

TOWN OF VERNON  
**Planning & Zoning Commission (PZC)**  
Virtual Meeting Notice & Agenda  
**Thursday, November 19<sup>th</sup>, 2020, 7:30 PM**

Join Zoom Meeting

**Zoom Meeting Information**

<https://us02web.zoom.us/j/83938494745?pwd=Qm53eVJKcFdWRlVKNlJOaDdPSTJlQT09>

**Meeting ID:** 839 3849 4745 **Passcode:** b244xV

**By Phone:** 646 876 9923

**Meeting ID:** 839 3849 4745

**Passcode:** 605052

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 #6 "Other Business" requires Commission vote
  - 2.2 Approval of the Minutes from the **November 5, 2020**
  - 2.3 Approval of PZC 2021 Meeting Schedule
3. **New Application(s) for receipt, if any:**
4. **Public Hearing(s) and Action on Application**
  - 4.1 ACTION ONLY [PZ 2020-12]** A. Vets Real Estate, LLC requests site plan of development approval to permit an open storage facility for a contractor's business located at 965 Hartford Turnpike (Assessor ID: Map 26, Block 0072, Parcel 0031H) and a portion of 933 Hartford Turnpike (Assessor ID: Map 26, Block 0072, Parcel 0031J). The site plan includes an existing office and garage facility, new storage containers, and a proposed gravel parking lot.
5. **8-24 Referrals, If any**
6. **Plan of Conservation and Development Update**
  - 6.1 Data Analysis Presentation
  - 6.2 Community Survey Summary
7. **Other Business/Discussion**
8. **Adjournment**

Roland Klee, Chairman  
Planning & Zoning Commission

# DRAFT MINUTES

TOWN OF VERNON  
**Planning & Zoning Commission (PZC)**  
**Thursday, November 5<sup>th</sup>, 2020, 7:30 PM**

Via Zoom Meeting

**Draft Minutes**

1. **Call to Order & Roll Call by Roland Klee, Chairperson at 7:32 PM.**

- Regular members present: Roland Klee, Iris Mullan, Jesse Schoolnik and Wes Shorts
- Alternate Member: Robin Lockwood sitting for Mike Mitchell
- Absent Members: Mike Mitchell and Susan Reudgen
- 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 #6 "Other Business" requires Commission vote

Robin Lockwood motioned to **ADOPT** the agenda. Wes Shorts seconded and the motion carried unanimously.

- 2.2 Approval of the Minutes from the **October 15<sup>th</sup>, 2020**

Wes Shorts motioned to **APPROVE** the minutes from October 15, 2020. Iris Mullan seconded and the motion carried with Joseph Miller abstaining.

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

**[PZ 2020-12]** A. Vets Real Estate, LLC requests site plan development approval for the existing gravel surface located at 965 Hartford Turnpike (Assessor ID: Map 26, Block 0072, Parcel 0031H) and a portion of 933 Hartford Turnpike (Assessor ID: Map 26, Block 0072, Parcel 0031J) for the construction of proposed dumpster and storage containers on the property.

Town Planner, George McGregor, recommended to schedule for the November 19, 2020 meeting. Discussion ensued

Joseph Miller motioned to add Application PZ-2020-12 to the November 19<sup>th</sup> meeting. Wes Shorts seconded and the motion carried unanimously.

4. **Public Hearing(s) and Action on Application**

**NONE**

5. **8-24 Referrals, If any**

**NONE**

6. **Plan of Conservation and Development Update**

Town Planner, George McGregor updated in regards to the survey sent to residents. Over 1000 returned with over 2000 comments.

Presentation to be made on November 19, 2020 by Milone & McBroom.

Discussion ensued.

7. **Other Business/Discussion**

**NONE**

8. **Adjournment**

Wes Shorts motioned to **ADJOURN** at 7:40 PM. Joseph Miller seconded and the motion carried unanimously.

Jill Rocco  
Recording Secretary

Other Business

2021 Meeting Schedule



# TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066

Tel: (860) 870-3662

Fax: (860) 870-3623

E-mail: townclerk@vernon-ct.gov

OFFICE OF TOWN CLERK  
KAREN C. DAIGLE, CCTC  
REGISTRAR OF VITAL STATISTICS  
CLERK OF THE TOWN COUNCIL

## SCHEDULE OF MEETINGS

**TO:** Karen C. Daigle, Town Clerk  
Town of Vernon  
14 Park Place  
Vernon, CT 06066  
(860) 870-3662

## JANUARY 1, 2021 THROUGH JANUARY 31, 2022 MEETING SCHEDULE

### NAME OF BOARD/COMMISSION COMMITTEE

#### Planning and Zoning Commission

### DATES OF MEETINGS:

01/07/2021, 01/21/2021, 02/04/2021, 02/18/2021, 03/04/2021, 03/18/2021\*\*, 04/01/2021\*\*

04/15/2021, 05/06/2021, 05/20/2021, 06/03/2021, 06/17/2021, 07/01/2021, 07/15/2021,

08/05/2021, 08/19/2021, 09/02/2021, 09/16/2021, 10/07/2021, 10/21/2021, 11/04/2021,

11/18/2021, 12/02/2021, 12/16/2021, 01/06/2022, 01/20/2022

\*\*meeting location subject to change for dates indicated

**PLACE OF MEETINGS:** Council Chambers, 3<sup>rd</sup> floor of Town Hall OR Zoom Meeting

**TIME OF MEETINGS:** 7:30 p.m. (1<sup>st</sup> and 3<sup>rd</sup> Thursday of every month)

**Signed:** \_\_\_\_\_  
Chairman/Secretary

**Date:** \_\_\_\_\_

\_\_\_\_\_  
**Telephone # During the Day:**

APPLICATION  
(PZ-2020-12)

## 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: A. Vets Real Estate, LLC

Title: C/o Mark Peterson

Company: Gardner & Peterson Associates, LLC

Address: 178 Hartford Turnpike

Tolland, CT 06084

Telephone: 860-871-0808

Fax: \_\_\_\_\_

E-mail mpeterson@gardnerpeterson.com

#### **II. PROPERTY OWNER (S): - Property #1 965 Hartford Tpke.**

Name: A. Vets Real Estate, LLC

Title: Attn: Ana Ciotto

Company: \_\_\_\_\_

Address: 965 Hartford Turnpike

Vernon, CT 06066

Telephone: 860-922-9724 Fax \_\_\_\_\_

E-mail: ana@american.vets.com



## 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.*

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Provide all the information requested:

#### **I. APPLICANT:**

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

#### **II. PROPERTY OWNER (S): - Property #2**

Name: JAJL, LLC NE Portion of  
965 Hartford Tpke.

Title: C/o Attorney John P. McHugh

Company: Cranmore, Fitzgerald & Meaney

Address: 1010 Wethersfield Ave., Suite 206

Hartford, CT 06114

Telephone: 860-522-9100 Fax 860-522-3379

E-mail: jmchugh@cfmlawfirm.com

III. PROPERTY #1

Address: 965 Hartford Turnpike

Assessor's ID Code:      Map #      Block #      Lot/Parcel #      Tax ID# 26-0072-0031H

Land Record Reference to Deed Description: Volume: 2396 Page 101

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 Industrial

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: N/A

☐ Located in historic district:

☐ Rockville  
☐ Talcottville

☐ Individual historic property

III. PROPERTY - #2

Northeasterly Portion

Address: 933 Hartford Turnpike

Assessor's ID Code: Map # \_\_\_\_\_ Block # \_\_\_\_\_ Lot/Parcel # \_\_\_\_\_ Tax ID# 26-0072-0031J

Land Record Reference to Deed Description: Volume: <sup>1386</sup> \_\_\_\_\_ Page 327

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  
Previously Approved  
9/24/2019

☐ IWC application has been submitted

☐ IWC application has not been submitted

Zoning District Industrial

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: N/A

☐ Located in historic district:

☐ Rockville  
☐ Talcottville

☐ Individual historic property

#### IV. PROJECT

Project Name: A. Vets Real Estate, LLC

Project Contact Person:

Name: Mark Peterson

Title: \_\_\_\_\_

Company: Gardner & Peterson Associates, LLC

Address: 178 Hartford Turnpike  
Tolland, CT

Telephone: 860-871-0808 Fax: \_\_\_\_\_

E-mail: mpeterson@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: To approve the existing gravel surface area.

General Activities: Construction of proposed dumpster  
and storage containers.

## 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:

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

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\_\_\_\_ **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.*


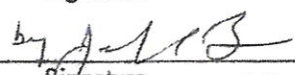
\_\_\_\_ Dealer or Repairer License (location approval for DMV)

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	<u>10/26/2020</u> _____ Date
JAJL, LLC by  _____ Signature	<u>10/29/2020</u> _____ Date
JEFFREY A. BURNS DMS MEMBER	

TO BE FILLED IN BY THE PLANNING DEPARTMENT

Date Application Submitted \_\_\_\_\_

Date Application Received by Commission \_\_\_\_\_

PZC File: \_\_\_\_\_

965 Hartford Turnpike

Schedule "A"

A piece or parcel of land known as Parcel "A" on a map entitled Property of William B and Helen M. Kania, Vernon, Connecticut, Scale 1" = 50', July 8, 1987, Revised August 4, 1997 To Delimits Parcel "A", Revised October 3, 1997 Parcel "A", Stanley W. Essetownski, 623 Telcottville Road, Vernon, Connecticut, which map of plan is on file or to be filed in the office of Vernon Town Clerk which piece or parcel is more particularly described as follows

Beginning at a point in the Westerly line of Connecticut Route 30 (Hartford Turnpike) which point is marked by an iron pin marking the Northeast corner of the parcel herein conveyed, thence running S 56° 18' 03" W along the Westerly line of Hartford Turnpike a distance of Two Hundred Fifty (250.00') feet to a point, which point is located Forty-three and 28/100 (43 28') feet from a CHD monument in the Westerly line of Hartford Turnpike, thence turning and running N 36° 27' 00" W along land now or formerly of the Grangers a distance of Two Hundred Twenty-six (226.00') feet to a point, thence turning and running N 35° 34' 20" E along land now or formerly of the Grangers a distance of One Hundred Fifty-five and 41/100 (155 41') feet to a point marking the Northwest corner of the parcel herein conveyed, thence turning and running S 56° 01' 50" E along land now or formerly of Bielicka, a distance of Three Hundred Four (304.00') feet to the point or place of beginning

Said parcel conveyed herein contains One and 19/100 (1 19) acres

This parcel is conveyed along with the right to drain storm water as it exists at the time of this conveyance

RECORDED IN  
VERNON LAND RECORDS  
Barnes K. O'Keefe  
VERNON TOWN CLERK  
ON APR 23, 2015 AT 10:28A

Portion of 933 Hartford Turnpike

The piece or parcel of land shown as "Land of JAJL LLC To Be Conveyed To And Combined With Land of A. Vets Real Estate LLC 0.42" on a map or plan entitled, "Data Accumulation Plan Zone Change Map From Commercial To Industrial Zone Prepared For A.Vets Real Estate LLC 933 & 965 Hartford Turnpike Vernon, Connecticut Gardner & Peterson, LLC Tolland, Connecticut Date 4-15-2020 Sheet No. 1 of 1."

The premises is a portion of the property shown on the Fiduciary's Deed recorded at Volume 1386, Page 327 of the Vernon Land Records.



# 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](mailto:info@GardnerPeterson.com)  
[www.GardnerPeterson.com](http://www.GardnerPeterson.com)

## Project Narrative:

A.Vets Real Estate, LLC is seeking a permit for American Vets Abatement Experts, LLC (the owners of which are the same) for business use and storage of vehicles & equipment at their present office located at 965 Hartford Turnpike and across a portion of land to be acquired from JAJL, LLC at 933 Hartford Turnpike. In addition, they are proposing a dumpster and two outside storage containers at 965 Hartford Turnpike.

## Traffic Statement

The proposed permit will not impact the volume of traffic entering/exiting the site as the business currently operates at this location.

# 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

Mr. David Smith P.E. L.S.  
Town Engineer  
55 West Main Street  
Vernon, CT 06066

A. Vets Real Estate, LLC  
965 Hartford Turnpike  
Vernon

Dear Dave,

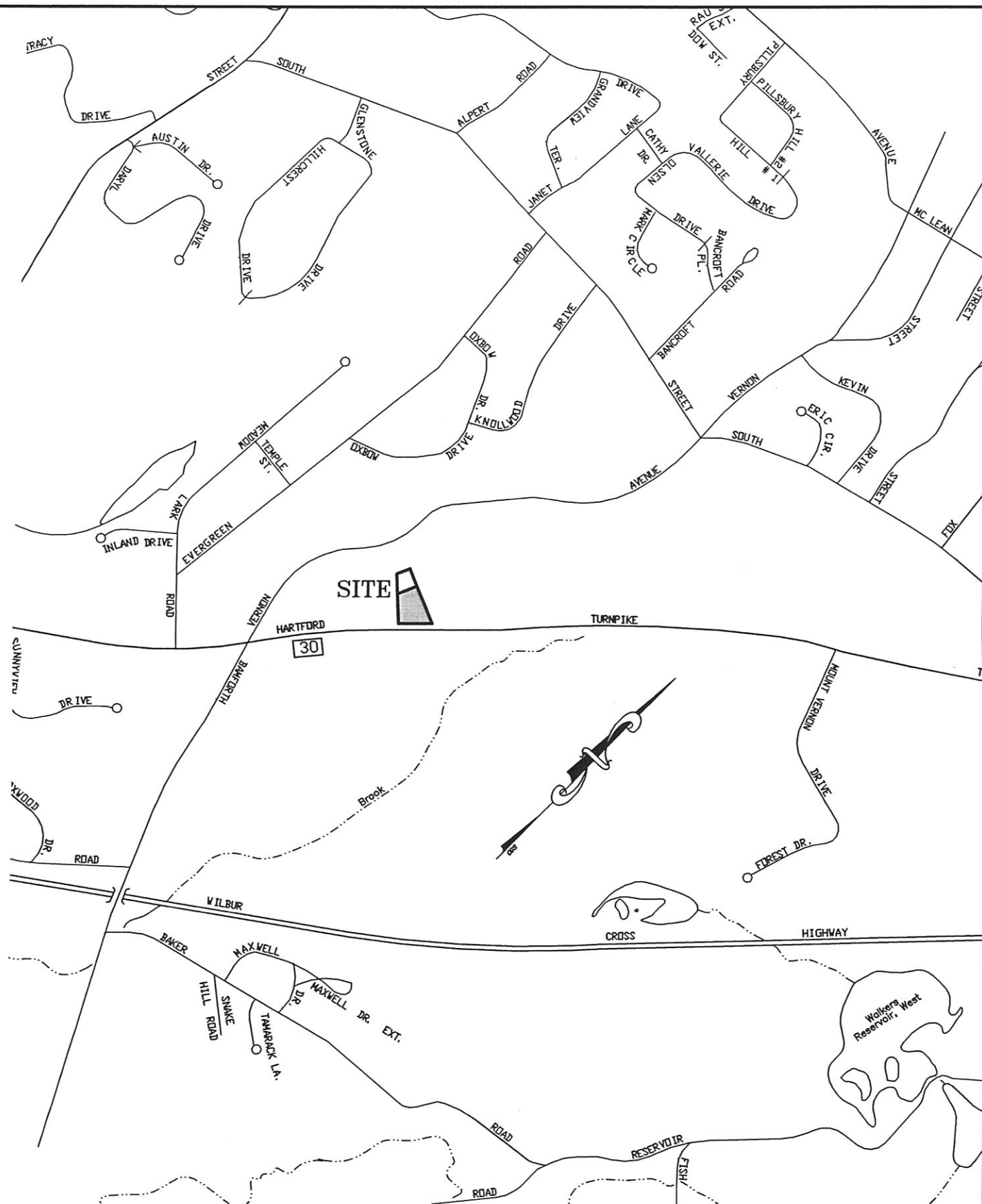
American Vets operates their abatement and remediation contractor's office at 965 Hartford Turnpike. Due to their expanding business the applicant has added gravel parking behind their office, detached garage and over a portion of 965 Hartford Turnpike. Per section 3.15 of the Zoning Regulations, this surface shall be paved or have your support as an alternate surface cover. We ask that you support this surface for the following reasons:

- The gravel surface will provide less stormwater runoff than a paved surface.
- The gravel surface will not impact Hartford Turnpike as the runoff sheds away from the road.
- The applicant would like to expand the detached garage in the future and the installation of any impervious surface would be removed in areas and potentially damaged due to the site construction.

Thank you for your consideration.

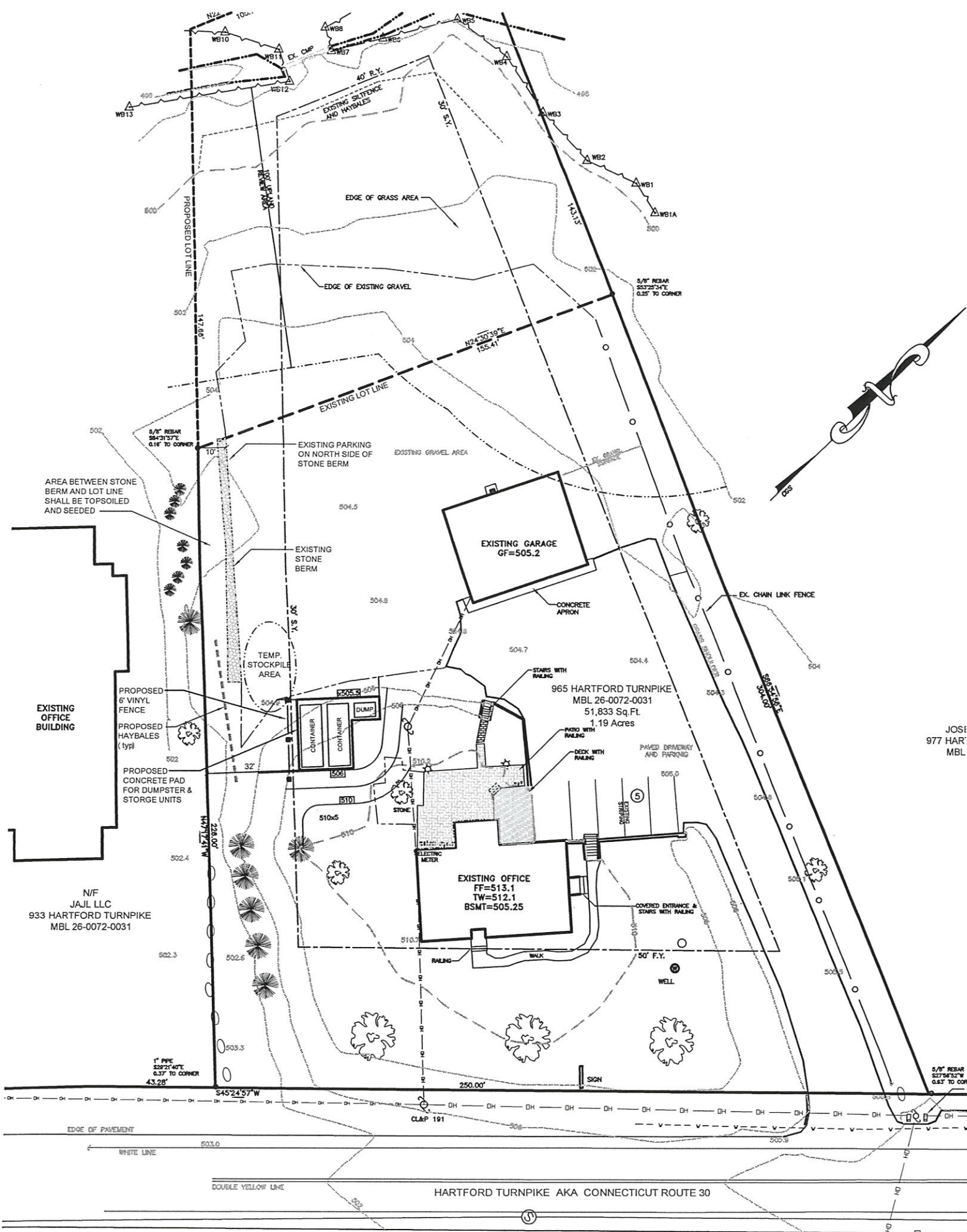


Mark A. Peterson P.E.



KEY MAP

SCALE: 1" = 1000'







## STAFF COMMENTS



PLANNING  
DEPARTMENT

# TOWN OF VERNON

55 West Main St., VERNON, CT 06066  
(860) 870-3640  
gmcmgregor@vernon-ct.gov

## MEMORANDUM

TO: Town of Vernon Planning and Zoning Commission

FROM: George K. McGregor, Town Planner

SUBJECT: Staff Report: PZ-2020-12, 933(p) and 965 Hartford Tpke.

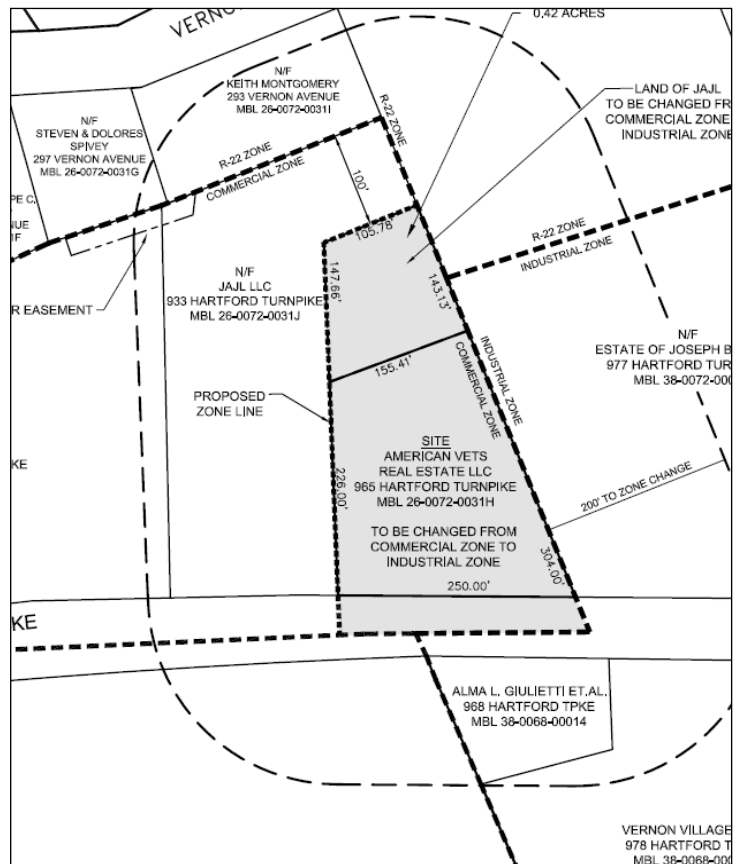
DATE: November 19, 2020

### Request and Background

**PZ 2020-12** is an application of A. Vets Real Estate, LLC requesting site plan approval for a 1.19-acre parcel located at 965 Hartford Tpke (Assessor ID 26, Block 72, Parcel 0031H) and a .43-acre portion of a parcel located at 933 Hartford Tpke (Assessor ID 26, Block 72, Parcel 0031J).

The Applicant received Zone Change approval (Commercial to Industrial) from the Planning and Zoning Commission on June 4, 2020.

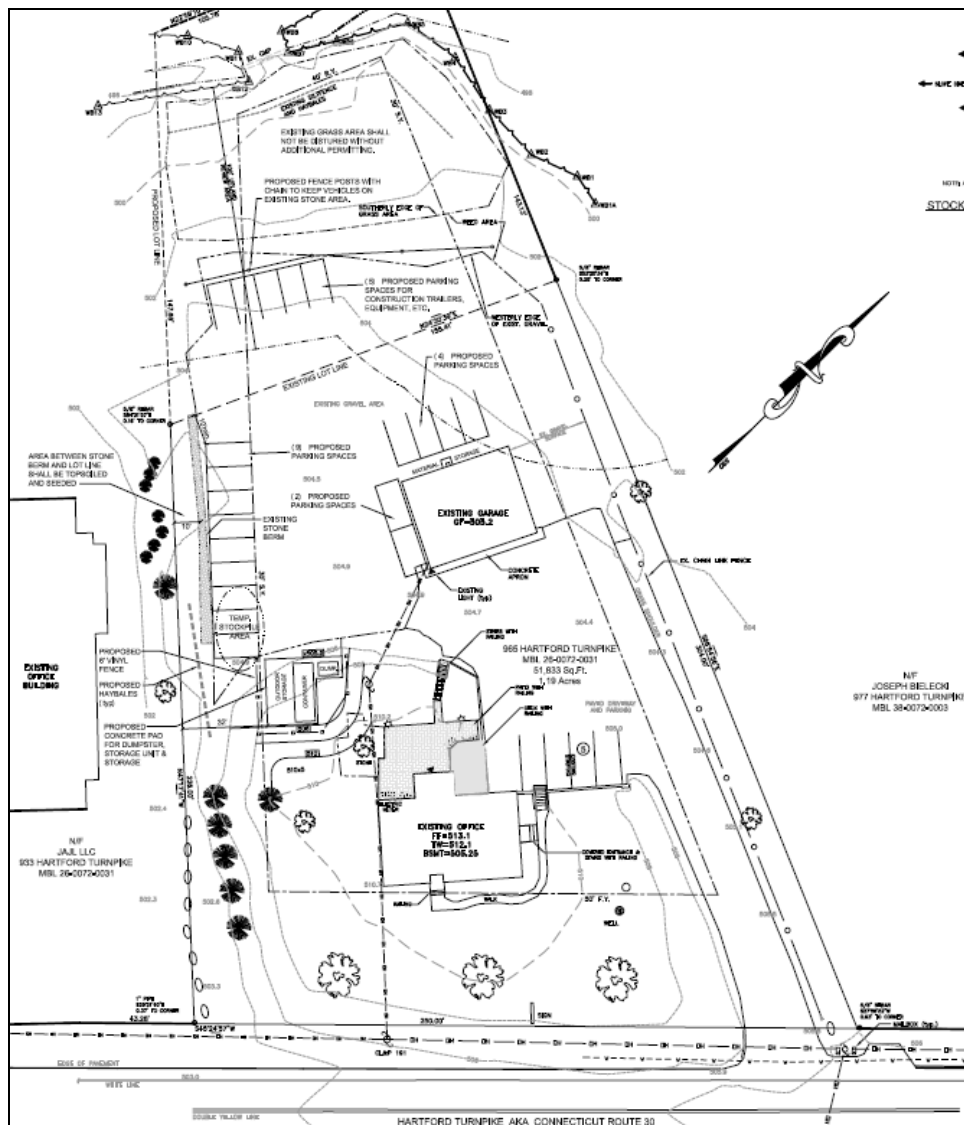
The Applicant currently operates an abatement and remediation contractor's office along with outdoor equipment storage at 965 Hartford Tpke. This use is permitted in the Industrial Zoning District, Section 4.10.2.6 as "open storage facility for contractors and building suppliers". The Applicant proposes the site plan in order to permit the continuation of the use on the property. Of note, the Applicant is the contract purchaser for a portion of the adjacent property (933 Hartford Tpke.) which wraps behind the 965 location.



## Site Plan

Gardner & Peterson, on behalf of the applicant, has submitted a site plan depicting both existing and proposed site activities. The plan details how the site exists today, adding specific descriptors for parking areas, storage areas, vehicle storage, and other site conditions. No new significant buildings or construction is proposed at this time (except storage area enclosures and several concrete pads). The site plan memorializes the change in use. The landscaping, office and garage, gravel surface (deemed acceptable by the Town Engineer), are currently in place and are depicted on the plan.

The site plan substantially meets the requirement of the Town of Vernon Zoning Regulations.





### **Summary of Staff Referral Comments**

The Town Engineer, Wetlands Agent, and the Zoning Officer provided substantive comment on this application. The comments focused on the need to provide a detailed description of all the activities taking place and/or proposed on site. In addition, Staff requested the Applicant provide a rear perimeter barrier to prevent encroachment upon the wetlands area. The Applicant responded with a revised site plan detailing site activity and introducing the perimeter barrier, and inserting other site notes from Staff's review.

There are no staff identified outstanding issues at this time. All individual Staff comment memos are attached to the report.

### **Analysis and Recommendation**

The Site Plan is consistent with the requirements of the applicable regulations and conforms with Section 14-Site Plans.

### **DRAFT Motions**

**MOVED**, the Planning and Zoning Commission **Approve** PZC 2020-12, a Site Plan for 965 and a portion of 933 Hartford Tpke., upon a finding that the application conforms to the Town of Vernon Zoning Regulations and is consistent with the site plan requirements of Section 14, and shall be developed in substantial conformance with the plan set dated November 10, 2020, prepared by Gardner & Peterson Associates, LLC.

**OR**

**Move, an Alternate Motion**

## APPLICATION REVIEW COMMENTS

**FROM:** amarchese@vernon-ct.gov

**TO:** \_\_\_\_\_

**DATE:** 11/05/2020

**APPLICANT:** A VETS REAL ESTATE LLC

**PROJECT:** A. Vets Real Estate LLC

**LOCATION:** 965 HARTFORD TPKE

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) The proposed gravel parking lot requires approval from the town Engineer under 3.15
- 2) Regulation 13.11.1.5 allows one storage container per 4000 sq. ft. of floor space. The proposed site plan is requesting two containers, one could be permitted due to the current floor area being under 4000 sq. ft.
- 3) The site plan should demonstrate where all vehicle and equipment parking shall be located, showing these areas a minimal 10' from any boundary line. The 10' parking setback includes the boundary line for the neighboring property located to the Northern area of the property.
- 4) The site plan shall also show any outside storage areas for materials etc. and any proposed site lighting.
- 5) I would recommend conditioning the site plan with hours of operation, due to complaints from neighboring residential properties in the past.

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

**APPLICATION REVIEW COMMENTS**

**FROM:** dsmith@vernon-ct.gov

**TO:** \_\_\_\_\_

**DATE:** 11/09/2020

**APPLICANT:** A VETS REAL ESTATE LLC

**PROJECT:** A. Vets Real Estate LLC

**LOCATION:** 965 HARTFORD TPKE

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:

Please provide screening for dumpster area on the south and east. Define limits of activities with landscaping plantings and/or split rail fencing.

The use of gravel surface in lieu of traditional bituminous paving in the expanded active area is acceptable.

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

**From:** [Perry, Craig](#)  
**To:** [McGregor, George](#)  
**Cc:** [Smith, David](#)  
**Subject:** PZ-2020-12 AMVETS Project 965 Hartford Trpk  
**Date:** Thursday, November 5, 2020 11:50:05 AM

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George,

In addition to my submitted comments for this project, I think it would be helpful if fencing and/or a landscape buffer was added at the edge of the deposited gravel area in the rear, in order to prevent any further filling within the regulated area.

In addition, if a note could be added to the seeded area that is beyond the deposited gravel limit that stated something like ... this area to remain in its natural state ... I think this would also be helpful also. Especially for enforcement purposes.

In a change to my previous comments in Municipity; I do not believe a Wetlands Permit is necessary at this point. The previous Cease and Correct Order was satisfactorily completed.

Thank you,

***Craig W. Perry***

Town of Vernon

Engineering Department

Phone: 860-870-3638

Fax: 860-870-3683

[cperry@vernon-ct.gov](mailto:cperry@vernon-ct.gov)