

TOWN OF VERNON  
Inland Wetlands Commission (IWC)  
Meeting Notice & Agenda  
**Tuesday July 27, 2021, 7:00 PM**  
**Location: Council Chambers – 3<sup>rd</sup> floor**  
Vernon Town Hall, Memorial Building  
14 Park Place, Vernon, CT

*NOTE: This meeting will be in-person only; there is no ZOOM or Hybrid option*

**AGENDA**

1. Call to Order & Roll Call
2. Administrative Actions
  - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #8 "Other Business" requires Commission vote
  - 2.2 Approval of the Minutes from the June 22, 2021 regular meeting
  - 2.3 Communications received NOT related to Agenda items, if any
  - 2.4 Call for filing(s) of Intervener petition(s) and determination of status
3. New Applications for Receipt and Determination of Significance
4. Public Hearing and Action on New Application(s)

**4.1 ACTION ONLY**

Application **IWC 2021-05**, an Application for a Wetlands Permit by Commission submitted by A. Vets Real Estate for property located at 965 Hartford Tpke. (tax map 26-0072-0031H) and a portion of 933 Hartford Tpke. (tax map 26-0072-0031J) in order to construct a new 4,000 garage facility, reconfigure parking, and establish a stormwater management facility within a regulated area.

5. Status of Cease & Correct Orders, if any
6. Wetlands Enforcement Officer Report, if any
7. Inland Wetlands Agent Approvals, if any
8. Other Business
  - 8.1 Legislative Update**—1) Meetings; 2) Timeline extensions; 3) General
9. Adjournment

# **Draft Minutes**

**Town of Vernon**  
**Inland Wetlands Commission (IWC)**  
Tuesday, June 22, 2021, 7:00 p.m.  
Council Chambers, 3<sup>rd</sup> Floor  
Vernon Town Hall, Memorial Building  
14 Park Place, Vernon, CT

RECEIVED  
VERNON TOWN CLERK  
21 JUN 28 AM 11:59

**DRAFT MINUTES**

1. Call to Order and Roll Call

Chairperson Rachel Stansel called the meeting to order at 7:00 p.m. Also in attendance were Commission Members Don Schubert, Kathy Minor, and Frank Galat. Staff members present were George McGregor, Town Planner, and Craig Perry, Wetlands Enforcement Officer.

2. Administrative Actions

2.1 Amendment/Adoption of Agenda – Additional business to be considered under agenda item #8 “Other Business” requires Commission vote  
None

2.2 Approval of Minutes from the May 25, 2021, regular meeting  
*Don Schubert made a motion seconded by Frank Galat to approve the minutes of May 25, 2021. Motion carried unanimously.*

2.3 Communications received NOT related to Agenda items, if any  
-Notice of Registry of Soil Scientist

2.4 Call for filing(s) of Intervener petition(s) and determination of status.  
None

3. New Applications for Receipt and Determination of Significance

Application **[IWC-2021-05]** an application for a wetlands permit by Commission submitted by A. Vets Real Estate for property located at 965 Hartford Tpk., in order to construct a new 4,000sf garage facility, reconfigure parking, and establish a storm water management facility within a regulated area.

Town Planner explained the new application. Discussion took place.

*Don Schubert made a motion seconded by Kathy Minor to receive Application **[IWC-2021-05]** classified as non-significant. Motion carried unanimously.*

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

**CONTINUATION of Public Hearing from April 20, 2021**

4.1 Application **[IWC-2021-04]** of Rashid Hamid, for a wetlands re-designation and a wetlands permit by Commission, for the development of a +-70 unit townhouse residential project, at 291 and 293 Talcottville Rd. (Assessor ID: Map 3, Block 4, Parcels 9A and 9E) and at 27, 32, 37, 38, and 46 Naek Rd. (Assessor ID: Map 3, Block 4, Parcels 008-8,7,4,6,5).

Town Planner explained the revised application included in Commission packet, revisions are based on staff concerns.

Eric Peterson of Gardner & Peterson Associates, LLC presented the revisions to the application in response to outstanding issues raised by staff.

Discussion took place. Chairperson Stansel opened the meeting to public comments.

Ann Letendre, 29 Gottier Drive, Chair of Hockanum River Linear Park Committee, appeared with concerns that the disturbances caused by the trail would be included as part of this application.

Chairperson Stansel closed the Public Hearing at 7:29pm.

*Chairperson Stansel made a motion seconded by Don Schubert that the Vernon Inland Wetlands and Watercourses Commission does hereby APPROVE, the Application [IWC-2021-04] of Rashid Hamid for a re-designation of Wetlands and a Wetlands permit by Commission upon consideration of the decision criteria in Section 10.2 of the Town of Vernon Wetlands Regulations, based on the following findings:*

1. *The project will have no adverse impacts on wetlands or watercourses*
2. *The mitigation measures are acceptable*
3. *There are no prudent or feasible alternatives.*

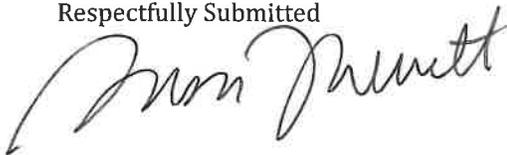
**AND**, *Subject to the following conditions of approval:*

1. *The property shall be developed in conformance to plan set dated May 21, 2021, prepared by Gardner & Peterson Associates, LLC (sheets 1-14).*
2. *The property shall be developed in substantial conformance to the Wetlands Re-Designation Plan dated 3-17-21 prepared by Gardner & Peterson.*

*Motion carried unanimously.*

5. Status of Cease & Correct Orders, if any  
None
6. Wetlands Enforcement Officer Report, if any  
Notice of Violation – Juliano Pools; Mr. Rashid Hamid was present.  
  
Craig Perry discussed the IWC Project Status Report dated 2021-June
7. Inland Wetlands Agent Approvals, if any  
None
8. Other Business  
None
9. Adjournment  
*Chairperson moved to adjourned at 7:39pm with unanimous approval.*

Respectfully Submitted



Susan Hewett  
Recording Secretary

# **APPLICATION 1**

# 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  
www.GardnerPeterson.com  
info@GardnerPeterson.com

June 18, 2021

A. Vets Real Estate, LLC  
965 Hartford Turnpike  
Vernon, CT 06066

Re: Project Narrative

American Vets Abatement Expert, LLC has their office and storage garage located at 965 Hartford Turnpike. Due to their growing business, they would like to tear down the existing garage, construct a larger storage building measuring 50'x60' and provide additional paved staff parking.

The enclosed site plan depicts the site's existing conditions and proposed sedimentation & erosion controls and details on page 2. Page 3 depicts the proposed site improvements and site grading. Stormwater runoff from the new impervious surfaces will sheet flow to grass lined swales on the north and south side of the rear parking area which discharge to a wet stormwater basin. Treated runoff will discharge to the grass area abutting the existing silt fence prior to reaching the wetland that was field delineated by Richard Zulick C.S.S.



Mark A. Peterson P.E.

**RECEIVED**

JUN 21 2021

TOWN PLANNERS OFFICE

RECEIVED

JUN 21 2021



TOWN OF VERNON  
TOWN PLANNERS OFFICE  
INLAND WETLANDS COMMISSION (IWC)

APPLICATION

This form is to be used to apply to the Vernon Inland Wetlands Commission (IWC) for approval for a redesignation of a wetlands area, a change to the Inland Wetlands and Watercourses Regulations, and/or a permit to conduct a regulated activity in a wetland, watercourse, or upland review area (URA), which are defined as areas within one hundred (100) feet from the boundary of a wetland, watercourse, or intermittent watercourse and areas within two hundred (200) feet from the boundary of Gage's Brook, Hockanum River, Ogden Brook, Railroad Brook, Tankerhoosen River, Valley Falls Pond, Walker Reservoir East, Walker Reservoir West. Any activity that the Commission determines is likely to impact or affect wetlands or watercourses may be considered a regulated activity. **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. If the applicant is not the property owner, written permission for this Application must be obtained from the property owner and submitted by letter signed by the property owner authorizing submission of the Application.

The Applicant understands that the Application is complete only when all information and documents required by IWC have been submitted and that any approval by the IWC relies upon complete and accurate information being provided by the Applicant. Incorrect information provided by the Applicant may make the approval invalid. The IWC may require additional information to be provided by the Applicant.

I. APPLICANT (S)

Name: A. Vets Real Estate, LLC

Title: c/o Mark Peterson

Company: Gardner & Peterson Associates, LLC

Address: 178 Hartford Turnpike

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

E-mail: mpeterson@gardnerpeterson.com

II. PROPERTY OWNERS - Property #1

Name: A. Vets Real Estate, LLC 965 Hartford Tpke.

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

## INLAND WETLANDS COMMISSION (IWC)

### APPLICATION

This form is to be used to apply to the Vernon Inland Wetlands Commission (IWC) for approval for a redesignation of a wetlands area, a change to the Inland Wetlands and Watercourses Regulations, and/or a permit to conduct a regulated activity in a wetland, watercourse, or upland review area (URA), which are defined as areas within one hundred (100) feet from the boundary of a wetland, watercourse, or intermittent watercourse and areas within two hundred (200) feet from the boundary of Gage's Brook, Hockanum River, Ogden Brook, Railroad Brook, Tankerhoosen River, Valley Falls Pond, Walker Reservoir East, Walker Reservoir West. Any activity that the Commission determines is likely to impact or affect wetlands or watercourses may be considered a regulated activity. **Provide all the information requested.**

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#### I. APPLICANT (S)

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

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

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

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

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

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

#### II. PROPERTY OWNERS - Property #2 NE Portion of 933 Hartford Tpke.

Name: JAJL, LLC

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**

Address: 965 Hartford Turnpike

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

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

USGA Location: 41.84844, -72.45155

Circle the Map Quadrangle Name:     Manchester # 38     Rockville #39

Circle the Sub regional Drainage Basin #:     3108   4500   4502   4503

Zoning District: Industrial

**IV. PROJECT**

Project Name: Site Plan A. Vets Real Estate, LLC

Project Contact Person:

Name: Mark Peterson

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

Company: Gardner & Peterson Associates, LLC

Address: 178 Hartford Turnpike  
Tolland, CT 06084

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

E-mail: mpeterson@gardnerpeterson.com

**V. 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 "The Town of Vernon Inland Wetlands and Watercourses Regulations".

Purpose: Construction of a garage and additional parking

General Activities: Site grading, paving and stormwater management

Regulated Activities:

Watercourse disturbance (linear feet): None

Wetlands disturbance (acres or sq. ft.): None

Upland Review Area (URA)disturbance: 0.35 acres

Nonregulated activities & activities outside URA: 0.35 acres

**III. PROPERTY - #2 Northeasterly Portion**

Address: 933 Hartford Turnpike

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

Land Record Reference to Deed Description:      Volume: 1386      Page 327

USGA Location:

Circle the Map Quadrangle Name:      Manchester # 38      Rockville #39

Circle the Sub regional Drainage Basin #:      3108    4500    4502    4503

Zoning District: \_\_\_\_\_

**IV. PROJECT**

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

Project Contact Person:

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

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

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

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

\_\_\_\_\_

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

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

**V. 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 "The Town of Vernon Inland Wetlands and Watercourses Regulations".

Purpose: \_\_\_\_\_

General Activities: \_\_\_\_\_

\_\_\_\_\_

Regulated Activities:

Watercourse disturbance (linear feet): \_\_\_\_\_

\_\_\_\_\_

Wetlands disturbance (acres or sq. ft.): \_\_\_\_\_

\_\_\_\_\_

Upland Review Area (URA)disturbance: \_\_\_\_\_

\_\_\_\_\_

Nonregulated activities & activities outside URA: \_\_\_\_\_

**VI. APPLICATION**

- Redesignation of Wetlands
- Amendment of Inland Wetlands and Watercourses Regulations
- Modification of a Wetlands Redesignation
- Wetlands Permit
  - Non-significant activity
  - Significant activity with less than 1/2 acre site disturbance
  - Significant activity with site disturbance from 1/2 acre to and including 2 acres
  - Significant activity with site disturbance greater than 2 acres
  - Commission modification of a wetland permit in effect
  - Modification of a wetland permit by the Wetlands Agent
- Approval of a license by the Wetlands Agent for activities in an upland
- Appeal of a decision by the Wetlands Agent
- Subdivision review per CGS Section 8-26
- Jurisdictional ruling regarding permitted and nonregulated uses
- Waiver, reduction, or delayed payment of fees (attach statement of justification)
  - Waiver
  - Reduction to \$ \_\_\_\_\_
  - Delay of payment to \_\_\_\_\_

**VII. CERTIFICATION AND SIGNATURE**

I, the undersigned Applicant or applicant's Agent, hereby certify that I have reviewed the "Town of Vernon Inland Wetlands and Watercourses Regulations" and have prepared this Application with complete and accurate information.

Property Owner, Applicant, or Applicant's Agent:

 _____ Applicant or Agent Signature	<u>Ana Crotto</u> _____ Printed Name	<u>6/18/21</u> _____ Date
 _____ Owner's Signature, if different	<u>Ana Crotto</u> _____ Printed Name	<u>6/18/21</u> _____ Date

TO BE FILLED IN BY THE PLANNING DEPARTMENT

DATE APPLICATION SUBMITTED \_\_\_\_\_

DATE APPLICATION RECEIVED BY COMMISSION \_\_\_\_\_

IWC FILE: \_\_\_\_\_

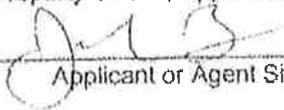
VI. APPLICATION

- \_\_\_\_\_ Redesignation of Wetlands
- \_\_\_\_\_ Amendment of Inland Wetlands and Watercourses Regulations
- \_\_\_\_\_ Modification of a Wetlands Redesignation
- \_\_\_\_\_ Wetlands Permit
  - \_\_\_\_\_ Non-significant activity
  - \_\_\_\_\_ Significant activity with less than 1/2 acre site disturbance
  - \_\_\_\_\_ Significant activity with site disturbance from 1/2 acre to and including 2 acres
  - \_\_\_\_\_ Significant activity with site disturbance greater than 2 acres
  - \_\_\_\_\_ Commission modification of a wetland permit in effect
  - \_\_\_\_\_ Modification of a wetland permit by the Wetlands Agent
- \_\_\_\_\_ Approval of a license by the Wetlands Agent for activities in an upland
- \_\_\_\_\_ Appeal of a decision by the Wetlands Agent
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  - \_\_\_\_\_ Waiver
  - \_\_\_\_\_ Reduction to \$ \_\_\_\_\_
  - \_\_\_\_\_ Delay of payment to \_\_\_\_\_

VII. CERTIFICATION AND SIGNATURE

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Property Owner, Applicant, or Applicant's Agent:

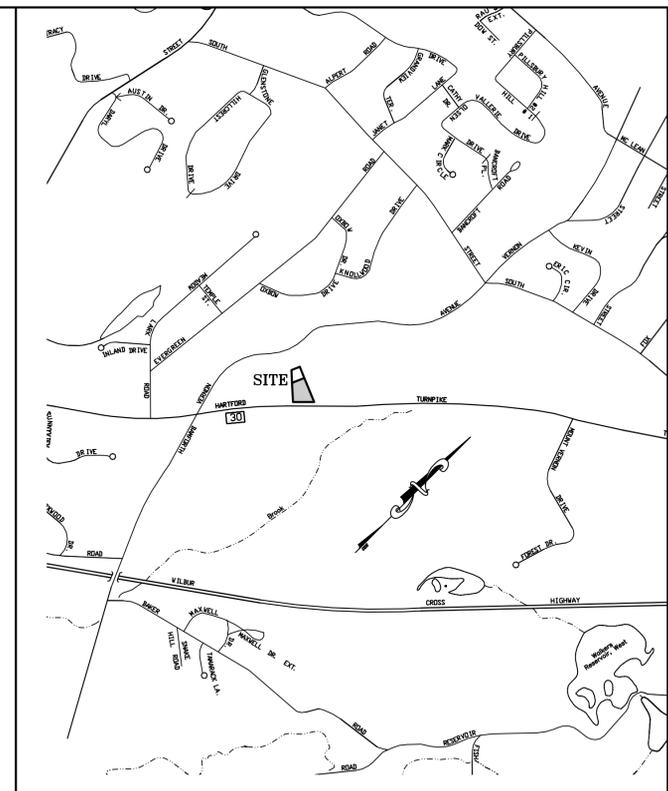
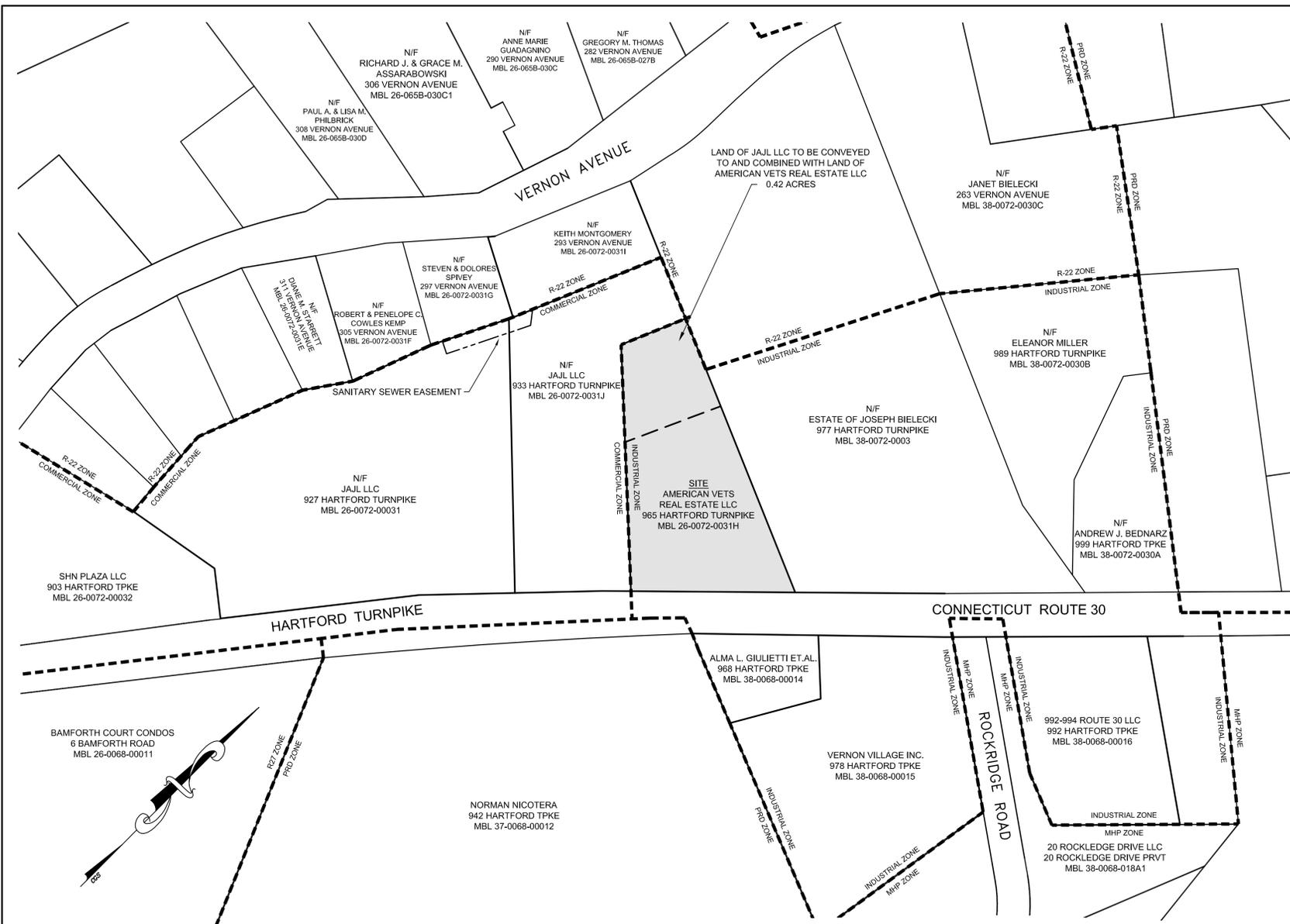
	JEFFREY A. [unclear]	6-18-21
Applicant or Agent Signature	Printed Name	Date
Owner's Signature, if different	Printed Name	Date

TO BE FILLED IN BY THE PLANNING DEPARTMENT

DATE APPLICATION SUBMITTED \_\_\_\_\_

DATE APPLICATION RECEIVED BY COMMISSION \_\_\_\_\_

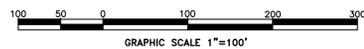
IWC FILE: \_\_\_\_\_



KEY MAP SCALE: 1" = 1000'

APPROVED BY TOWN OF VERNON  
PLANNING & ZONING COMMISSION

\_\_\_\_\_, Chairman Date: \_\_\_\_\_  
\_\_\_\_\_, Secretary Date: \_\_\_\_\_



NOTES:

- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH 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 BASED UPON A DEPENDANT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2.
- REFERENCE IS MADE TO THE FOLLOWING MAPS:  
A. "PROPERTY OF WILLIAM B. & HELEN M. KANIA VERNON, CONNECTICUT SCALE: 1"=50' JULY 8, 1987 REVISED TO AUGUST 4, 1997 TO DELINEATE PARCEL "A" BY: STANLEY W. SZESTOWICKI AND RECORDED IN THE TOWN OF VERNON LAND RECORDS OCT. 10, 1997."  
B. "DATA ACCUMULATION PLAN ZONE CHANGE MAP PREPARED FOR AMERICAN VETS 933 & 965 HARTFORD TURNPIKE VERNON, CONNECTICUT BY: GARDNER & PETERSON ASSOCIATES, LLC SCALE: 1"=100', DATE 04-15-2020, SHEET NO. 1 OF 1, MAP NO. 107112"
- THE AREA OF 965 HARTFORD TURNPIKE IS 1.19 ACRES. 0.42 ACRES OF LAND TO THE NORTH CURRENTLY OWNED BY JAHL LLC IS UNDER CONTRACT TO BE PURCHASED BY THE APPLICANT.

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

*Kenneth R. Peterson*  
KENNETH R. PETERSON L.S. 10839  
REGISTRATION NO.

LEGEND

- BOUNDARY \_\_\_\_\_
- SITE
- EXISTING ZONE BOUNDARY - - - - -

IMPROVEMENT LOCATION SURVEY

SITE PLAN  
PREPARED FOR  
**A. VETS REAL ESTATE, LLC**  
965 HARTFORD TURNPIKE  
VERNON, CONNECTICUT

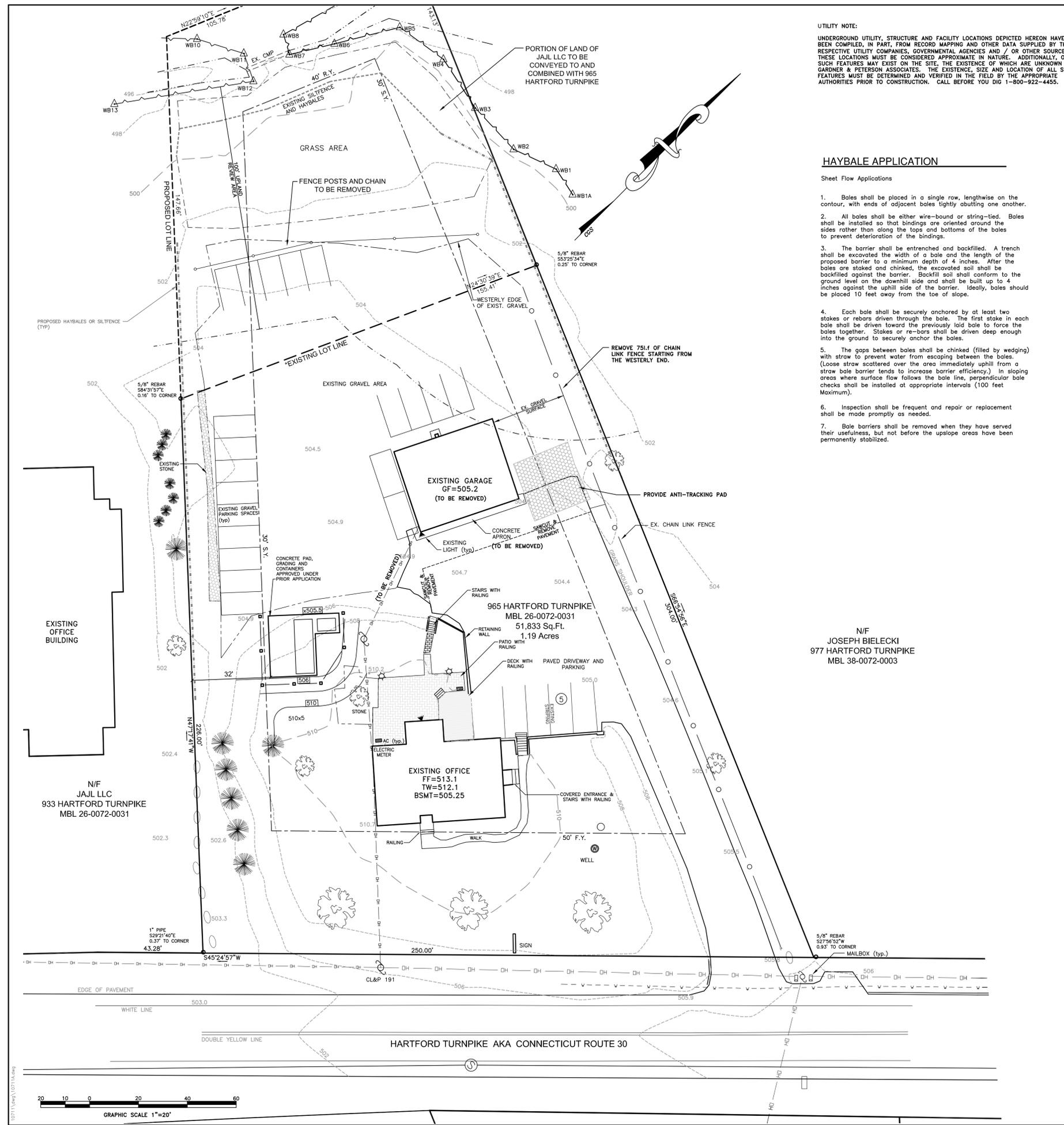
**GARDNER & PETERSON ASSOCIATES, LLC**

178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=100'	06-15-2021	1 OF 3	10711S

REVISIONS



**UTILITY NOTE:**

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.

**HAYBALE APPLICATION**

Sheet Flow Applications

- Bales shall be placed in a single row, lengthwise on the contour, with ends of adjacent bales tightly abutting one another.
- All bales shall be either wire-bound or string-tied. Bales shall be installed so that bindings are oriented around the sides rather than along the tops and bottoms of the bales to prevent deterioration of the bindings.
- The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of 4 inches. After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfill soil shall conform to the ground level on the downhill side and shall be built up to 4 inches against the uphill side of the barrier. Ideally, bales should be placed 10 feet away from the toe of slope.
- Each bale shall be securely anchored by at least two stakes or rebar driven through the bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes or re-bars shall be driven deep enough into the ground to securely anchor the bales.
- The gaps between bales shall be chinked (filled by wedging) with straw to prevent water from escaping through the bales. (Loose straw scattered over the area immediately uphill from a straw bale barrier tends to increase barrier efficiency.) In sloping areas where surface flow follows the bale line, perpendicular bale checks shall be installed at appropriate intervals (100 feet Maximum).
- Inspection shall be frequent and repair or replacement shall be made promptly as needed.
- Bale barriers shall be removed when they have served their usefulness, but not before the upslope areas have been permanently stabilized.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
- ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SURPRAGE, AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR LOCAL SPECIFICATIONS.
- FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIAL, COMPRESSIBLE MATERIAL, AND OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIAL OR SOFT MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
- ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICE.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING. IF FINISH GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE IS COMPLETE, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS SHALL BE CONSIDERED "LONG TERM" AND SHALL RECEIVE TEMPORARY SEEDING WITHIN THE FIRST 15 DAYS.
- SITE IS TO BE GRADED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE UNLESS OTHERWISE SPECIFIED IN THE PLANS.
- CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". ADDITIONAL TOPSOIL MAY BE REQUIRED TO MEET MINIMUM DEPTHS. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
- APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULTPACKER TYPE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2" INCH. HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SOIL SURFACE.
- WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
- FERTILIZER AND LIME ARE TO BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISC OPERATION SHOULD BE ALONG THE CONTOUR.
- REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, OR OTHER UNSUITABLE MATERIALS.
- INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED BEFORE SEEDING, THEN FIRMED AS DESCRIBED ABOVE.
- WHERE GRASSES PREDOMINATE, FERTILIZE ACCORDING TO SOIL ANALYSIS, OR SPREAD 300 POUNDS OF 10-10-10 OR EQUIVALENT PER ACRE (7.5 POUNDS PER 1000 S.F.).
- CALCIUM CHLORIDE WILL BE AVAILABLE FOR DUST CONTROL ON GRAVEL TRAVEL SURFACES.

TEMPORARY SEEDING SCHEDULE:

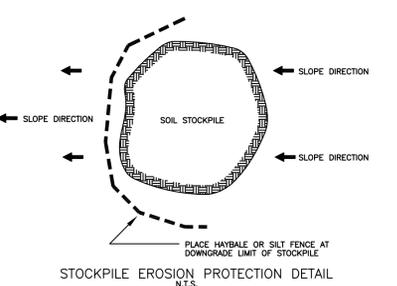
SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	0.9	3/1-6/15, 8/1-10/1
WINTER RYE	40	0.9	4/15-6/15, 8/15-10/1
SUDANGRASS	11	0.25	5/15-8/15

TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.  
STRAW MULCH IS TO BE APPLIED TO SEEDING AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE. 70 TO 90 LBS. PER 1000 SQ. FT.

FINAL SEEDING SCHEDULE:

PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBJECTS.

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	40	0.90	4/15-6/15, 8/15-9/15
CREeping RED FESCUE	120	2.75	
PERENNIAL RYEGRASS	40	0.90	



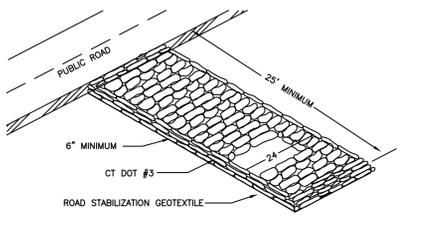
CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST

PROJECT NAME: A. VETS REAL ESTATE, LLC  
 LOCATION: 965 HARTFORD TURNPIKE VERNON  
 PROJECT DESCRIPTION: PROPOSED DRIVEWAY, BUILDING AND PARKING  
 PARCEL AREA: 1.5+ ACRES  
 RESPONSIBLE PERSONNEL: SITE CONTRACTOR, TO BE DETERMINED

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
CONTRACTOR TO OBTAIN ENCROACHMENT PERMIT			
CONTRACTOR TO CONTACT CALL BEFORE YOU DIG			
INSTALL ANTI-TRACKING PAD			
CLEAR TREES/BRUSH			
INSTALL EROSION CONTROL			
REMOVE STUMPS			
CONSTRUCT STORMWATER BASIN TO ACT AS TEMPORARY SEDIMENT BASIN. SHED DISTURBED AREA TO BASIN.			
ROUGH GRADE SITE			
CONSTRUCT BUILDING & DRIVE			
PAVE DRIVEWAY			
FINAL GRADE SITE			
LOAM AND SEED ALL DISTURBED AREAS			
REMOVE EROSION CONTROLS WHEN SITE IS STABILIZED			

PROJECT DATES:  
 DATE OF CONSTRUCTION START: APPROXIMATELY SEPTEMBER 2021  
 DATE OF CONSTRUCTION COMPLETION: ONE YEAR FROM START OF WORK

EROSION AND SEDIMENT CONTROL PROCEDURES SHALL ESSENTIALLY BE IN ACCORDANCE WITH THESE PLANS, AS REQUIRED BY TOWN REGULATIONS, AND THE MANUAL "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" FOR CONNECTICUT, BY THE COUNCIL ON SOIL AND WATER CONSERVATION, 1985, REVISED TO 2002.



**CONSTRUCTION ENTRANCE**

**LEGEND**

SIGN	
UTILITY POLE	
WELL	
STONE WALL	
REMAINS OF STONE WALL	
LIMIT OF WETLANDS	
WETLAND FLAG	
100' UPLAND REVIEW AREA	
PROPOSED SILTFENCE	
OVERHEAD WIRES	
PROPERTY LINE	
EXISTING IRON ROD OR PIN	
WIRE FENCE	
EXISTING SILTFENCE	
LOT LINE TO BE REMOVED	
PROPOSED BOUNDARY LINE	
EXISTING CONTOUR	
EXISTING SPOT ELEVATION	
EXISTING GRAVEL	
EDGE SEASONAL WATERCOURSE	
EXISTING LAMP POST	

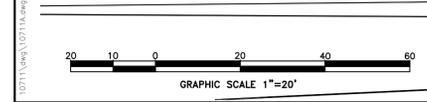
**IMPROVEMENT LOCATION SURVEY**

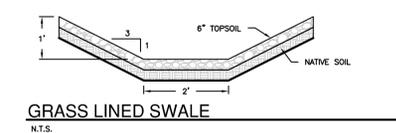
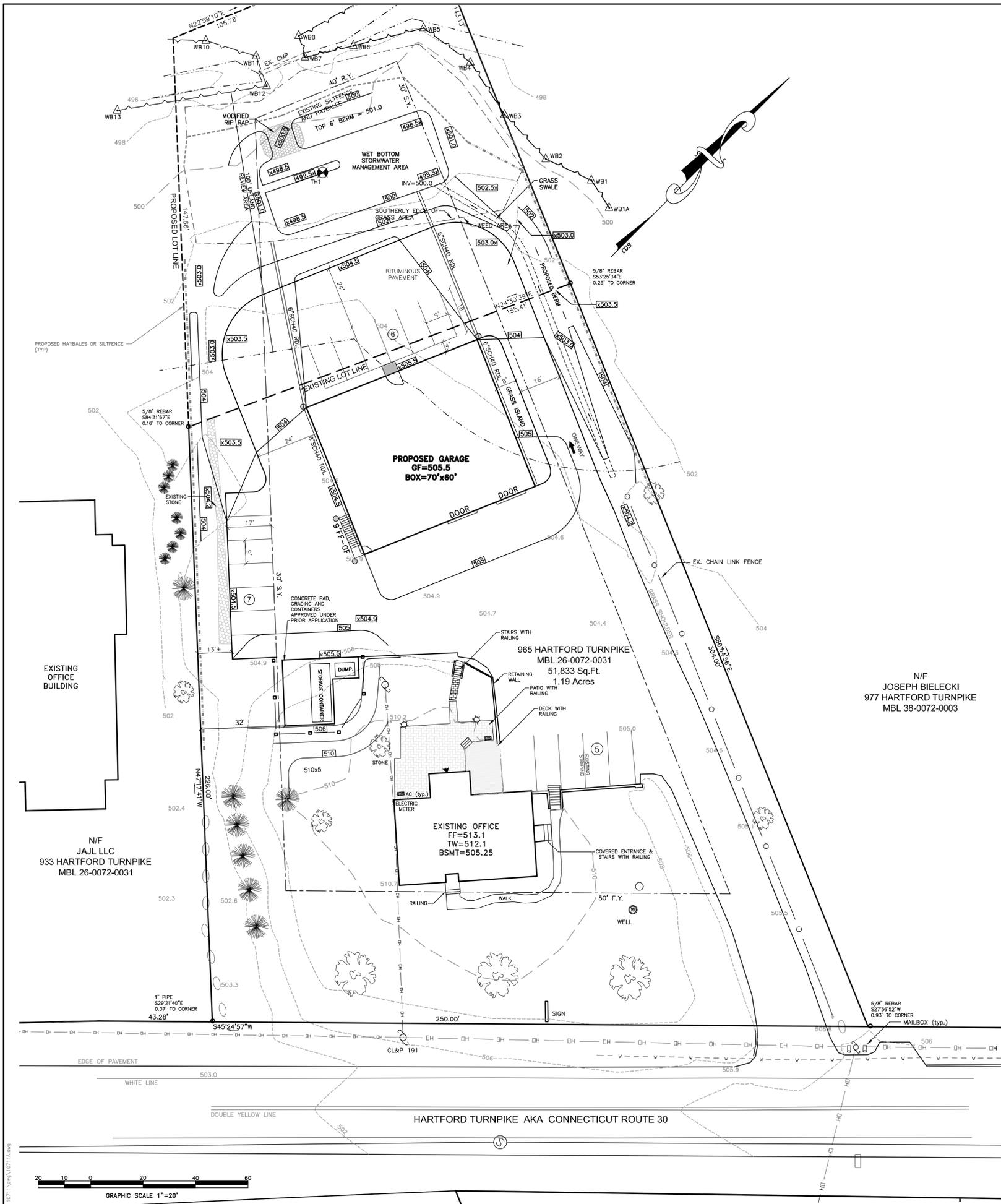
**EROSION & SEDIMENT CONTROL PLAN**  
 PREPARED FOR  
**A. VETS REAL ESTATE, LLC**  
 965 HARTFORD TURNPIKE  
 VERNON, CONNECTICUT  
**GARDNER & PETERSON ASSOCIATES, LLC**  
 178 HARTFORD TURNPIKE  
 TOLLAND, CONNECTICUT

REVISIONS	PROFESSIONAL ENGINEERS	LAND SURVEYORS
BY	SCALE	DATE
M.A.P.	1" = 20'	06-15-2021
		SHEET NO.
		2 OF 3
		MAP NO.
		107115

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

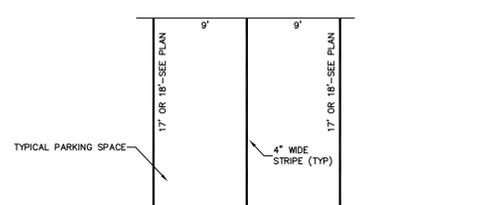
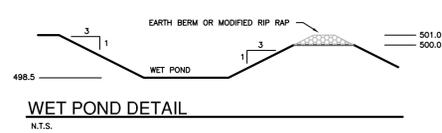
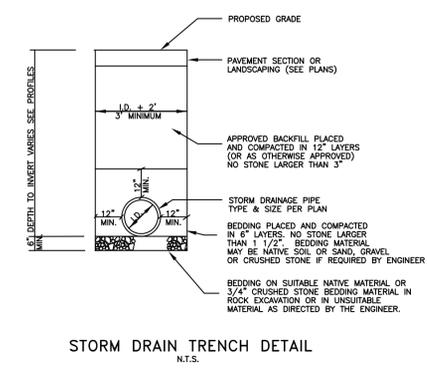
RICHARD ZULICK C.S.S.





SOIL DATA  
DATE TESTED: 06-19-2020  
BY: GARDNER & PETERSON ASSOCIATES, LLC  
MARK PETERSON P.E.

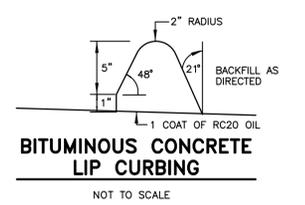
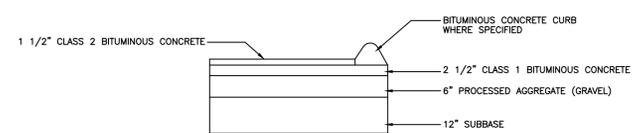
TH 1  
0-19" FILL  
19-26" BURIED TOPSOIL  
26-42" LIGHT BROWN FINE SANDY LOAM  
42-72" BROWN LOAMY SAND  
MOTTLING @ 42"  
NO LEDGE, SEEPAGE OR ROOTS



- PAVEMENT MARKING NOTES:**
- All work to conform to Form 816, Section 12.09 and the manufacturer's instructions and recommendations for application.
  - Lines shall be four (4) inches wide, except as noted, and 15 mils thick, colored white, except as noted.
  - Paint shall be either white or tinted ready-mixed paint conforming to AASHTO M70, Type 1.
  - Epoxy Resins shall conform to Form 816 and project requirements for layout of crosswalks. Install glass beads by free fall method.
  - Prior to painting, sweep pavement with power broom supplemented with hand brooms to eliminate loose material and dust.
  - After applying paint, erect suitable barriers to prevent tracking of paint before drying. Retouch and point all markings which become smeared, discolored, worn, or otherwise marred before final acceptance of the project. Remove any evidence of smearing of paint.

**LEGEND**

SIGN	
UTILITY POLE	
WELL	
STONE WALL	
REMAINS OF STONE WALL	
LIMIT OF WETLANDS	
WETLAND FLAG	
100' UPLAND REVIEW AREA	
PROPOSED SILTFENCE	
OVERHEAD WIRES	
PROPERTY LINE	
EXISTING IRON ROD OR PIN	
WIRE FENCE	
EXISTING SILTFENCE	
LOT LINE TO BE REMOVED	
PROPOSED BOUNDARY LINE	
EXISTING CONTOUR	
EXISTING SPOT ELEVATION	504.5
EXISTING GRAVEL	
EDGE SEASONAL WATERCOURSE	
EXISTING LAMP POST	
PROPOSED CONTOUR	
PROPOSED SPOT ELEVATION	503.3

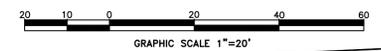


THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

RICHARD ZULICK C.S.S.

**SITE PLAN/DETAIL SHEET**  
**PREPARED FOR**  
**A. VETS REAL ESTATE, LLC**  
**965 HARTFORD TURNPIKE**  
**VERNON, CONNECTICUT**  
**GARDNER & PETERSON ASSOCIATES, LLC**  
178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

REVISIONS	PROFESSIONAL ENGINEERS	LAND SURVEYORS		
	BY M.A.P.	SCALE 1" = 20'	DATE 06-15-2021	SHEET NO. 3 OF 3



**A. Vets Real Estate, LLC  
965 Hartford Turnpike  
Vernon, Connecticut**

**STORMWATER MANAGEMENT REPORT**

Date: June 16, 2021

PREPARED FOR: A. Vets Real Estate, LLC  
965 Hartford Turnpike  
Vernon, Connecticut

PREPARED BY: Gardner & Peterson Associates, LLC  
178 Hartford Turnpike  
Tolland, CT 06084

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## A. Vets Real Estate, LLC 965 Hartford Turnpike

### Summary:

This application proposes to construct a new 4,200 square foot garage located at 965 Hartford Turnpike. The area around the garage will be paved to provide parking for the existing commercial use. The new garage will be constructed in the same vicinity of the existing 1,500 square foot garage. Access to the proposed development will remain from the existing site drive off Hartford Turnpike on the north side of the property.

### Existing Conditions:

Currently this parcel contains an existing commercial use building, a garage, a paved driveway and parking area, and a gravel parking lot. The remainder of the site is primarily lawn up to the limits of the inland wetlands located on the west end of the property, and the site primarily drains from the front toward the rear of the property to the existing wetland.

According to the NRCS Web Soil Survey the upland soils on this property are classified as Charlton-Chatfield complex (Hydrologic Soil Group 'B') and the wetland soils are classified as Ridgebury, Leicester and Whitman soils (Hydrologic Soil Group 'D'). Charlton-Chatfield soils are typically well drained soils covered with cobbles, stones or boulders. A test pit was excavated within the area of the proposed stormwater basin to confirm the existence of the Charlton-Chatfield soils. The soil profile for this test pit is located on page 5 of this report.

### Stormwater Management:

The proposed stormwater management system has been designed to comply with the "Connecticut Department of Transportation Drainage Manual, 2000", the "2004 Connecticut Stormwater Quality Manual" and the "Low Impact Development Stormwater Quality Manual Town of Vernon, February 2013". These manuals require that a stormwater management system for new projects control stormwater peak rates of runoff and provide treatment of the stormwater before it leaves the property. Runoff calculations have been provided by utilizing the Rational Method to model the existing and propose rates of runoff from this site. The calculations found on pages 7-20 of this report indicate that the proposed development will not result in an increase in runoff from this property. Those results are tabulated below:

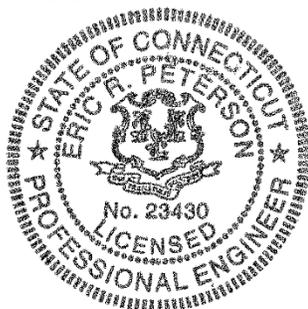
Hydrograph \ Storm Frequency	2-Yr	10-Yr	100-Yr
#1: Existing Conditions (cfs)	2.83	3.87	5.24
#2: Proposed Conditions (cfs)	2.74	3.78	5.16

Runoff from the paved areas and the roof of the new garage will be collected in grass swales along the sides of the property and discharged in a wet pond located to the rear of the proposed garage. The pond was designed to store the entire WQV, have a 3:1 length to width ratio, and an

outlet at the far end of the basin from the inlet. The wet pool's design will enhance the removal of pollutants by increasing the residence time of the stormwater in the pond and by providing a habitat for aquatic grasses. The treated stormwater will exit the pond when it is "pushed" out by new water entering the pond. A 1-foot tall berm has been designed around the entire basin to provide freeboard and force water to exit the basin only through the designed outlet. The previously discussed volume calculations within the pond do not include the volume above the outlet.

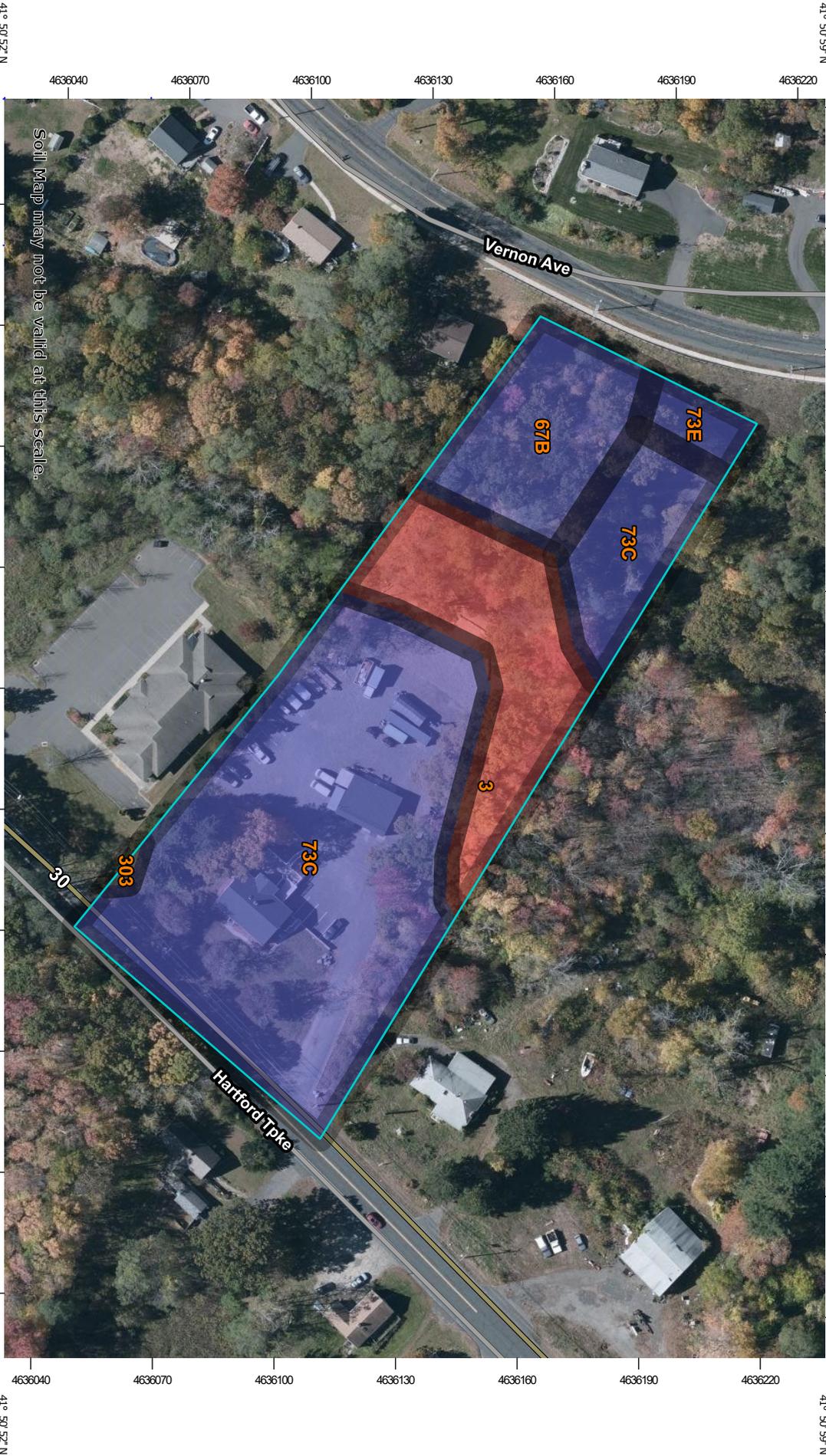
**Erosion & Sediment Control:**

The erosion & sediment control plan for this site consists of the use of soil stockpile areas, and silt fence and/or hay bales down gradient of all disturbed areas. An anti-tracking pad will be installed at the entrance to the site and at each driveway entrance during the development of each lot. All sediment and erosion control procedures and construction of all stormwater drainage structures shall essentially be in accordance with the "2002 Connecticut Guidelines For Soil Erosion and Sediment Control" by the Connecticut Council on Soil and Water Conservation.



Eric R. Peterson, P.E. 23430

Hydrologic Soil Group—State of Connecticut



41° 50' 52" N

72° 27' 15" W

Map Scale: 1:1,430 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

0 50 100 200 300 400 500 600 700 800 900 1000 1100 1200 Feet

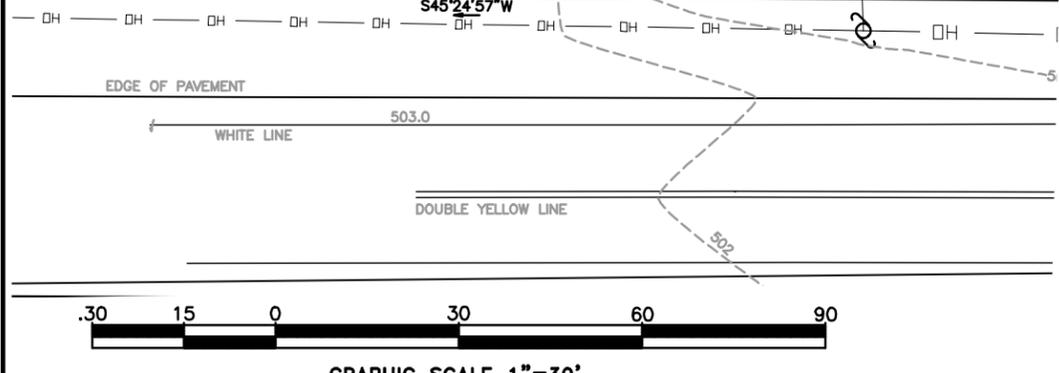
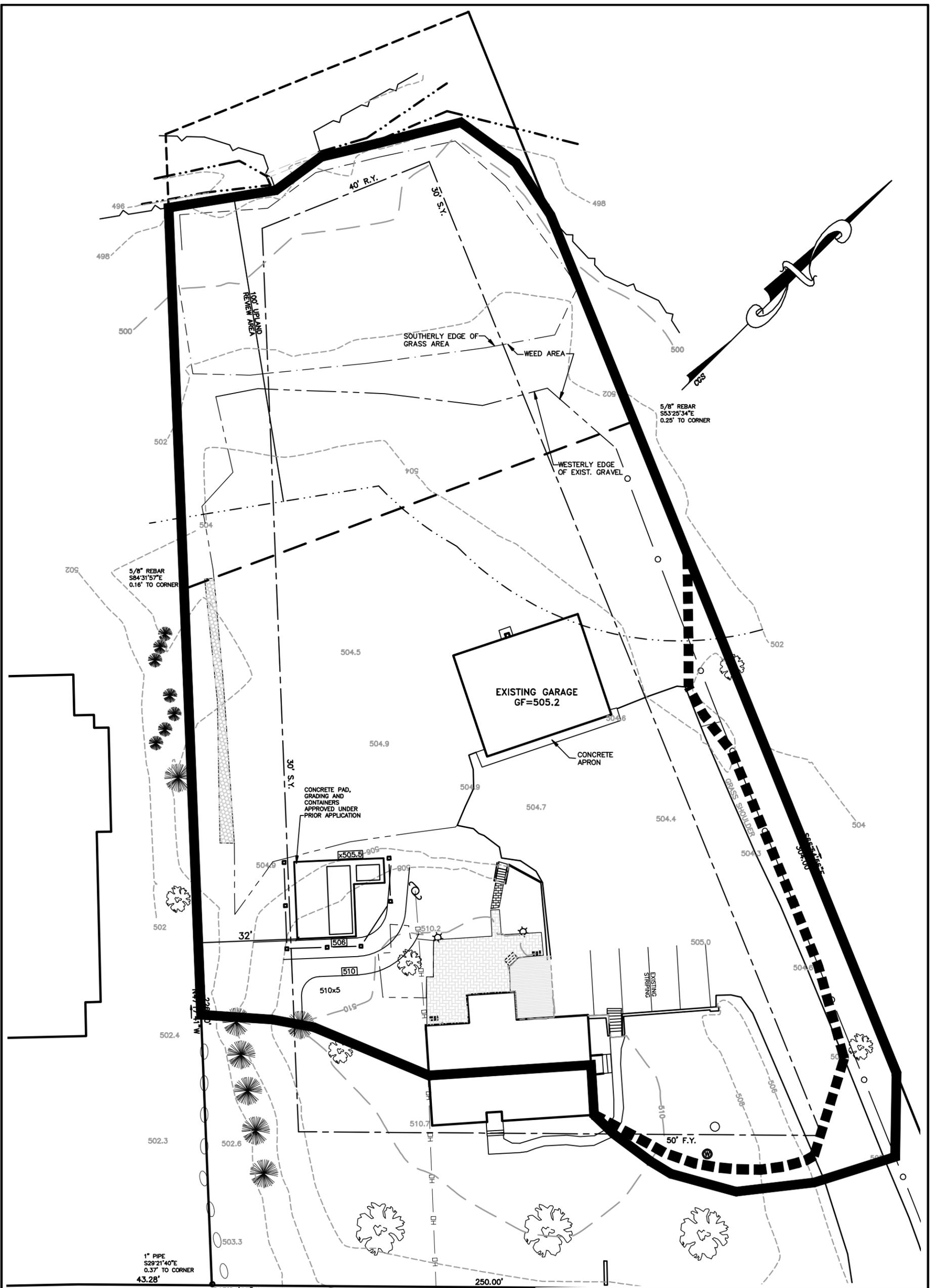
0 20 40 60 80 100 120 Meters

0 20 40 60 80 100 120 Meters

0 20 40 60 80 100 120 Meters

41° 50' 52" N

72° 27' 1" W



**EXISTING DRAINAGE AREA MAP  
PREPARED FOR  
A. VETS REAL ESTATE, LLC  
965 HARTFORD TURNPIKE  
VERNON, CONNECTICUT**

**GARDNER & PETERSON ASSOCIATES, LLC**  
178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS		LAND SURVEYORS		
BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1" = 30'	06-16-2021	A1	10711



# **STAFF COMMENTS**



# TOWN OF VERNON

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

PLANNING  
DEPARTMENT

## MEMORANDUM

TO: Town of Vernon Inland Wetland Commission

FROM: George K. McGregor, Town Planner

SUBJECT: Staff Report: IWC 2021-05, 933(p) and 965 Hartford Tpke.

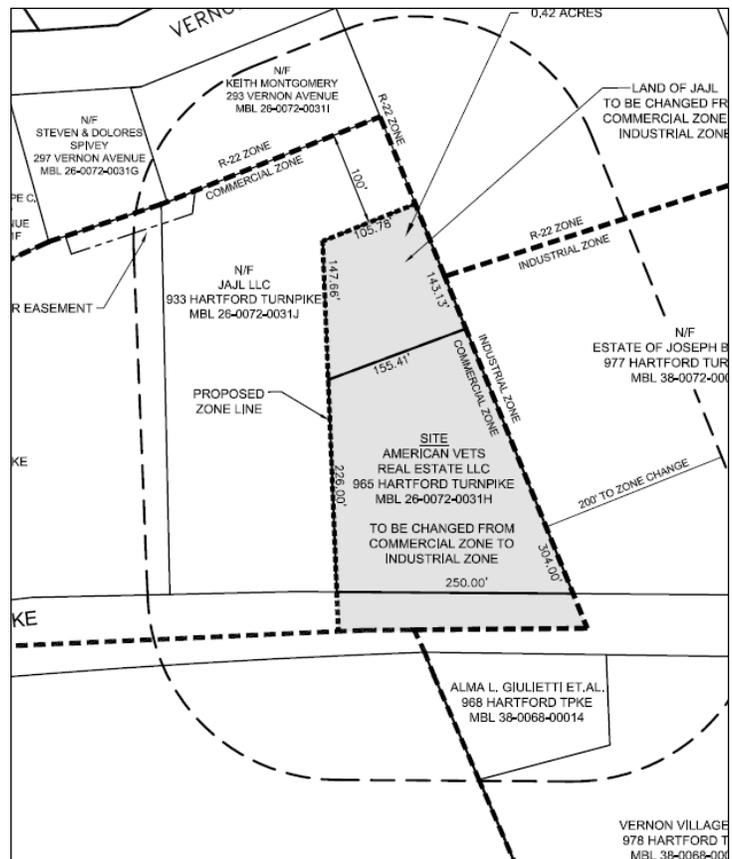
DATE: July 27, 2021

### Request and Background

**PZ 2021-05** is an application of A. Vets Real Estate, LLC requesting wetlands permit by Commission 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 and site plan approval in November 2020. The Applicant plans to amend the site plan once IWC permits are in order.

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 to demolish the existing and construct a new 4,000 s.f. garage facility and create a new stormwater area at the rear of the property, within a regulated area. Of note, the Applicant is the contract purchaser for a portion of the adjacent property (933 Hartford Tpke.) which wraps behind the 965 location.





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

The Town Staff is supportive of the changes, especially the stormwater area, as it provides more of an opportunity to install environmental safeguards and eliminate off-site impacts. Staff recommended additional landscaping or fencing between the parking area and the stormwater facility to ensure a clear separation and prevent vehicular or storage encroachment. Staff will report on the applicant revisions at the meeting.

### **Analysis and Recommendation**

When revised, the proposed improvements appear to improve the site conditions to a higher environmental standard and imposes no adverse impacts on the wetland area.

### **DRAFT Motions**

**MOVED**, that the Vernon Inland Wetlands and Watercourses Commission does hereby APPROVE, the application (**IWC-2021-04**) for a Wetlands permit by Commission, subject to the site plan prepared by Gardner & Peterson, dated June 15, 2021, and based upon the following findings:

1. The project will have no adverse impacts on wetlands or watercourses;

**OR**

**Move, an Alternate Motion**

**From:** [Smith, David](#)  
**To:** [McGregor, George](#)  
**Cc:** [Perry, Craig](#); [Mark Peterson](#)  
**Subject:** IWC 2021-05 Am Vets 965 Hartford Turnpike  
**Date:** Thursday, July 15, 2021 9:42:35 AM

---

Good Morning George –

I have reviewed the plans and supporting material submitted related to the proposed new garage on the subject property. The additional property acquired from the neighbor provides the opportunity for this new facility and the room for installing environmental safeguards to eliminate off-site impacts. The storm water management area as designed is a key feature in these safeguards, and should not just be thought of as a wet patch of yard ‘out back’. I recommend that the two roof leader outlets discharge to some type of energy dissipator, such as a rip-rap pad to prevent destabilizing the vegetative cover. Additionally, this area and the associated swales should not be used to store equipment, materials and accumulated snow. Landscaping such as split rail fence and/or several trees in appropriate locations may help define the areas that need to be ‘off-limits’ to preserve the function of the storm water management area.

The Sediment and Erosion Control Measures appear to be adequate. If this project is approved and moves forward, I would suggest that we require that the applicant coordinate their activities with Craig so that we can monitor the project’s progress, adjust the S and E measures as site and seasonal conditions warrant.

Thanks

Dave

**David A. Smith, PE LS**

Vernon Town Engineer  
55 West Main Street  
Vernon, CT. 06066  
860-870-3663  
[dsmith@vernon-ct.gov](mailto:dsmith@vernon-ct.gov)

# **Wetland Agent Approvals**



OFFICE OF THE  
TOWN ENGINEER

# TOWN OF VERNON

55 West Main St., VERNON, CT 06066

Tel: (860) 870-3638

Fax: (860) 870-3683

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

## Certified Letter

K & R Motors, LLC  
167 Hartford Turnpike  
Vernon, CT 06066  
c/o Richard McAllister

June 28, 2021

**RE: Modification to a Wetlands Agent Approval for 167 Hartford Turnpike**

Dear Applicant,

I have received your Inland Wetlands Commission (IWC) application (WA-2021-05) for the above listed address. This application is requesting a "Modification of a wetland permit by the Wetland Agent" for the expansion of the vehicle storage parking lot. I have reviewed the proposed site plan associated with this project, titled "MODIFICATION TO A SITE PLAN OF DEVELOPMENT" dated 2-23-20, last revised 06/18/21, and it is my opinion that the proposed expansion of the "New Reclaimed Aggregate Parking Area" will have no present or future impacts to the adjacent wetlands as long as the described erosion control measures are taken during construction.

Subsequently, I approve this work as the Wetland Agent for the Town of Vernon in accordance with CT General Statutes 22a-36 thru 22a-45.

If you have any questions or concerns, you may contact me at 860-870-3638.

Sincerely,

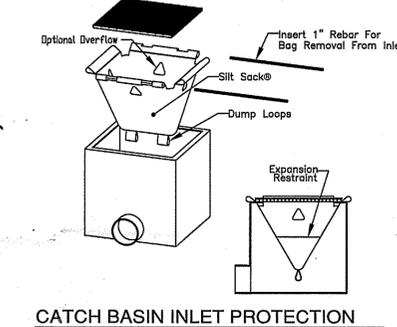
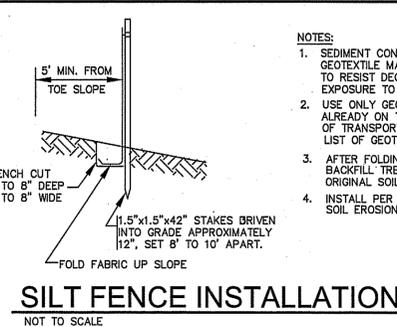
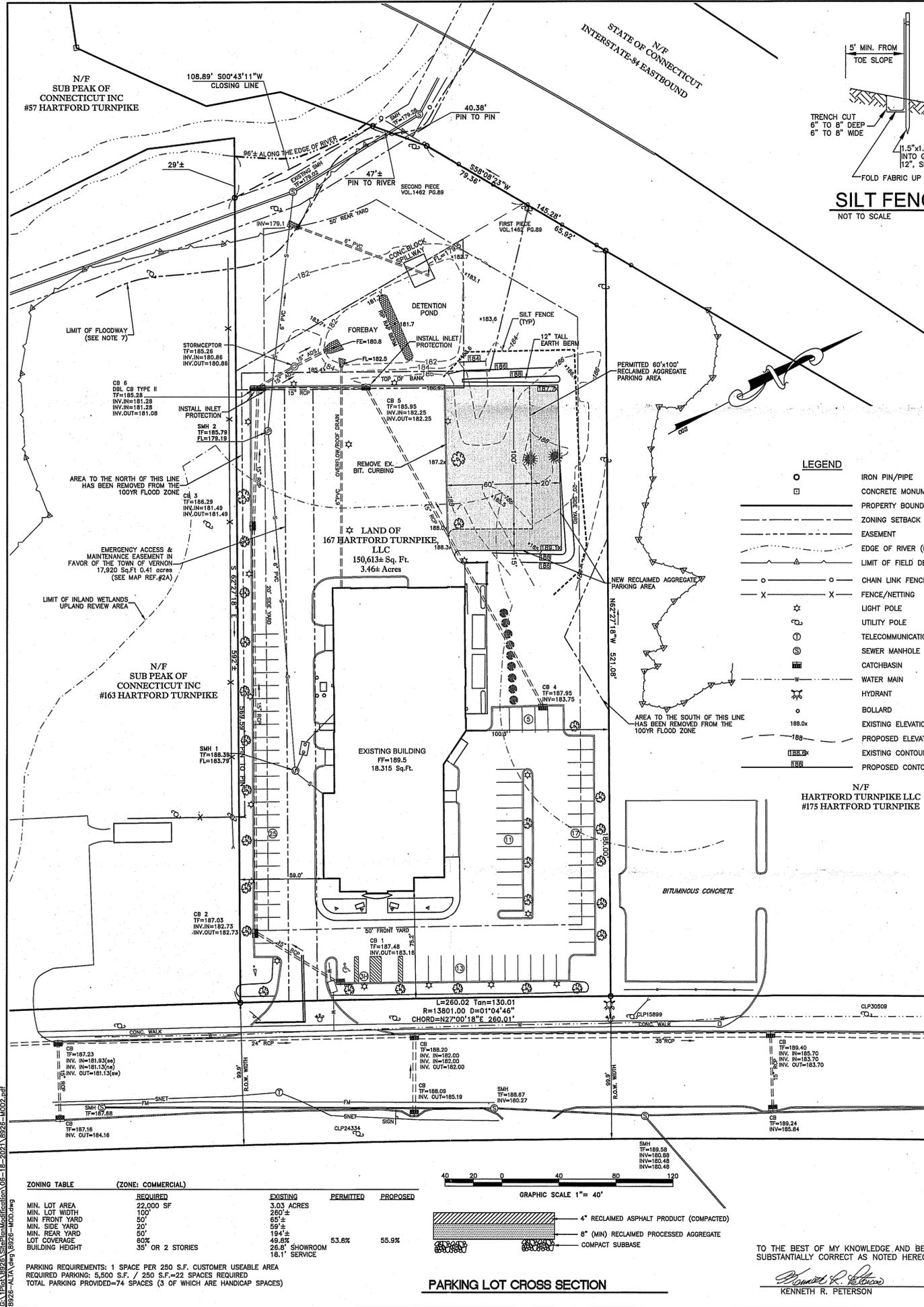
Craig W. Perry  
Wetland Agent  
Wetlands Enforcement Officer

c.c. Rachel Stansel - Chairperson, Inland Wetlands Commission  
David Smith, PE - Town Engineer  
George McGregor, AICP - Town Planner

File: WA-2021-05

Project Contact Person:

Gardner & Peterson Associates, LLC  
178 Hartford Turnpike  
Tolland, CT 06084



- LEGEND**
- IRON PIN/PIPE
  - CONCRETE MONUMENT
  - PROPERTY BOUNDARY
  - ZONING SETBACK
  - EASEMENT
  - EDGE OF RIVER (FEB. 25, 2019)
  - LIMIT OF FIELD DELINEATED WETLANDS
  - ○ ○ CHAIN LINK FENCE
  - X — X FENCE/NETTING
  - ☆ LIGHT POLE
  - ○ ○ ○ ○ UTILITY POLE
  - ○ ○ ○ ○ TELECOMMUNICATIONS MANHOLE
  - ○ ○ ○ ○ SEWER MANHOLE
  - CATCHBASIN
  - WATER MAIN
  - HYDRANT
  - BOLLARD
  - ○ ○ ○ ○ EXISTING ELEVATION
  - 188.0x — PROPOSED ELEVATION
  - 188.0x — EXISTING CONTOUR
  - 188.0x — PROPOSED CONTOUR

- NOTES:**
1. SEDIMENT CONTROL FABRIC TO BE A GEOTEXTILE MATERIAL TREATED TO RESIST DEGRADATION FROM EXPOSURE TO SUNLIGHT.
  2. USE ONLY GEOTEXTILES WHICH ARE ALREADY ON THE CONNECTICUT DEPARTMENT OF TRANSPORTATION'S GEOTEXTILE APPROVED LIST OF GEOTEXTILES.
  3. AFTER FOLDING FABRIC EDGE, BACKFILL TRENCH WITH TAMPIED ORIGINAL SOIL OR AGGREGATE.
  4. INSTALL PER 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

- GENERAL EROSION AND SEDIMENT CONTROL NOTES**
1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
  2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.
  3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
  4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBSTRUCTIONABLE MATERIAL.
  5. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SLIPPAGE, AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR LOCAL SPECIFICATIONS.
  6. FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIAL, COMPRESSIBLE MATERIAL AND OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
  7. FROZEN MATERIAL OR SOFT MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
  8. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
  9. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
  10. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICE.
  11. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING. IF FINISH GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE IS COMPLETE, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS SHALL BE CONSIDERED "LONG TERM" AND SHALL RECEIVE TEMPORARY SEEDING WITHIN THE FIRST 15 DAYS.
  12. SITE IS TO BE GRADED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE UNLESS OTHERWISE SPECIFIED IN THE PLANS.
  13. CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". ADDITIONAL TOPSOIL MAY BE REQUIRED TO MEET MINIMUM DEPTHS. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
  14. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULTPACKER TYPE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2" INCH. HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SOIL SURFACE.
  15. WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
  16. FERTILIZER AND LIME ARE TO BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISC OPERATOR SHOULD BE ALONG THE CONTOUR.
  17. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, OR OTHER UNSUITABLE MATERIALS.
  18. INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED BEFORE SEEDING, THEN FIRMED AS DESCRIBED ABOVE.
  19. WHERE GRASSES PREDOMINATE, FERTILIZE ACCORDING TO SOIL ANALYSIS, OR SPREAD 300 POUNDS OF 10-10-10 OR EQUIVALENT PER ACRE (7.5 POUNDS PER 1000 S.F.).
  20. CALCIUM CHLORIDE WILL BE AVAILABLE FOR DUST CONTROL ON GRAVEL TRAVEL SURFACES.

**CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST**

PROJECT NAME: VERNON VOLKSWAGEN PARCEL AREA: 1.34 AC.  
LOCATION: 167 TALCOTTVILLE ROAD, VERNON, CONNECTICUT RESPONSIBLE PERSONNEL: Nancy Jackson (860) 278-5200  
PROJECT DESCRIPTION: PARKING LOT CONSTRUCTION

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
CUT TREES	INSTALL SILT FENCE BARRIER		
REMOVE STUMPS	DOWNGRADE OF CONSTRUCTION ACTIVITY AS SHOWN		
ROUGH GRADE SITE	INSTALL CATCH BASIN INLET PROTECTION		
INSTALL PARKING LOT SURFACE COURSE			
FINAL GRADE SHOULDERS	TOPSOIL, SEED AND MULCH REMAINING DISTURBED AREAS REMOVE EROSION CONTROLS WHEN SITE IS STABILIZED		

**PROJECT DATES:**  
DATE OF CONSTRUCTION START: OCTOBER 1, 2020  
DATE OF CONSTRUCTION COMPLETION: AS PERMIT REQUIRES

EROSION AND SEDIMENT CONTROL PROCEDURES SHALL ESSENTIALLY BE IN ACCORDANCE WITH THESE PLANS, AS REQUIRED BY TOWN REGULATIONS, AND THE MANUAL "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" FOR CONNECTICUT, BY THE COUNCIL ON SOIL AND WATER CONSERVATION, 1985, REVISED TO 2002.

**TEMPORARY SEEDING SCHEDULE:**

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	1.0	3/1-6/15, 8/15-10/15
WINTER RYE	120	3.0	4/15-7/1, 8/15-10/15
SUDANGRASS	30	0.7	5/15-8/1

TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCRS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

STRAW MULCH IS TO BE APPLIED TO SEEDBED AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

**FINAL SEEDING SCHEDULE:**

PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBJECTS.

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	20	0.45	4/1-6/15, 8/15-10/1
CREeping RED FESCUE	20	0.45	4/1-6/15, 8/15-10/1
PERENNIAL RYEGRASS	5	0.10	4/1-6/15, 8/15-10/1
TOTAL	45	1.00	

**TOWN OF VERNON**  
55 WEST MAIN STREET, VERNON, CT 06066  
(860) 870-3600  
www.vernon-ct.gov

OFFICE OF THE TOWN PLANNER

September 4, 2020

Richard McAllister  
K&RMotors  
167 Hartford Tpke.  
Vernon, CT 06066

Re: Minor Modification of Site Plan at 167 Hartford Tpke.

Dear Mr. McAllister:

We received your application on September 2, 2020, requesting approval of a minor modification to the site plan of development at 167 Hartford Tpke., Vernon Volkswagen.

Your request for modification is as follows:

- Construct an ~3,000 s.f. vehicle storage parking area

We, the undersigned, approve this minor modification because the improvements will not adversely affect the public health or safety; the changes will not have an adverse effect on the surrounding properties; the design represents certain pre-existing, legal, non-conforming conditions; and the overall changes are minor in nature. This decision was made in accordance with the application dated September 2, 2020 and the following plans:

Modification to Site Plan of Development (Sheet 1 of 1)  
167 Hartford Turnpike, LLC  
Prepared by Gardner & Peterson Associates, LLC  
February 23, 2020

A copy of this letter shall be placed on 2 duly dated mylar copies of the approved site plan referenced above with one copy being filed with the Town Clerk and one in the Planning Office.

Sincerely,

*George McAllister* Steve Pratton David Smith  
Town Planner Building Official Town Engineer

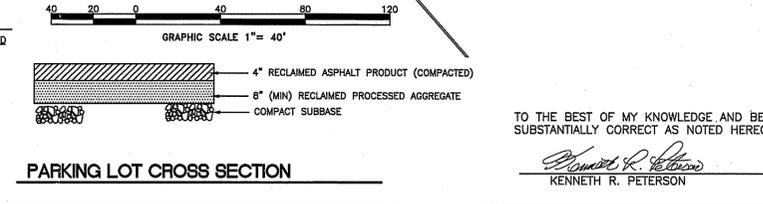
File: MM-2020-04 Minor Modification

- NOTES:**
1. THIS SURVEY AND MAP 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 DEPENDENT RESURVEY WHICH CONFORMS TO HORIZONTAL ACCURACY CLASS A-2. SEE MAP 2B.
  2. THE PURPOSE OF THIS PLAN IS TO DEPICT A NEW VEHICLE STORAGE LOT FOR PERMITTING.
  3. REFERENCE IS MADE TO THE FOLLOWING MAPS:
    - A. "SITE PLAN PREPARED FOR LANGAN VOLKSWAGEN VERNON, CONNECTICUT" PREPARED BY GARDNER & PETERSON ASSOCIATES. DATE: 07-09-2002 REV: 1-27-2003.
    - B. "PROPERTY SURVEY RESUBDIVISION PLAN PREPARED FOR TALCOTTVILLE DEVELOPMENT COMPANY, LLC HARTFORD TURNPIKE VERNON, CONNECTICUT" PREPARED BY GARDNER & PETERSON ASSOCIATES. DATED: 02-22-02 REV: 7/16/02.
  4. BEARINGS DEPICTED ON THIS PLAN ARE BASED CGS DATUM NAD 27 AND ELEVATIONS DEPICTED ON THIS PLAN ARE BASED ON THE NOVD 29 DATUM PER CGS MONUMENT 1142X.
  5. TAX ID NUMBER FOR THIS PARCEL IS 01-0158-00167.
  6. TOTAL AREA OF PARCEL=3.46 ACRES.
  7. INLAND WETLANDS DEPICTED HEREON ARE AS FIELD DELINEATED BY JOHN IANNI, CSS.
  8. THIS PARCEL IS PARTIALLY LOCATED IN FLOOD ZONE AE AND IN A FLOODWAY AREA AS DEPICTED ON FLOOD INSURANCE RATE MAP TOWN OF VERNON, CONNECTICUT, TOLLAND COUNTY, COMMUNITY PANEL NUMBER 090131 0005 C, MAP REVISED AUGUST 9, 1999. BASE FLOOD ELEVATION DETERMINED TO BE ELEV. 182.5.

**ZONING TABLE (ZONE: COMMERCIAL)**

	REQUIRED	EXISTING	PERMITTED	PROPOSED
MIN. LOT AREA	22,000 SF	3.03 ACRES		
MIN. LOT WIDTH	100'	260'		
MIN. FRONT YARD	50'	65'		
MIN. SIDE YARD	20'	59'		
MIN. REAR YARD	50'	194'		
LOT COVERAGE	60%	49.8%	53.8%	55.9%
BUILDING HEIGHT	35' OR 2 STORIES	26.8' SHOWROOM 18.1' SERVICE		

PARKING REQUIREMENTS: 1 SPACE PER 250 S.F. CUSTOMER USEABLE AREA  
REQUIRED PARKING: 5,500 S.F. / 250 S.F.=22 SPACES REQUIRED  
TOTAL PARKING PROVIDED=74 SPACES (3 OF WHICH ARE HANDICAP SPACES)



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Kenneth R. Peterson*  
KENNETH R. PETERSON  
L.S. 10839  
REGISTRATION NO.

REVISIONS

09/04/2020 APPROVAL  
06/18/2021 EXPAND PARKING

**MODIFICATION TO SITE PLAN OF DEVELOPMENT**  
PREPARED FOR  
**167 HARTFORD TURNPIKE, LLC**  
#167 HARTFORD TURNPIKE ~ CONN. ROUTE 83 & 30  
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"=40'	02-23-2020	1 OF 1	8926 MOD2

## **Other Business**



# 2021 Guide to Legislation Impacting Development and Land Use Procedures

This guide summarizes legislation passed by the Connecticut General Assembly in 2021 and incorporates material prepared by Connecticut's Office of Legislative Research. As with any summarization of law, additional important details may exist in the statute that are not included herein. Please consult the original legislative language and/or an attorney for confirmation of any legal interpretation.

Corrections/questions/comments? Contact [ctplanners@gmail.com](mailto:ctplanners@gmail.com).

JULY 2, 2021

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Connecticut Chapter of the  
American Planning Association  
[ct.planning.org](http://ct.planning.org)



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# Land Use Approval Expirations

**Inland Wetlands permits:** PA 21-34 § 2 delays the effective date of municipal inland wetlands permits to coincide with the effective period of related local land use approvals. Under the bill, if the inland wetlands permit is just one of the local land use approvals required to develop a property, the wetlands permit does not take effect until the other local approvals are effective. Inland wetlands permits are generally valid for the same length of time as the other land use approvals issued for the development, up to a maximum of 10 years.

**Special Permit/Exception expirations:** PA 21-163 establishes a minimum validity period for unexpired special permit or exception approvals that (1) were granted before July 1, 2011, and (2) specified a deadline by which all work in connection with the approval must be completed. Under the bill, these approvals are valid for at least 19 years after the approval is granted. The bill specifies that (1) the applicable land use board, commission, or agency may extend these approvals beyond 19 years and (2) this minimum 19-year validity period applies to special permits or exceptions approved by a municipality exercising land use powers under the statutes or a special act. For approvals granted between July 1, 2011 and the date of the bill's passage, PA 21-34 establishes a minimum validity period for special permit or exception approvals that were unexpired on March 10, 2020; and that specified a deadline by which all work in connection with the approval must be completed. Under the bill, these approvals are valid for a minimum of 19 years after the approval is granted.

**Expiration of subdivision approvals:** PA 21-163 extends the duration of subdivision approvals for projects with at least 400 dwelling units approved before July 1, 2011 from 14 to 19 years

**Five-year extension of other approvals:** PA 21-63 bill also extends by five years the minimum initial approval period for approvals granted before July 1, 2011:

1. site plan approvals (except for projects containing at least 400 dwelling units or having an area of 400,000 square feet or more);
2. subdivision approvals for projects with fewer than 400 dwelling units; and
3. wetlands permits.

The effect of these changes is that these initial approvals must be valid for at least 14 years, rather than at least nine years, as under current law. The bill correspondingly extends the extended deadlines for these approvals from 14 to 19 years and notes that in general, these changes apply to permits granted by municipalities exercising land use powers under special act. Likewise, PA 21-34 makes similar changes to expiration dates of approvals for projects approved from July 1, 2011 to the date of bill pages, but before the bill's passage that were unexpired on March 10, 2020. Under PA 21-34I, except for large residential subdivisions, the initial deadline for these approvals must be at least 14 years after approval, and the extended deadline cannot be more than 19 years after approval. Large residential subdivision approvals are valid for 19 years. Local boards or agencies may approve extensions, but the bill caps the total

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duration of an approval, including extensions, at 19 years (except special permits or exceptions, see above).

Note: Executive Order 7-JJ, which extended many land use approvals for the duration of the pandemic, expired June 30, 2021.

## Additional Zoning Requirements

**Required/allowed goals and considerations for zoning:** PA 21-29 updates the language of zoning enabling statute 8-2 to remove language allowing zoning to be used to "prevent the overcrowding of land and avoid undue concentration of population;" and requires that regulations be designed to protect historic, tribal, cultural, and environmental resources; consider impacts to adjacent municipalities; address disparities in housing needs and access to opportunities including employment and education; promote efficient application review; and affirmatively further the purposes of the Federal Fair Housing Act. Affirmatively furthering fair housing generally refers to proactive actions to reduce barriers to fair housing. Any consideration of "character" must be to character defined with clear and explicit "physical characteristics". Zoning may not be used to deny applications on the basis of the income level or source of income of an applicant or end user.

**Explicit authorities for overlay zones, floating zones, and planned development districts, and energy conservation:** PA 21-29 explicitly allows zoning to adopt regulations for overlay zones, floating zones, and planned development districts (which were not explicitly allowed in existing statute).

**Cottage Food Activities:** PA 21-29 directs that zoning must not prohibit "Cottage Food" activities in residential zones (i.e, small-scale home-based food production)

**Regulation of Mobile Homes:** Existing statute provides that regulations not treat manufactured homes substantially differently from other types of housing for the purpose of permitting. PA 21-29 adds larger mobile manufactured homes to this provision (length of smallest dimension of mobile home must be greater than 22 feet for this provision to apply).

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# Meeting Procedures (including Remote)

SB 1202 §§ 161-168 enable meetings to be held fully in-person, fully remotely, or as hybrid meetings during the period of time July 1, 2021 – April 30, 2022. §§ 171-189 make numerous changes allowing municipal entities and other public agencies to conduct business electronically; generally, the changes allow specified (1) notices and applications to be sent electronically and (2) hearings or meetings to be held using electronic equipment

- For the purpose of rules regarding remote meetings, § 161 defines "Electronic equipment" as any technology that facilitates real-time public access to meetings, including, but not limited to, telephonic, video or other conferencing platforms.
- § 163 requires notice of remote meetings to be published at least 48 hours in advance and agendas must be published at least 24 hours in advance. Such notice and agenda shall include instructions for the public to attend and provide comment or otherwise participate in the meeting, by means of electronic equipment or in person, as applicable and permitted by law. Publication shall include:
  - direct notification in writing or by electronic transmission to each member of the public agency and
  - post a notice that such agency intends to conduct the meeting solely or in part by means of electronic equipment
    - in the agency's regular office or place of business,
    - in the office of the clerk of such subdivision for any public agency of a political subdivision of the state that is not a quasi-public agency, or
    - in the office of the clerk of each municipal member of any multitown district or agency, and
    - if the agency has an Internet web site, on such Internet web site.
- § 163 also requires that
  - agencies provide the opportunity for agency members (e.g. commissioners) to attend in-person meetings electronically.
  - minutes of hybrid meetings note how each member attended.
  - agencies holding a fully remote meeting provide accommodations to any member of the public requesting a physical location and electronic equipment to participate in the meeting, if the request is submitted in writing at least 24 hours in advance, and provide members of the public attending remotely the same opportunities to provide comment or testimony as would be provided were the meeting held in person.
  - transcriptions or recordings of meetings held fully remotely be posted on the agency's Internet web site and made available to the public to view, listen to and copy in the agency's office or regular place of business not later than seven days after the meeting and for not less than forty-five days thereafter.

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- if a quorum of members is meeting in person, the agency must also allow members of the public to attend in person at the same location.
  - votes taken during remote meetings must be taken by roll call unless they are unanimous.
  - remote meeting participants must make a good faith effort to state their name and title, if applicable, prior to speaking.
  - meetings interrupted by technical difficulties may be resumed not more than two hours after the interruption, either electronically or in person. Agency may announce any preplanned procedures for potential interruptions.
  - moderators may remove a member of the public attending remotely if the member is causing disorder and refuses to conform to order.
- § 173 allows zoning enforcement hearings to be conducted in person or electronically.
  - § 168 requires the Connecticut Advisory Commission on Intergovernmental Relations to conduct a study on remote meeting procedures by February 1, 2022, including recommendations concerning best practices and the identification of funding sources for implementation of remote participation and voting.
  - Refer to SB 1202 for additional provisions.
  - SB 1202 **DOES NOT** remove preexisting requirements for newspaper publication.

## GIS

**OPM GIS information officer and GIS Council:** SB 1202 §§ 90-92 (AN ACT CONCERNING GEOGRAPHIC INFORMATION SYSTEMS) creates a new GIS office within OPM and establishes a GIS information officer to oversee the office and its staff; and establishes a GIS Council to consult with the new information officer on matters regarding free and public GIS data.

**Funding for state GIS capacity:** SB 1202 § 341 also allocates \$9.5 million in ARPA funds toward building statewide GIS capacity for broadband mapping/data and other critical services supporting remote work, health, and education.

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# Commissioner Training

PA 21-29 establishes ongoing training requirements for land use commissioners. Connecticut’s OPM Secretary shall establish guidelines for training by January 1, 2022 in consultation with CAZEO, CCM, CCAPA, CLEAR’s Land Use Academy, the CT Bar Association, Councils of Governments, and other nonprofit or education institutions that provide land use training. If the Secretary does not issue guidelines, such providers may create and administer appropriate training.

<i>By January 1, 2024</i>	Any member serving on a planning commission, zoning commission, combined planning/zoning commission, or zoning board of appeals as of January 1, 2023 must complete initial training, and complete additional training every two years thereafter
<i>By March 1, 2024</i>	Commissions/Boards shall submit statement affirming compliance to municipality’s legislative body (or Board of Selectman in town meeting towns)
Training Requirements	Four hours of training, which must include at least one hour concerning affordable and fair housing policies

# ZEO Credentials

PA 21-29 requires that Zoning Enforcement Officers be certified by the CT Association of Zoning Enforcement Officials (CAZEO) as of January 1, 2023, and annually thereafter, and maintain certification.