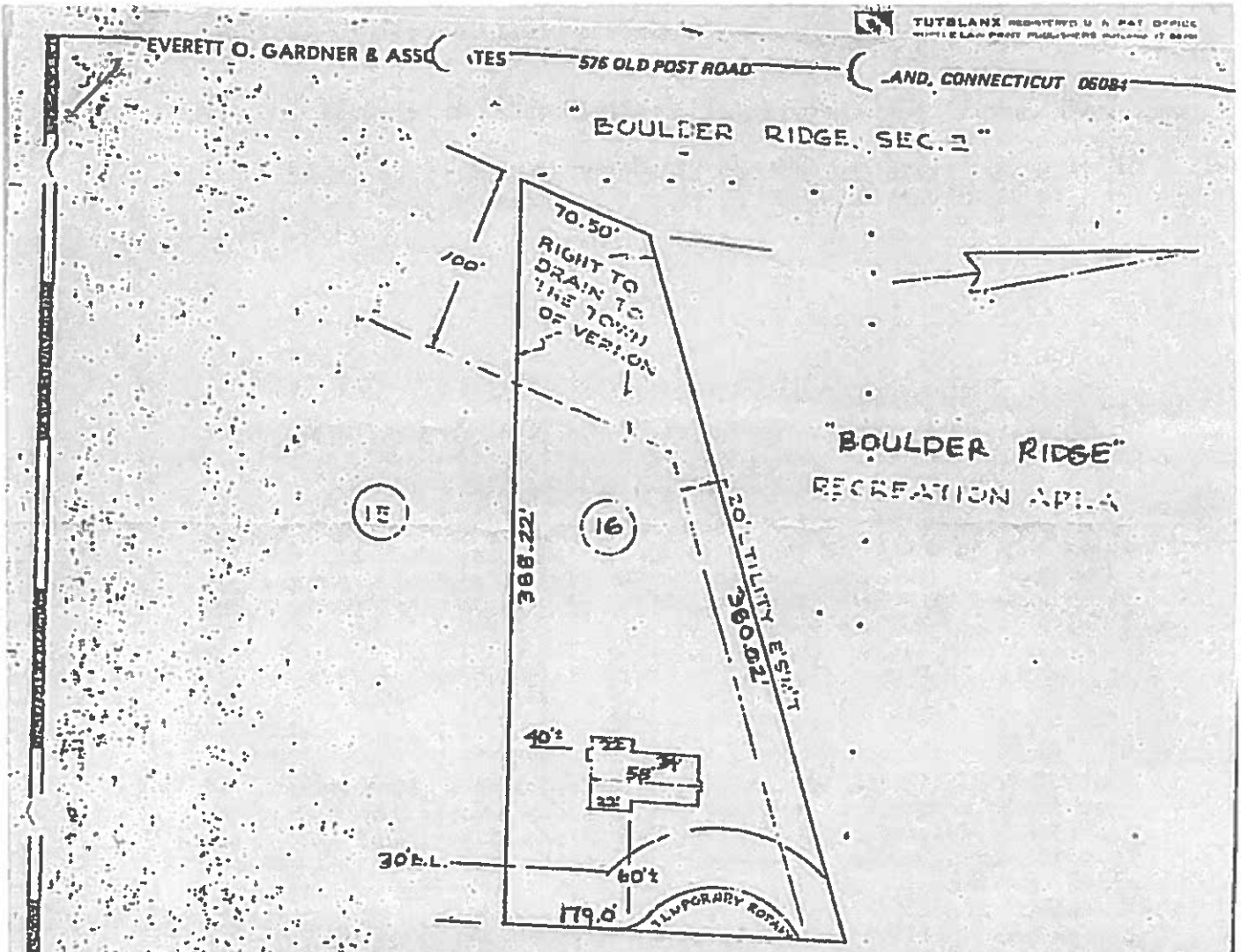
Special Features

Description
D : Fireplace - Masonry

Summary of Improvements

ID	USE	Story Height	Const Type	Grade	Year Cons	Eff Year	Cond	Size or Area
D	DWELL	0 00		Avg+	1976	1985	AV	3156
G01	ATTGAR	0 00	1				AV	462

EVERETT O. GARDNER & ASSOCIATES — 576 OLD POST ROAD — ANDOVER, CONNECTICUT 06084



MORTGAGE SURVEY

LOT #16, "ECHO MOUNTAIN RIDGE"
TOWN OF VERNON, CONN.
SCALE: 1" = 80'

Certified substantially correct.
Building located as shown,
zoning regulations not violated.

STATE OF CONNECTICUT
EVERETT O. GARDNER
No. 4395
REGISTERED LAND SURVEYOR

March 5, 1976 — Everett O. Gardner — L.S. #4395


Choose Your Data Layers
181.84
115.91
0.58 Ac
31-0142-00174
107.82
89.27
197
60.13
70.5
380.02
1.04 Ac
31-0142-00181
388.22
619.4
187
52.38
0.23 Ac
31-0142-0221
197.07
179
125
0.73 Ac
31-0142-002
207.01
160.89
.59 Ac
0142-00176
1.44 Ac
31-0142-00182
150
150
0.7 Ac
31-0142-00219
115
9.64
446.4
160.89
198.65
115
1.64 Ac
31-0142-00183
150
150
0.67 Ac
31-0142-00218
78.83
504.57

Existing Driveway
Proposed for Client Use
131 Echo Ridge Drive
Echo Ridge Dr
Echo Ridge Dr
Echo Ridge Dr

STAFF COMMENTS

(PZ-2020-05)

TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066
(860) 870-3640
gmcgregor@vernon-ct.gov

PLANNING
DEPARTMENT

MEMORANDUM

TO: Planning and Zoning Commission

FROM: George K. McGregor, Town Planner

SUBJECT: PZ-2020-05: 131 Echo Ridge Dr.– Special Permit for a Major Type 2 Home Based Business, Counseling Services

DATE: May 7, 2020

Proposal:

Erica Y. Bower (the "Applicant") has submitted a request for a Special Permit, pursuant to Section 4.4.4.8 of the Town of Vernon Zoning Regulations, to operate a Home-Based Business of Major--Type 2: Counseling Services at 131 Echo Ridge Dr. (Assessor's ID: Map 31, Block 0142, Parcel 00181). The property is approximately 1.04 acres in size and is zoned R-27.

The Applicant provides counseling, wellness and mental health services and seeks to move all services to a portion of her home located at 131 Echo Ridge Dr. The Applicant proposes to establish a small, 416 sq.ft. ground floor office accessible by a separate driveway and separate rear entrance (although access to the space can be gained through the primary entrance) into the residence to serve the clientele.

The applicant has proposed reduced hours of operation from her current practice located in South Windsor and has offered the following details and hours of operation:

Days	Hours	Clients
Monday-Tuesday	9 a.m.-5 p.m.	8
Wednesday-Thursday	10 a.m.-6 p.m.	8
Friday	10 a.m.-2 p.m.	4
Total		36

No weekend hours are proposed.

Relevant Considerations under Zoning

Type 2 Home Businesses allow for at home customers or clients so longs as the special permit criteria can be met or reasonable conditions can act to mitigate activities where appropriate. The Ordinance asks the Commission to review two sets of evaluation criteria: the general special permits factors and the home business criteria.

Special Permit Criteria:

In order to approve a special permit, the Commission must find that the applicant meets the relevant general special permit criteria of Section 17.3.1, specifically:

17.3.1.1 It shall not create a hazardous condition relative to public health and safety;

17.3.1.2 It shall be compatible with neighboring uses;

17.3.1.3 It shall not create a nuisance;

17.3.1.4 It shall not hinder the future sound development of the community;

17.3.1.5 It shall conform to all applicable sections of this ordinance;

Home-Base Business Criteria

In order to approve a special permit, the Commission must also find that the applicant meets the relevant Sections 3.29 related to Home Businesses.

3.29.2.1 The home based business shall not occupy more than 750 sq.ft. of floor area.

3.29.2.2 The home based business shall not change the exterior residential character of the dwelling, building or premises in any manner and shall not rely on a separate exterior entrance for exclusive access to the business space;

3.29.2.3 No more than two persons other than the residents of that dwelling may be employed on the premises

3.29.2.6 The home based business shall not display or advertise;

3.29.2.7 No materials, products, or equipment for the home based business shall be stored outside of the space designated for the business;

3.29.2.8 The home based business shall not create any noise, odor, dust, etc…on the premises;

Section 3.29.2.10 states that the Commission may attach "reasonable conditions with respect to hours of operation" and other physical or operational elements.

Other Reviews

The Zoning Enforcement Officer recommended that conditions related to hours of operations and counseling activity be considered. No other Town Departments provided substantive referral comment.

Analysis and Recommendation

The Applicant requests approval to operate a home based counseling business in a residential zoning district. The proposed schedule represents effectively a full-time counseling services business. The Planning and Zoning Commission is charged with determining whether, in this case, the relevant provisions the Zoning Ordinance are met, and most specifically the sections related to home base businesses and special permits.

Staff finds that the home based business criteria set forth in Section 3.29 have been met without equivocation.

The special permit provisions of Section 17.3.1 are more nuanced and require that the Planning and Zoning Commission find that the use is compatible with the neighborhood; that the use will not create a nuisance; a hazard to public safety; and, will not hinder the development of the community. The neighborhood is a larger lot, single family area with lots ranging from around .7 acres up to 1.5 acres, generally.

In home counseling services can often meet these special permit parameters, typically with reasonable conditions related to hours of operation and some consensus limitation on client or customer activity.

DRAFT MOTION(S)

A. **I move that the Planning and Zoning Commission Approve PZ-2020-05, a special permit for counseling services as a home-based business at 131 Echo Ridge Dr., based upon a finding that the request is consistent with the home-based business requirements set forth in Section 3.29 and is consistent with the special permit requirements of 17.3.1, subject to the following conditions:**

   1. **The business is limited to an area of 750 sq. ft.**
   2. **Hours of operation and client activity is limited to:**

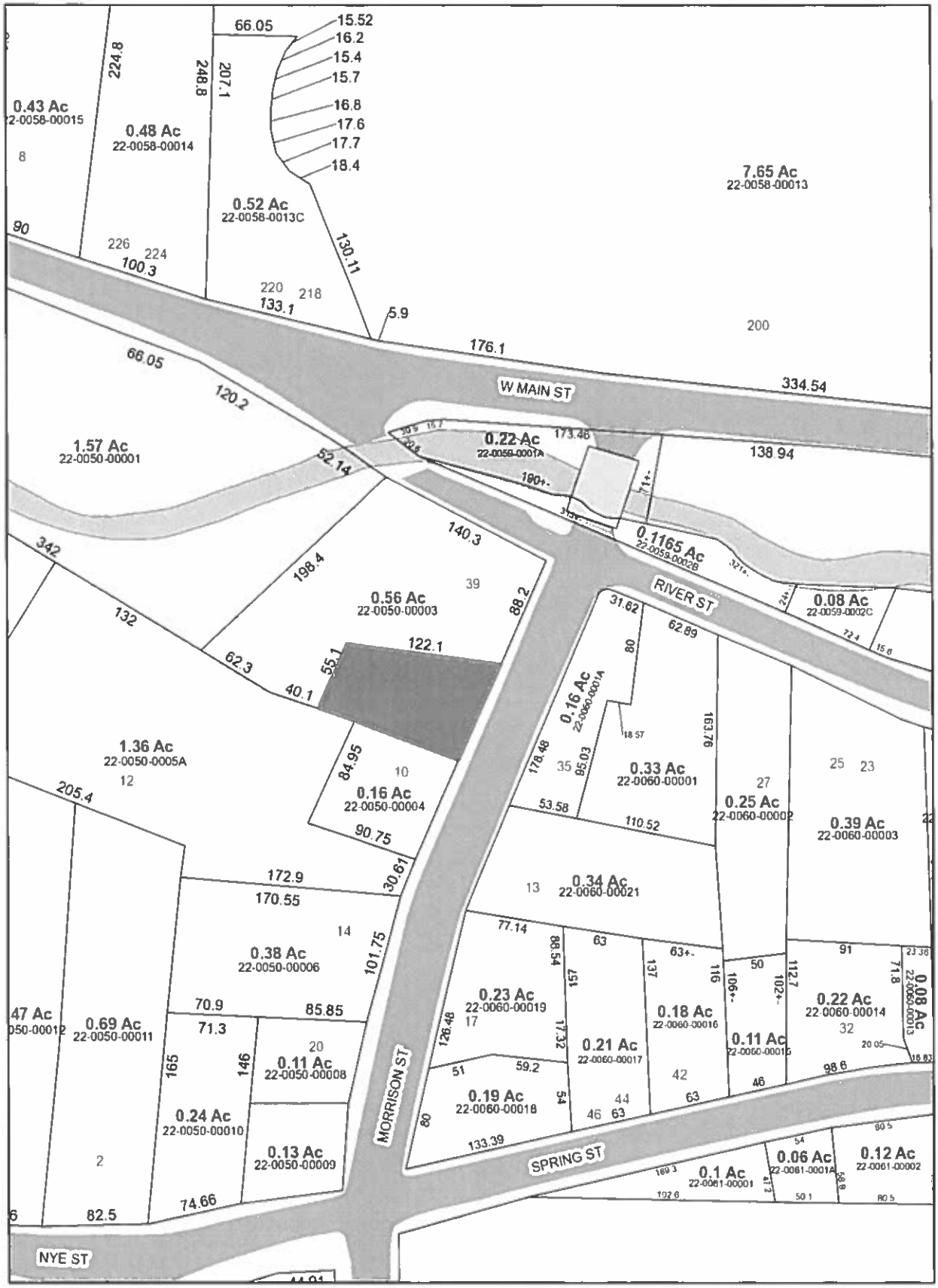
Days	Hours	Clients
Monday-Tuesday	9 a.m.-5 p.m.	8
Wednesday-Thursday	10 a.m.-6 p.m.	8
Friday	10 a.m.-2 p.m.	4
Total		36

OR

B. **I move an alternate motion**

8-24 Referral

8-24 Referral
8 Morrison St.



TOWN OF VERNON

OFFICE OF THE
TOWN PLANNER

14 PARK PLACE, VERNON, CT 06066-3291
Tel: (860) 870-3667
E-mail: gmcgregor@vernon-ct.gov

MEMORANDUM

TO: Town of Vernon Planning and Zoning Commission

FROM: George K. McGregor, AICP, Town Planner

SUBJECT: CGS 8-24 Referral – 8 Morrison St.

DATE: May 7, 2020

The Town of Vernon has requested a CGS 8-24 referral for 8 Morrison St. The Town is considering the potential sale of this property. The parcel is currently vacant; the Town had previously removed a blighted structure. Future uses are undisclosed.

State statue declares:

> *"No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon,* ***sell*** *or lease any airport, park, playground, school or other* ***municipally owned property*** *or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report."*

The intent in this consideration is for the Commission to review the proposed action and issue a finding on its consistency or lack thereof with the Plan of Conservation and Development.

The Property is zoned Planned Neighborhood Development. The POCD identifies this parcel as low density residential and is adjacent to both areas of Mixed-Use and Scenic Resource Constraints. The business development policies of the POCD support redevelopment and increasing the tax base. Specifically, the POCD emphasizes "promoting redevelopment of vacant buildings and underutilized sites" (page 82). Once a use is identified, it will be reviewed for further consistency, as appropriate.

Therefore, this request is consistent with the adopted POCD.

TOWN OF VERNON

Office of the Mayor
14 Park Place • Vernon, CT 06066
Tel: (860)-870-6000 • Fax: (860) 870-3580
www.Vernon-ct.gov

Daniel A. Champagne
Mayor

Michael J. Purcaro
Town Administrator

Dawn R. Maselek
Assistant Town Administrator

TO: George McGregor, Town Planner
Roland Klee, Chairman PZC

FROM: Michael J. Purcaro, Town Administrator

DATE: April 22, 2020

RE: 8-24 Referral - 8 Morrison Street (Vacant Lot – Parcel ID #22-0050-0003A)

The Town Council voted at their April 21, 2020 meeting to refer the above referenced parcel to the Town of Vernon Planning and Zoning Commission for an 8-24 Review. This parcel is being considered for sale.

Please add this to the Commission's next available agenda and send the Commission's findings to Administration by May 30, 2020.

Thank you in advance for your prompt attention to this request.