

We, the undersigned property owners, oppose the application (PZ-2020-03) for a zone change from Residential zone R-22 to Comprehensive Multi-Family Dwelling, at 195 and 209 and South Street, Vernon, CT.

KNOLLWOOD DR

ADDRESS

PROPERTY OWNER(S)

11 Knollwood Dr. Donna M. Barrett

11 Knollwood Dr Thomas Barnes

15 Knollwood Dr Carl Jr. David Sanginatti

7 KNOLLWOOD DR Sean & Jo Ann Hernandez

12 Knollwood Dr Michael Wakefield

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AUG 19 2020

TOWN PLANNERS OFFICE

PETITION TO THE TOWN OF VERNON PLANNING & ZONING COMMISSION TO
DENY APPLICATION PZ-2020-03

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Property Address: 214 SOUTH ST VERNON CT (Print)

Property Owner(s) Anthony Pugliese (Print)

Signature(s) of EACH property owner.

[Handwritten Signature]

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Property Address: 228 South Street (Print)

Property Owner(s) Billy M. Beasley (Print)

Signature(s) of EACH property owner.

Billy M. Beasley

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Property Address: 229 South Rd Vernon (Print)

Property Owner(s) Equity Trustco Cust FBO (Print)
Mark McWilliams

Signature(s) of EACH property owner.

[Signature]

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Property Address: 233 South St (Print)

Property Owner(s) CRAIG TRAPP (Print)

Signature(s) of EACH property owner.

Craig E Trapp

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Property Address: 234 1/2 South St. Vernon, CT (Print)

Property Owner(s) Kurt E. Doughty (Print)
Lori Doughty

Signature(s) of EACH property owner.

Kurt Doughty 4/17/2020
Lori Doughty 4/17/2020

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Property Address: 235 South St. Vernon, CT (Print)

Property Owner(s) Timothy Scott (Print)

Christen Scott

Signature(s) of EACH property owner.

Christen Scott
[Signature]

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Property Address: 139 Vernon Ave (Print)

Property Owner(s) Janice Haywood (Print)

Signature(s) of EACH property owner.

Janice Haywood

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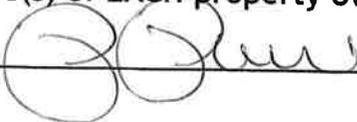
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Property Address: 149 Vernon Ave (Print)

Property Owner(s) Patricia E Gearing Paul (Print)

Signature(s) of EACH property owner.



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Property Address: 166 VERNON AVE, VERNON, CT (Print)

Property Owner(s) TIMOTHY GRANT (Print)
DEBORAH GRANT

Signature(s) of EACH property owner.

Timothy Grant
Deborah Grant

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Property Address: 176 South St., Vernon Ct (Print)

Property Owner(s) Monica L. Mackenn (Print)

Signature(s) of EACH property owner.

Monica L. Mackenn

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Property Address: 5 - BANCROFT ROAD - VERNON - CT (Print)

Property Owner(s) RICKY + KIM BELCHER (Print)

Signature(s) of EACH property owner.

Kim Belcher
Ricky Belcher

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Property Address: 9 Bancroft Rd (Print)

Property Owner(s) Laura Mac Coy (Print)

Signature(s) of EACH property owner.

Laura Mae Coy

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Property Address: 11 Bancroft Rd (Print)

Property Owner(s) Darlene Kelly (Print)
Sean Kelly

Signature(s) of EACH property owner.

Darlene Kelly
Sean P Kelly

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Property Address: 12 BANCROFT ROAD (Print)

Property Owner(s) CAROL R. PALIFKA (Print)

LESTER G. PALIFKA

Signature(s) of EACH property owner.

Lester G. Palifka
Carol R. Palifka

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Property Address: 13 Dancroft RD Vernon Ct (Print)

Property Owner(s) Clark Holt - Christine Holt (Print)

Signature(s) of EACH property owner.

Clark Holt
Christine Holt

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Property Address: 4 Mark Circle Vernon, CT 06066 (Print)

Property Owner(s) Michael Duszyk (Print)

Lisa Duszyk

Signature(s) of EACH property owner.

Michael a Duszyk

Lisa Duszyk

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Property Address: 6 Mark Circle (Print)

Property Owner(s) Robert Gianfriddo (Print)

Erica Gianfriddo

Signature(s) of EACH property owner.

[Signature]

Erica Gianfriddo

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Property Address: 8 Mark Circle (Print)

Property Owner(s) Leslie V. Sherman (Print)

Signature(s) of EACH property owner.

Leslie V. Sherman 4/17/20

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Property Address: 9 MARK CIRCLE VERNON, CT (Print)

Property Owner(s) JOSEPH ADAMS (Print)

SHARON ADAMS

Signature(s) of EACH property owner.

Sharon Adams

Joseph Adams

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Property Address: 11 MARK CIRCLE (Print)

Property Owner(s) MICHAEL ROMEO (Print)

Signature(s) of EACH property owner.

Michael Romeo

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Property Address: 18 Mark Circle (Print)

Property Owner(s) Mary James (Print)

Signature(s) of EACH property owner.

Mary James

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Property Address: 3 Knollwood Dr. (Print)

Property Owner(s) Fred Thomas (Print)
Kathy Thomas

Signature(s) of EACH property owner.

Kathy Thomas
Fred A Thomas

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Property Address: 4 Knollwood Drive (Print)

Property Owner(s) Alexander Pender (Print)

Christine Pender

Signature(s) of EACH property owner.


Christine Pender

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We, the undersigned property owners, oppose application PZ-2020-03 by Santini Real Estate Trust for a zone change from R-22 Residential zone to Comprehensive Multi-Family Dwelling zone, for property located at 195 and 209 South Street.

We are opposed to this zone change for the following reasons:

- The proposed apartment complex increases the traffic load on an already busy street with unsafe conditions. The average speed documented in the traffic study submitted to the Commission exceeded limits by 9 to 14 mph.
- The poor sight lines at the entrance of the proposed apartment complex create a hazardous condition for drivers on South Street, as well as residents walking to Henry Park.
- The application is not consistent with the goals of Vernon's planning guide, the 2012 Vernon Plan of Conservation and Development. The number of single family housing units in Vernon is far less than the number in the State as a whole. For better balance, the Plan encourages the development of single family homes, especially in areas that are already zoned for residential development.

Property Address: 5 Knollwood Dr. Vernon (Print)

Property Owner(s) Martin and Martina Johnson (Print)

Signature(s) of EACH property owner.

Martina B. Johnson

Martin Johnson

This petition is being filed under Connecticut State Statutes, Chapter 127, Section 8-3, paragraph (b).

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TOWN PLANNERS OFFICE

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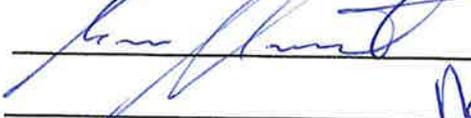
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Property Address: 6 Knollwood Dr. Vernon, CT (Print)

Property Owner(s) Sean Grant (Print)

Nancy Grant

Signature(s) of EACH property owner.





This petition is being filed under Connecticut State Statutes, Chapter 124, Section 8-3, paragraph (b).

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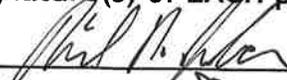
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Property Address: 8 KWOOLWOOD DR. VERNON (Print)

Property Owner(s) RICHARD & SHARON JORDAN (Print)

Signature(s) of EACH property owner.




This petition is being filed under Connecticut State Statutes Chapter 124, Section 8-3, paragraph (b).

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Property Address: 9 Knollwood Dr (Print)

Property Owner(s) Lea Toconis (Print)

Signature(s) of EACH property owner.

[Handwritten Signature]

This petition is being filed under Connecticut State Statutes, Chapter 124, Section 8-3, paragraph (b).

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Property Address: 10 Knollwood Drive ^{Vernon} CT (Print)

Property Owner(s) Myron Osyf (Print)
Linda Osyf

Signature(s) of EACH property owner.

Myron Osyf
Linda Osyf

This petition is being filed under Connecticut State Statute Chapter 127, Section 8-3, paragraph (b).

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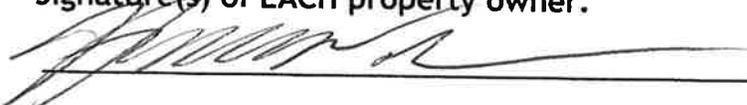
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Property Address: 16 Knollwood Drive (Print)

Property Owner(s) Howard Ashe (Print)

Signature(s) of EACH property owner.



This petition is being filed under Connecticut State Statutes, Chapter 27A, Section 8-3, paragraph (b).

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Property Address: 17 Knollwood Dr, Vernon (Print)

Property Owner(s) Albert V. Lindsay III (Print)

Paula M. Lindsay

Signature(s) of EACH property owner.

Paula M. Lindsay
Albert V. Lindsay III

This petition is being filed under Connecticut State Statutes, **RECEIVED** Chapter 124, Section 8-3, paragraph (b).

AUG 19 2020

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Property Address: 19 Knollwood Dr (Print)

Property Owner(s) Kevin Neeshall (Print)

Tammy Neeshall

Signature(s) of EACH property owner.

Tammy Neeshall

Kevin

This petition is being filed under Connecticut State Statutes, Chapter 124, Section 8-3, paragraph (b).

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Property Address: 21 KNOWLTON DRIVE (Print)

Property Owner(s) WILLIAM J. NOONAN (Print)

Signature(s) of EACH property owner.

William J. Noonan

This petition is being filed under Connecticut State Statutes, Chapter 124, Section 8-3, paragraph (b).

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AUG 19 2020

TOWN PLANNERS OFFICE

Petition signed by
Vernon residents
(not within 500 ft)

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AUG 19 2020

PETITION TO DENY APPLICATION PZ-2020-03

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We are opposed to this zone change for the following reasons:

- Fifty-six additional apartments will increase the volume of traffic on a residential street that already serves as a popular throughway for access to Interstate 84, Vernon's commercial areas, and Henry Park. Plans also show an additional safety hazard based on a single entrance/exit and the poor sightlines.
- Section 4.27.8.6 of the town's Zoning Regulations requires that "The application mustnot hinder the future sound development of the community." The impact of the increased traffic flow and resulting safety concerns on Henry Park and its users threatens the future sound development of the community, and therefore does not meet the regulation requirements. Further, the safety threat discourages use of the park by walkers, many of which are children.
- The 2012 Vernon Plan of Conservation and Development (POCD) cites that Vernon's housing stock has a high percentage of multi-family housing and could be balanced with more ownership and single-family housing opportunities. (Page 76). The POCD also sets a goal to "Increase Homeownership Opportunities," and to "Retain zoning patterns which reserve appropriate areas of the Town for single-family homeownership." (Page 80).
- The application is therefore not consistent with the 2012 Vernon Plan of Conservation and Development.

We, the undersigned property owners, oppose the application (PZ-2020-03) for a zone change from Residential zone R-22 to Comprehensive Multi-Family Dwelling at 195 and 209 and South Street, Vernon, CT.

ADDRESS

PROPERTY OWNER(S)

20 Gottier Dr.

Michael A. Winkler

20 Gottier Drive

Dylan Winkler

We, the undersigned property owners, oppose the application (PZ-2020-03) for a zone change from Residential zone R-22 to Comprehensive Multi-Family Dwelling at 195 and 209 and South Street, Vernon, CT.

ADDRESS	PROPERTY OWNER(S)
4 Olson Drive Vernon CT	Kyl Comments
150 Evergreen Rd	Tanya Salinas
37 Mary Lane	Richard P. Amick
5 Alport Rd	Rohit Sumalathi
5 Alport Rd	Kathryn B. Sumelaghi
26 Campbell Ave	Holly Olmstead Holly Olmstead
4 Janet Lane	JoAnne Colletti
4 JANET LANE	Anthony Colletti
4 JANET LANE	Eren/Coley
19 HILLCREST DR	Erin P. Blais
19 HILLCREST DR	Rachel Y. Blais
3 Glenstone Dr	Lisa Umaga
3 Glenstone Dr	John Vinny
53 Davis Ave Vernon	Linda Peave
25 JALERIE DR VERNON	BRANDON W. SPANGLER Imbrak Pk
9 Grandview Terrace	Megan + Scott Lewis
36 Christopher Dr	Allen and Dianne Sheridan
83 Phoenix St.	Jennifer Roy

We, the undersigned property owners, oppose the application (PZ-2020-03) for a zone change from Residential zone R-22 to Comprehensive Multi-Family Dwelling at 195 and 209 and South Street, Vernon, CT.

ADDRESS	PROPERTY OWNER(S)
12 Jan Dr Vernon CT	Jim Oulougen
18 Valerie Drive Vernon CT	Leah Stratton
48 Ridgewood Dr Vernon CT	Barbara Muldoon Barbara Muldoon
53 GLENSTONE DR VERNON CT	SUE KENNEDY
228 Phoenix St. Vernon, CT	Kim Boulette
30 Bancroft place Vernon CT	_____ ^{Holly Ag. Whitcomb}
57 Sunnyview Drive Vernon CT	Darren Miller, Victoria Mulloz
14 Cedar St. Vernon Ct	Kelly Bishus
" " "	Melina Bishus
" " "	Amanda Bishus
63 Gerald Dr Vernon CT	Denise Sency Denise Sency
63 Gerald Dr Vernon CT	Anthony Sency Anthony Sency
26 Allison Rd Vernon CT	Vicki Thomas
9 Jen Drive Vernon CT	Julie + Richard Landry
58 Daryl Dr. Vernon Ct	Lynn + Luis Valentin
11 Mary Lane Vernon CT.	Janice Pearce
321 south Street Vernon Ct.	Mark Hervieux
19 Knollwood Dr Vernon CT	Kevin + Tammy Newhall

We, the undersigned property owners, oppose the application (PZ-2020-03) for a zone change from Residential zone R-22 to Comprehensive Multi-Family Dwelling at 195 and 209 and South Street, Vernon, CT.

ADDRESS	PROPERTY OWNER(S)
(formerly 15 Bancroft Rd) 16 Crown Str. Rockville, Ct. 06066	Maura B. Steehan
318 South St. Vernon, CT 06066	Nancy Oslowski
113 W. Bancroft Rd Road 06066	Randy Dawson
31 Reed St. Vernon 06066	J. Henry
31 Reed St Vernon 06066	Joe J. Kelnick
165 South Street Vernon, CT 06066	Matt Wilson, Kathleen Wilson
17 Bancroft Rd. Vernon, CT 06066	Darlene Anderson
41 Fox Hill Dr. Vernon	Sunny Emerson
41 Fox Hill Dr. Vernon	John A. Emerson
60 Patricia Drive, Vernon	
60 Patricia Drive, Vernon	
29 Ridgewood Dr, Vernon	J. Brown
29 Ridgewood Dr Vernon	J. Brown
31 Ridgewood Dr Vernon	Elizabeth
16 Jen Drive Vernon, CT	Wayne D. [Signature]
16 Jen Drive Vernon, CT	Michelle Verklees
57 South St Vernon, CT	Bob Michael
4 Olson drive Vernon Ct	Kate Blythe

We, the undersigned property owners, oppose the application (PZ-2020-03) for a zone change from Residential zone R-22 to Comprehensive Multi-Family Dwelling, at 195 and 209 and South Street, Vernon, CT.

ADDRESS

PROPERTY OWNER(S)

21 Knowlwood Dr.	John Ferreira Jackie Stafford
682222wordy XRL ✓	FREDERICK ARZT CHERYL
9 MARRACIRCLE	JOE + SHARON ADAMS
7 Alpert Dr.	Karen + Javier Labrencis
6 Ridgewood dr	Chelsey Hahn + Chad Jewett
27 Fox Hill Drive	Margot D Shea
27 Fox Hill Dr.	Thomas K Shea
18 Earl Street	Luan A Fedary
11 JEN DRIVE	Thad + Meg Velenstei
2 Bancroft Rd	Frank J Peloni
9 Bancroft Rd	LAURA MACCoy
21 BANCROFT RD	Jana Prindle
21 BANCROFT RD.	David Bloch
18 Hansen Dr.	Martha Cain
36 White Street	Lisa Perry
74 Evergreen Rd	LIZ + Bill Zwick
60 HILLCREST DR.	BOB + BETY HATHAWAY
2 Jen Dr	Rory McCormack + Keith Way

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ADDRESS

PROPERTY OWNER(S)

20 Bancroft Rd	Joy + John Henault
251 SOUTH ST	ANNE + RKH CARLQUIST
9 Olson Drive	Denise Collins
11 Olson Drive	Stan Diane Buep
253 South st	Derek Bronnony
253 South st	Jade Bronnony
153 EVERGREEN RD.	TOM + LYNN SWEET
2 Janet Lane	G. Oer
2 Janet Lane	P. P. Bousvert
20 JANET LANE	Jay Dimick
21 Valerie Drive	Jeremy Peterson
17 Valerie Drive	Jay Jaynes
26 PILLSBURY HILL	Judith Peter
130 Evergreen RD	Daniel A. Pile
125 Evergreen Rd	Paula Pile
73 Ox bow Dr	Scott Pile
22 Bancroft Rd.	April Soldi
22 Bancroft RD	Chris Majdan

We, the undersigned property owners, oppose the application (PZ-2020-03) for a zone change from Residential zone R-22 to Comprehensive Multi-Family Dwelling at 195 and 209 and South Street, Vernon, CT.

ADDRESS	PROPERTY OWNER(S)
252 South Street	William Kelly Jr
252 South Street	Patricia J. Kelly
2 Gradview	Mr Louie Loana
5 JANET LANE	Dick & Sue Loana
20 Olson Drive	Andrew + Debbie Gargano
10 Valerie Dr.	Madeline Turk
2 Valerie Dr.	Debby Rodriguez
10 Range Hill Dr	Juban Chandler
141 Evergreen Rd	Erica Ruscio
39 Oxbow Dr.	SAL CRUZ
39 OXBOW DR.	SAL CRUZ PATTY CRUZ
6 Green Rd.	Janet W. Beissler
15 Bristview Dr.	William J. Manganas
150 Elm Hill Road	Nancy Swanton
4 Inland Drive	Jose Gorman
332 Vernon AVE	Jose Gorman



↙ Pedestrian walk

Corner of
Knollwood & South



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AUG 19 2020

TOWN PLANNERS OFFICE

Proposal Fails to Meet Minimum Sight Line Requirements

The traffic study done by Bubaris Traffic Associates for the applicant (Santini) raises significant concerns regarding the sight line from Knollwood Road to the apartment entry/exit.

The report notes that the intersection of Knollwood Road and South Street is located 320 feet west of the proposed site drive. However, the report also notes that the minimum required sight line is 355 feet for vehicles traveling at 30 mph and 445 at 40 mph. However, as noted on the attached letter from neighbors who work for DOT, the sight line distance is 425 feet for vehicle traveling 35 mph and 475 feet for those traveling 40 mph.

According to the same traffic report, while the posted speed limit for South Street is 30 mph, automatic traffic measurements conducted on South Street indicate motorists are driving at average speeds of 35 mph and 85th percentile speeds of 39 mph. This suggests a design speed of 40 mph. This speed requires a minimum sight line distance of 445 feet according to the Bubaris report and 475 feet according to our neighbors who are DOT employees.

As residents of this neighborhood, we know vehicles travel much faster than 40 mph. This is a dangerous situation to begin with, and when factoring in the pedestrian walkway at the top of the hill near Knollwood Road, this increases the hazards and risks of injury or death.

We hope the PZC recognizes that our neighborhood deserves to be safe!

From: Joy O'Connor
Sent: Tuesday, August 18, 2020 9:33 AM
To: gmcgregor@vernon-ct.gov
Cc: dwheelock@vernon-ct.gov; dchampagne@vernon-ct.gov; amarchese@vernon-ct.gov
Subject: Zone Change- 209 South Street, Vernon

I live on Bancroft Road in Vernon and I am **opposed** to the zone change proposed for the property at 209 South Street for the following reasons:

1. Zoning laws were made for a reason. This is from the Town of Vernon Zoning Regulations:

1.1 The following regulations have been designed for the purpose of lessening congestion to the streets; to secure safety from fire, panic, flood, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population and facilitate the adequate provision for transportation, water, sewage, schools, parks, and other public requirements.

2. This area of Vernon is highly condensed single family homes. It is zoned for single family homes to protect the single family home owners. Zone changes go against why the zoning regulations exist. They protect us from getting a Cumberland Farms or Walmart or apartment complex at 209 South St.
3. A 56 townhouse apartment complex up on top of a hill will tower over all of us. More apartments in town, i.e. more renters, may put us past the tipping point as renters increase and owners decrease. Bad news for the Town.
4. Sightline from the "proposed" driveway location is inadequate for safety. These minimum sight distances are straight from the Town of Vernon Zoning Regulations: (Again, zoning laws are made for a reason.) The owner of the driveway is liable for any accident/fatality that occurs if the driveway sight line is poor.



§ 3.7

VERNON ZONING REGULATIONS

Posted Speed Limit	Minimum Sight Distance
30 MPH	350 feet
35 MPH	425 feet
40 MPH	475 feet

The sight distance shall be based on the front of the approach vehicle being ten (10) feet back from the extended curb line of the intersecting roadway. The Town Engineer or his representative may vary the above minimum sight distances on Town roads when he/she deems it necessary and on State roads in consultation with the Connecticut Department of Transportation (CT DOT).

5. Santini has many apartment complexes around Vernon now. Funny they are not building in Tolland where the Santinis live.

Joy and John Henault
20 Bancroft Rd
Vernon