

Posted 4/14/2020 RB

**TOWN OF VERNON
Planning & Zoning Commission (PZC)**

RECEIVED
VERNON TOWN CLERK
20 APR 14 AM 8:40

Meeting Notice
Thursday, April 16, 2020, 7:30 PM

Via Zoom Audio Teleconference
Phone: 1-646-876-9923
Meeting ID 976 0204 5228
Access/Password 570734

Or via web link:

<https://zoom.us/j/97602045228?pwd=dVVPcXhqT0pQVmhETfk3MmNtK1VoQT09>
password: 7jVUCR

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 2, 2020 meeting
 - 2.3 Communications received NOT related to Agenda items, if any
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).
 - 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).
4. Other Business/Discussion
5. 8-24 Referrals, if any
6. Adjournment

Roland Klee, Chairman
Planning & Zoning Commission

MINUTES

TOWN OF VERNON
Planning & Zoning Commission (PZC)

RECEIVED
VERNON TOWN CLERK
20 APR -8 AM 9:42

Draft Minutes
Thursday, April 2, 2020

Via Zoom Audio Teleconference

Draft Minutes

1. Call to Order & Roll Call by Roland Klee, Vice-Chairperson at 7:31pm
 - Regular members present: Chairman, Roland Klee, Joseph Miller, Jesse Schoolnik Wes Shorts, Susan Reudgen Iris Mullan and Mike Mitchell
 - Alternate Member: Robin Lockwood
 - Absent Members: None.
 - Staff present: George McGregor, Town Planner
 - Recording secretary: Cassandra Santoro
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 March 5, 2020 meeting

Wes Shorts made a motion to approve the Minutes of the March 5, 2020 meeting. Mike Mitchell seconded and the motion carried with 5 in favor and 2 abstentions - Commissioners Reudgen and Miller.
 - 2.3 Communications received NOT related to Agenda items, if any
 - 2.3.1 **Memorandum from Town Planner Regarding Public Meetings and Notice During COVID-19 Crisis**

Town Planner George McGregor summarized a Memorandum dated March 25, 2020 that was sent to Commissioners regarding Public Meetings, Notice and Timelines during COVID-19. Discussion ensued.
3. New Application(s) for receipt
 - 3.1 **Application [PZ-2020-04] of Phil Wilson, 713 Realty, for a Modification to a Site Plan of Development 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).

Joseph Miller made a motion to accept Application PZ-2020-04 for a Public Hearing to be held on May 2, 2020. Mike Mitchell seconded and the motion carried unanimously.

4. Public Hearing and Action on Application

4.1 **Application [PZ-2020-02] of James Kephart for a Special Permit to operate a Home-Based Business of Major--Type 2: Wood Turning at 181 Bamforth Rd. (Assessor's ID: Map 30, Block 0133, Parcel 0001D).**

- Town Planner George McGregor read the legal notice into the record.
- Legal notice was published in the Journal Inquirer on March 21, 2020 and March 28, 2020.
- Chairman Roland Klee read the following teleconference rules into the record:
 1. Any member of the public who wishes to provide public comment may participate remotely via computer with a microphone and ZOOM link or via telephone call-in number
 2. We ask that all participants "MUTE" their phones and that the meeting organizer may mute participants if excessive noise or feedback interrupts the meeting.
 3. Speakers are encouraged to use the ZOOM Chat function to alert the host that they would like to speak.
 4. At the appropriate time, the Chairman will call for public comment. Speakers should unmute their phones by pressing *6 and then clearly identify their name and address.
 5. Speakers should direct their comments through the Chairman
 6. Please be patient.
- Jim Kephart, Applicant spoke regarding the application.
- All customers will be by appointment only and less than 1 client per day.
- Wood scraps and shavings will be placed into a wood burning stove that exists on the premises.
- 1800 sqft building – 1/3 will be used for woodturning activity and other 2/3 will be used for art studio.
- Joann Wiley of 225 Bamforth Road spoke in opposition.
- Rodger Wiley of 225 Bamforth Road spoke in opposition.
- Sue and Bob Bonan of 137 Bamforth Road spoke in opposition.
- The following individuals emailed in opposition: Kamila Plona, of 245 Bamforth Road, Susan Bonan of 137 Bamforth Road and Rodger Wiley of 225 Bamforth Road.
- Discussion ensued.
- Wes Shorts made a motion to close the Public Hearing at 8:52 PM.

Iris Mullan made a motion to deny the application because I am pretty familiar with wood working manufacturing and I know how much saw dust it will cause and noise the wood working

machine will make. Also, the saw dust you have to have some certain size of the saw dust collection machine outside to ventilate the whole thing. It is very noisy and very dusty and it shouldn't be in a residential area. Motion failed.

Wes Shorts made moved that the Planning and Zoning Commission Approve PZ-2020-02, a special permit for a woodturning home-based business at 181 Bamforth Road., 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 follow conditions. 1. The home-based business is limited to an area of 750 contiguous square feet. 2. The home-based business is limited to 5 material deliveries per year. 3. The home-based business is limited to 3 customers per week, by appointment only. 4. No wood finishing products shall be used on the property. 5. The home-based business is subject to the general improvement plan dated July 30, 2019 and the architectural plans dated August 30, 2019, revised October 3, 2019. Joseph Miller seconded and the motion carried with 6 in favor and 1 opposed, Iris Mullan.

5. Other Business/Discussion

None.

6. 8-24 Referrals, if any

None.

7. Communications sent

None.

8. Adjournment

Wes Shorts made a motion to adjourn the meeting at 9:00PM. Susan Reudgen seconded and the motion carried unanimously.

Respectfully submitted

Cassandra Santoro,
Recording Secretary

APPLICATIONS
For Receipt

PZ 2020-05

RECEIVED

APR 13 2020

TOWN OF VERNON PLANNING & ZONING COMMISSION (PZC)

APPLICATION

TOWN PLANNERS OFFICE

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 (FOD), 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 # 112 Lot/Parcel # 00181 crkm

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: 570 772 5140 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

VI. APPROVAL (S) REQUESTED

Subdivision or Resubdivision

- Subdivision (Sub. Sec. 4, 5, 6)
- Resubdivision (Sub. Sec. 4, 5, 6)
- Minor modification of 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 Permt(s). Cite ZR Section and describe activity:

Home business Major-Type 2 on-line
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 assess 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. M/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. CERTIFICATION OF THE FILING UNDER THESE SECTIONS BY THE APPLICANT MUST BE PRESENTED AT THE PUBLIC HEARING. 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. (TWR 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 (TWR 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

4/8/2020

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



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

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: _____

Transfer of Ownership		Consideration	Transfer Date	Deed Book/Page	Deed Type
Owner					
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	

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

Neighborhood Number
9650

Neighborhood Name
Residential

TAXING DISTRICT INFORMATION

Jurisdiction Name
Area
Routing Number

Town of Vernon
146
5080

Valuation Record

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

Site Description

Topography

Level

Public Utilities
Sewer, Electric

Street or Road
Paved

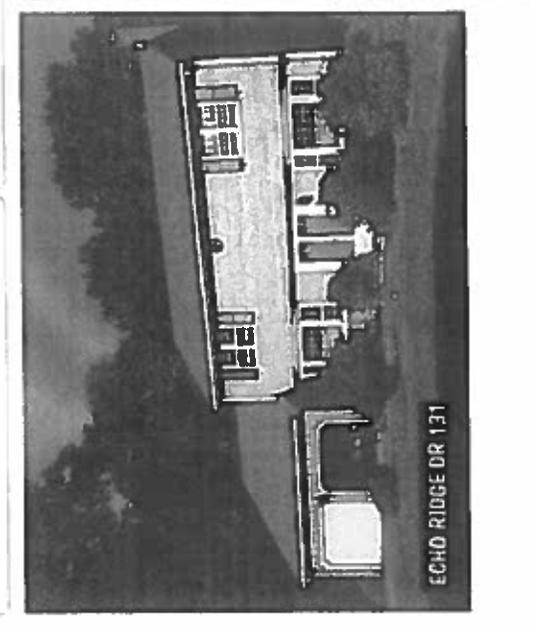
Neighborhood

Zoning
R-27

Legal Acres
1.0400

Land Size

Rating, Soil ID - or - Actual	Franchise	Acres - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor



Physical Characteristics

Style: Colonial
Occupancy: Single family
Story Height: 2.0
Finished Area: 2020
Attic: None
Basement: Full

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

FLOORING
Slab: B
Sub & Joists: 1 0, 2 0

EXTERIOR COVER
NONE
Hood Siding: 1 0, 2 0

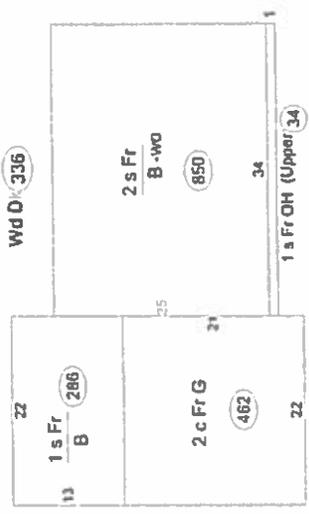
INTERIOR FINISH
Typical: 1 0

ACCOMMODATION
Finished Rooms: 7
Bedrooms: 3

HEATING AND AIR CONDITIONING
Primary Heat: Hot Water - Oil
/Basmt: 1 Upper Upper
Lever: Full Part

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

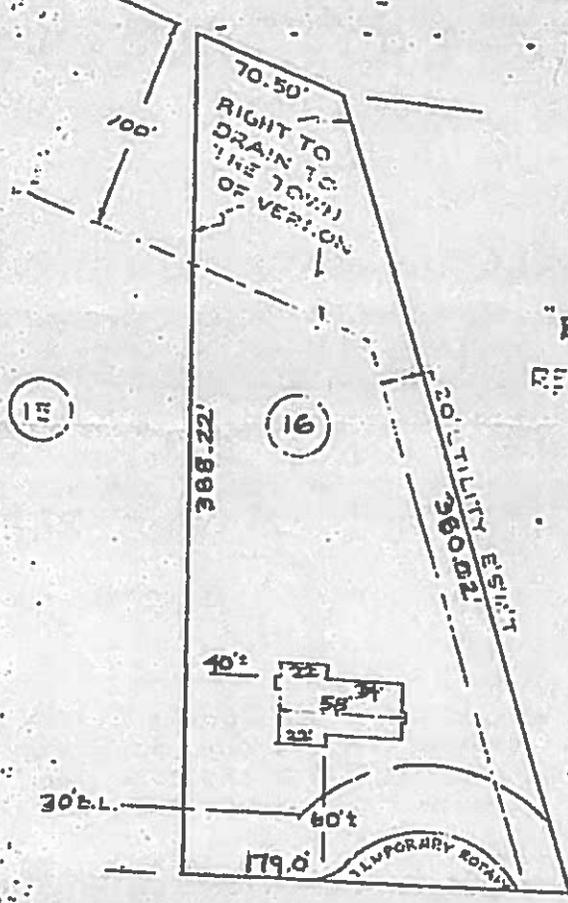
Description
D : Fireplace - Masonry

Summary of Improvements

ID	USE	Story	Cost	Year	EIT	Size or
		Item	Type	Cons	Year	Area
D	DMELL	0 00		1976	1985	3156
G01	ATTGAR	0 00	1			462
			Avg*			AV
						AV

EVERETT O. GARDNER & ASSOCIATES 575 OLD POST ROAD AND, CONNECTICUT 06084

"BOULDER RIDGE, SEC. 2"



"BOULDER RIDGE" RECREATION AREA

ECHO RIDGE DR.
MORTGAGE SURVEY

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

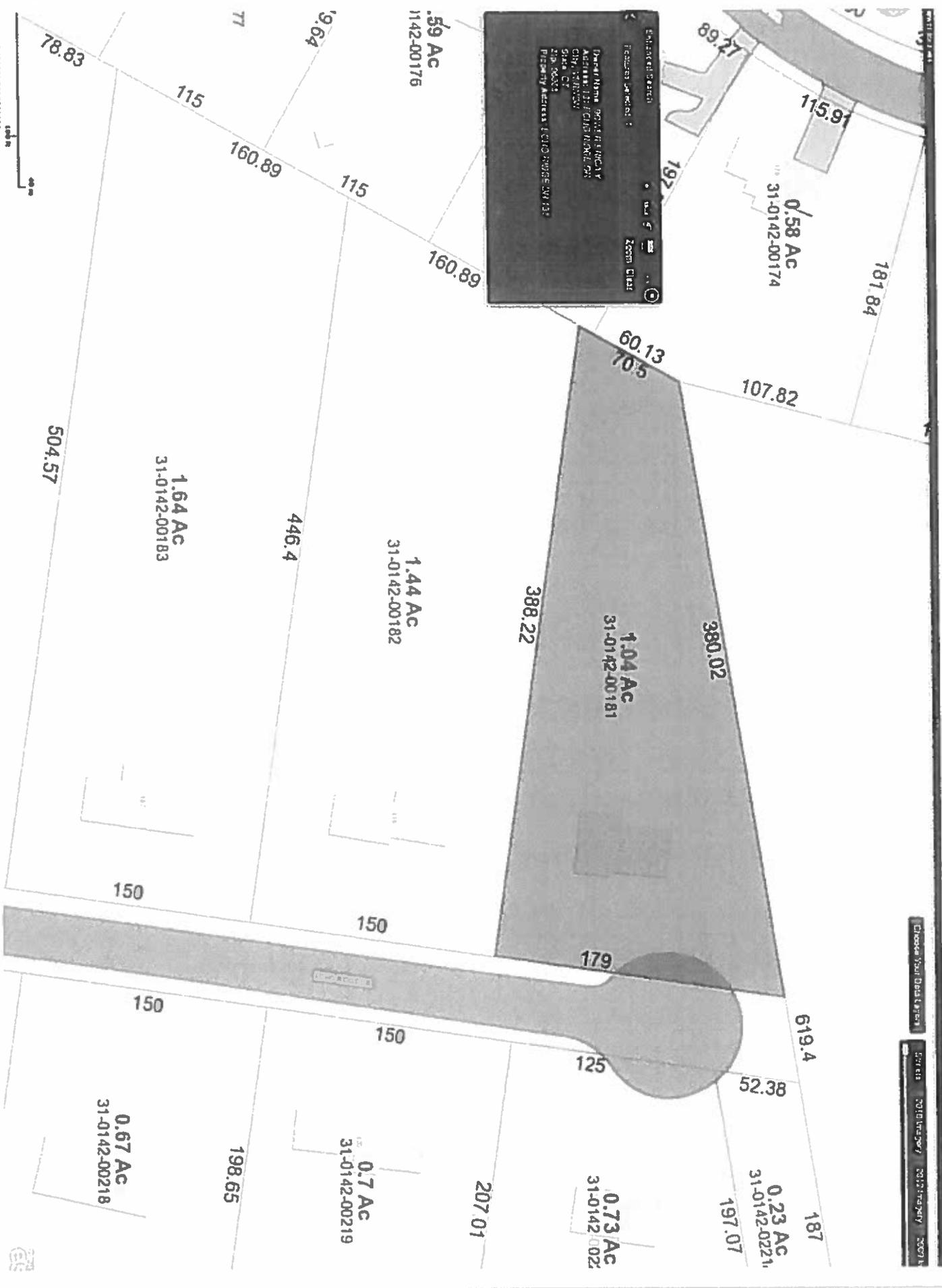
Certified substantially correct.
Building located as shown,
zoning regulations not violated.

March 5, 1976 *Everett O. Gardner*

L.S. #4395



ENLARGED SEARCH
Request Details:
Parcel Name: 2018 FLETC
Address: 115 FLETC RD
City: FLETC
State: CT
ZIP: 06034
Property Address: 115 FLETC RD





131 Echo Ridge Drive

Existing Driveway
Proposed for Client Use

Echo Ridge Dr Echo Ridge Dr Echo Ridge Dr



31-0142-00218
PERROTTA VIOLET M
PO BOX 122
ELLINGTON, CT 06029

31-0142-00176
MULLEN JAMES F
154 RAINBOW TRL
VERNON, CT 06066

31-0142-00174
ZAIGA & FREIMAN
RIVERA-RIVERA PASCUAL
170 RAINBOW TRL
VERNON, CT 06066

31-0142-0221A
VERNON TOWN OF
14 PARK PL
VERNON, CT 06066

31-0142-00027
VERNON TOWN OF
14 PARK PL
VERNON, CT 06066-3291

31-0142-00219
KIERNAN ROBERT D & KATHERINE B
120 ECHO RIDGE DR
VERNON, CT 06066-5909

31-0142-00175
MASILONIS TERESA C
162 RAINBOW TRL
VERNON, CT 06066

31-0142-00183

31-0142-00173
NASON ROBERT WILLIAM JR
180 RAINBOW TRL
VERNON, CT 06066

31-0142-00182
MYERS SARAH B & KNISEL SALLY T
119 ECHO RIDGE DR
VERNON, CT 06066

31-0142-00181
ERICA Y BOWER
131 ECHO RIDGE DR
VERNON, CT 06066

31-0142-00220
WEEKS JASON M & VERONICA L &
GAFFNEY HENRY M
132 ECHO RIDGE DR
VERNON, CT 06066



APPLICATIONS
For Receipt

PZ 2020-06

RECEIVED

TOWN OF VERNON PLANNING & ZONING COMMISSION (PZC) APR 13 2020

APPLICATION

TOWN PLANNERS OFFICE

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: Gregory W. McCracken

Title: Attorney

Company: Jacobs, Walker, Rice & Barry, LLC

Address: 146 Main Street

Manchester, CT 06042

Telephone: 860-646-0121

Fax: 860-645-6229

E-mail: gmccracken@jwrbc.com

II. PROPERTY OWNER (S):

Name: Chirag B. and Jalpa C. Thaker

Title: N/A

Company: N/A

Address: 195 West Street

Vernon, CT 06066

Telephone: 860-289-1100 Fax 860-289-3272

E-mail: chirag.thaker@rdaep.com

III. PROPERTY

Address: 195 West Street

Assessor's ID Code: Map # 25 Block # 0065 Lot/Parcel # 00035

Land Record Reference to Deed Description: Volume: 2322 Page 37

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-22

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: Construction of Addition to Home

Project Contact Person:

Name: Chirag B. Thaker

Title: President

Company: Russell and Dawson, Inc.

Address: 1111 Main Street

East Hartford, CT 06108

Telephone: 860-334-2929 Fax: 860-289-3272

E-mail: chirag.thaker@rdaep.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: Construction of Addition to House

General Activities: Disturbance of more than one-half an acre of land
and excavation and fill of more than 50 cubic yards of earth for
construction of addition to single-family dwelling.

VI. APPROVAL (S) REQUESTED

Subdivision or Resubdivision

- Subdivision (Sub. Sec. 4, 5, 6)
- Resubdivision (Sub. Sec. 4, 5, 6)
- Minor modification of 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:

_____ 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. (TWR 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. (TWR 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
Gregory W. McCracken, Applicant and Attorney for Property Owners

March 20, 2020

Date

Signature

Date

TO BE FILLED IN BY THE PLANNING DEPARTMENT

Date Application Submitted _____

Date Application Received by Commission _____

PZC File: _____

25-0021-0003D
CONGELOS KRISTYN BOYNTON
100-25 DOBSON RD
VERNON CT 06066

25-0065-0036U
VALENTIN LYNN
58 DARYL DR
VERNON CT 06066-4210

19

25-0021-00002
DOHERTY DONALD R
198 WEST ST
VERNON CT 06066-4150

25-0021-0003C
STOPP TIMOTHY J & SHEILA A
186 WEST ST
VERNON CT 06066

25-0065-00034
STRONG FAMILY FARM INC
274 WEST ST
VERNON CT 06066

25-0065-0036P
BARON BARNET B & JOAN B
126 DARYL DR
VERNON CT 06066

25-0065-00035
THAKER CHIRAG B & JALPA C
195 WEST ST
VERNON CT 06066

25-0065-0036W
OSBECK ANNA L ESTATE OF
C/O JACOB A OSBECK EXEC
38 DARYL DR
VERNON CT 06066-4210

25-0065-036-O
ST GERMAIN ROBIN J & LAUREEN
136 DARYL DR
VERNON CT 06066-4200

25-0065-0036T
LETOURNEAU ARTHUR D & MARJORIE L
68 DARYL DR
VERNON CT 06066-4210

25-0065-0035D
SOKOLSKI IVAN (LU) & MARIE (LU) &
SOKOLSKI MARK I & SOKOLSKI ANDREW K
156 DARYL DR
VERNON CT 06066

25-065G-0036D
ADAMS KATHERINE E
45 DARYL DR
VERNON CT 06066

25-0065-0035E
KASAMBA CHRISTOPHE M &
TSHILENGE KANJINGA C
152 DARYL DR
VERNON CT 06066

25-0065-0036Q
MOLLOY TIMOTHY P & SUSANNA M
116 DARYL DR
VERNON CT 06066-4200

25-0021-0003B
DOHERTY JAMES A JR & JULIA P
190 WEST ST
VERNON CT 06066-4150

25-0065-0036S
PALMA FRANCISCO J & KIMBERLY R
78 DARYL DR
VERNON CT 06066

25-0065-0035A
NEVELOS RICHARD G & ANN C
144 DARYL DR
VERNON CT 06066-4200

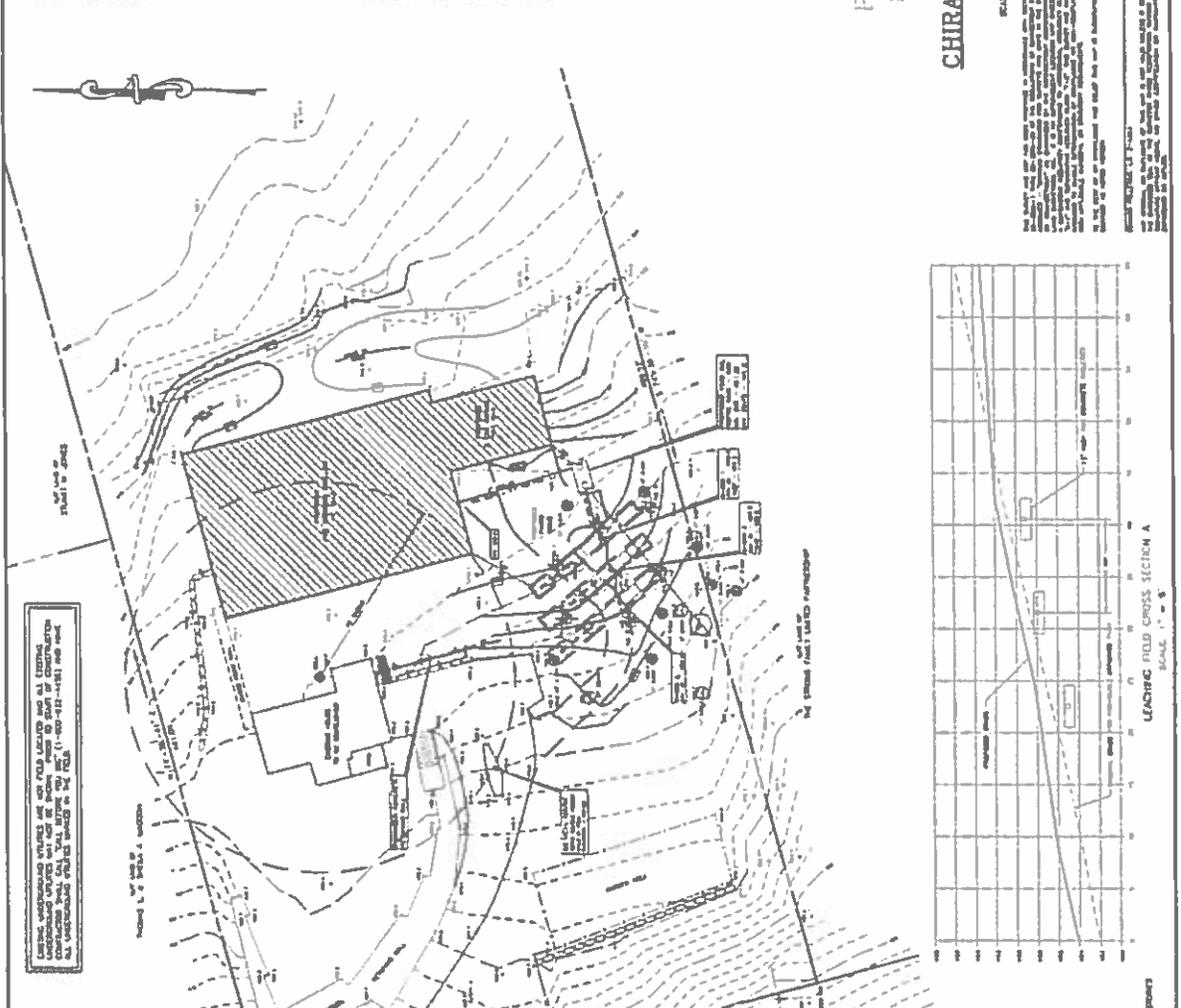
27-0065-00033
VERNON TOWN OF
MIDDLE SCHOOL
30 PARK ST
VERNON CT 06066

25-0065-0036V
MAGOON THOMAS L & SHELIA A
50 DARYL DR
VERNON CT 06066-4210

25-0021-0002A
OGDEN BROOK DEVELOPERS LLC
100-25 DOBSON RD
VERNON CT 06066

NOTES:

1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. THE DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ENGINEER.
3. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE PROPOSED WORK.
4. THE PROPOSED WORK IS SUBJECT TO THE OBTAINING OF ALL NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES AND OBSTRUCTIONS.
6. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE PROPOSED WORK.
7. THE PROPOSED WORK IS SUBJECT TO THE OBTAINING OF ALL NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
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16. THE PROPOSED WORK IS SUBJECT TO THE OBTAINING OF ALL NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
17. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES AND OBSTRUCTIONS.
18. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE PROPOSED WORK.
19. THE PROPOSED WORK IS SUBJECT TO THE OBTAINING OF ALL NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
20. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES AND OBSTRUCTIONS.



LEGEND

EXISTING

- Proposed 1/2\"/>

PROPOSED

- Proposed 1/2\"/>

LEACHING GALLERY DETAIL

NOTES:

1. THE GALLERY IS TO BE CONSTRUCTED OF 12\"/>
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PRELIMINARY
SUBSURFACE SEWAGE
DISPOSAL DESIGN

CHIRAG & JALPA THAKER

185 WEST STREET
 WOODBRIDGE, CONNECTICUT
 SCALE: 1" = 10'

DATE: APRIL 1, 2009

PROJECT NO. 09-001

CLIENT: CHIRAG & JALPA THAKER

ENGINEER: CHIRAG & JALPA THAKER

REGISTERED PROFESSIONAL ENGINEER
 STATE OF CONNECTICUT
 LICENSE NO. 10000

DATE: APRIL 1, 2009

PROJECT NO. 09-001

CLIENT: CHIRAG & JALPA THAKER

ENGINEER: CHIRAG & JALPA THAKER

REGISTERED PROFESSIONAL ENGINEER
 STATE OF CONNECTICUT
 LICENSE NO. 10000

D A T U M

CHIRAG & JALPA THAKER
 132 CHANTRELLE ROAD
 HARTFORD, CONNECTICUT 06105
 TEL: (860) 234-1000 FAX: (860) 234-1001
 WWW: WWW.CHIRAGANDJALPA.COM

25006500035

THAKER CHIRAG B & JALPA C

WEST ST 195

Tax ID 25-0065-00035

Printed 02/02/2019

Card No. 1 of 1

THAKER CHIRAG B & JALPA C
195 WEST ST
VERNON, CT 06066
CEHS05 TRACT : 510400

Neighborhood Number 11500
Neighborhood Name
Residential
TAXING DISTRICT INFORMATION
Jurisdiction Name Town of Vernon
Area 146
Routing Number 4803

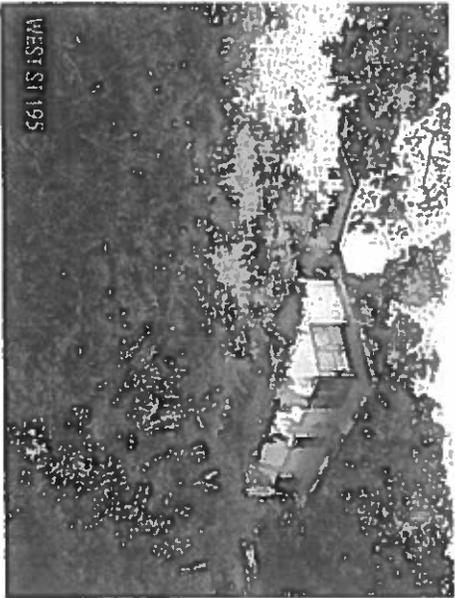
Site Description
Topography High
Public Utilities Electric
Street or Road Paved
Neighborhood
Zoning R-22
Legal Acres 3.4200

Transfer of Ownership
Owner
MURRAY MICHAEL F ESTATE OF
MURRAY MICHAEL F & ANN F
VERNON TOWN OF
BOOKER WILLIAM E JR &
BOOKER WILLIAM E JR &

Consideration	Transfer Date	Deed Book/Page	Deed Type
175000	11/25/2013	2322	A
0	11/25/2013	2322	P
0	09/10/2012	2241	Q
100800	03/19/2002	1383	Q
0	07/25/2001	1325	F
0	10/11/1996	1078	Q

Valuation Record

Assessment Year	2011	2016	2018					
Reason for Change	2011 REVAL	2016 Reval	2018 ASMT					
Market	L 83120 I 112106 T 195220	L 67970 I 115140 T 183110	L 67970 I 115140 T 183110					
70% Assess/Use	L 58180 I 78486 T 136660	L 47580 I 80610 T 128190	L 47580 I 80610 T 128190					



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

25006500035

THAKER CHIRAG B & JALPA C

WEST ST 195

Tax ID 25-0065-00035

Printed 02/02/2019

101

Physical Characteristics

Style	Ranch	ACCOMMODATION	
Occupancy	Single family	Finished Rooms	5
Story Height	1.0	Bedroom	3
Finished Area	1446	HEATING AND AIR CONDITIONING	
Attic	None	Primary Heat	Hot Water- Oil
Basement	Full	Lower	Full
ROOFING		Upper	Upper
Material	Asphalt Shingles	PLUMBING	
Type	HIP	#	TF
Finishing	Standard	1st Baths	1 1 3
Pitch	NOT AVAILABLE	Kit Sink	1 1 1
		Water Heat	1 1 1
		TOTAL	5
FLOORING		REMODELING AND MODERNIZATION	
Slab	B	Amount	Date
Sub & Joists	1.0		
Typical	B, 1.0		
EXTERIOR COVER			
Stucco	1.0		
INTERIOR FINISH			
Typical	1.0		

Special Features

Description
D 1 Basement garage - 2 car.
02 Fireplace - Masonry

Summary of Improvements

ID	USE	Story	Height	Const	Grade	Year	EIF	Concl	Size
				Type		Cons	Year		ut
D 01	DWELL	0	00	4	AVG	1945	1978	AV	2892
02	POOL	0	00	1	AVG	1965	1965	FR	880
	UTILSHED	0	00	1	AVG	2006	2006	AV	56

