

posted 1/11/2023
Storvick

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Notice & Agenda
Thursday, January 19, 2023 7:30 PM
Town Hall Memorial Building- 3rd Floor Council Chambers
14 Park Place
Vernon, CT 06066

RECEIVED
VERNON TOWN CLERK
23 JAN 11 PM 2:09

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 a Commission vote.
 - 2.2 Approval of the Minutes from **January 5, 2023**
3. **New Application(s) for receipt, if any:**
4. **Public Hearing(s) and Action on Applications:**
 - 4.1 **PZ-2022-16, 985 Hartford Turnpike** - An application of Edward Johansen for a Site Plan and Special Permit (4.10.4.4) to renovate existing building for used car dealership and limited general repair, extend bituminous driveways into parking lot, spread current onsite fill piles at **985 Hartford Turnpike** (Tax Map 38, Block 72, Parcel 30). The property is zoned Industrial.
 - 4.2 **PZ-2022-17, Baker Road (Scenic Road)** - An application of Shaun Gately, Director of Development Services, Town of Vernon, to make improvements to the current wire rope guide-rail system on Baker Road, a designated scenic road. The property is zoned Open Space.
5. **8-24 Referrals, if any**
6. **Other Business/Discussion**
7. **Public Comments Received**
8. **Adjournment**

Roland Klee, Chair
Planning & Zoning Commission

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, January 5, 2023 7:30 PM
Town Hall Memorial Building- 3rd Floor Council Chambers
14 Park Place
Vernon, CT 06066

Draft Minutes

RECEIVED
VERNON TOWN CLERK
23 JAN 12 AM 9:37

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

- Meeting Start Time: 7:30pm
- Present: Members: Ronald Klee, Robin Lockwood, Joseph Miller, Michael Baum, Ir Mullan
- Staff: Ashley Stephens, Town Planner
Leslie Campolongo, Zoning Enforcement Official/ Planning and Zoning Specialist
Shawn Gately, Director of Development Services
- Absent: Yelena Damsky
- Recording Secretary: Beth Bates, Meriline Sarkar

2. **Administrative Actions/Requests**

2.1 **Amendment/Adoption of Agenda - Additional business to be considered under agenda item #6 "Other Business" requires a Commission vote.**

- Robin Lockwood made a motion to accept item 2.1, Joseph Miller seconded the motion, and the motion carried unanimously.

2.2 **Approval of the Minutes from November 3, 2022**

- Robin Lockwood made a motion to accept the minutes from the November 3, 2022 meeting, with a change requested to amend the attendance of Yelenda Damsky. Joseph Miller seconded the motion as amended, and the motion carried unanimously.

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

3.1 **PZ-2022-16, 985 Hartford Turnpike** - An application of Edward Johansen for a Site Plan and Special Permit (4.10.4.4) to renovate existing building for used car dealership and limited general repair, extend bituminous driveways into parking lot, spread current onsite fill piles at **985 Hartford Turnpike** (Tax Map 38, Block 72, Parcel 30). The property is zoned Industrial.

- Robin Lockwood made a motion to approve the New Application for the January 19, 2023 meeting. Joseph Miller seconded the motion, and the motion carried unanimously.

3.2 **PZ-2022-17, Baker Road (Scenic Road)** - An application of Shaun Gately, Director of Development Services, Town of Vernon, to make improvements to the current

wire rope guide-rail system on Baker Road, a designated scenic road. The property is zoned Open Space.

- Robin Lockwood made a motion to approve the Application for the January 19, 2023 meeting. Iris Mullan seconded the motion, and the motion carried unanimously.

4. Public Hearing(s) and Action on Applications:

- NONE

5. 8-24 Referrals, If any

5.1 Tunnel View Estates Subdivision was approved on July 3, 1997 by the Planning & Zoning Commission. After a review of the history of the subdivision, it meets all of our requirements for the general approval of Planning & Zoning Subdivision Regulations. The final step in this subdivision is that the road needs to be accepted by the Town Council after making an 8-24 referral with the Planning & Zoning Commission.

- Ashley Stephens read item 5.1 into record.
- Discussion ensued
- Shawn Gately, Director of Development Services Town of Vernon, spoke on behalf of Tunnel Road regarding the error in recording info as the town has provided trash pickup and buses for 20 years.
- Robin Lockwood made a motion to approve the Tunnel Road application.
- Joseph Miller seconded the motion, and the motion carried unanimously.

6. Other Business/Discussion

6.1 Discussion of Design Review Procedures and Guidelines

- Ashley Stephens spoke stating that Town Council approved the new Design Review Procedures and Guidelines. Moving forward the Design Review Commission will no longer be active, and previous responsibilities of this commission will become part of the PZC commission. The Design Review Commission was often unable to operate with a quorum and it was decided that merging the two commissions would serve the Town of Vernon better.
- Discussion ensued
- Michael Baum asked for clarification on changes
- Iris Mullan asked about usage of the large screen television for presentations
- Shawn Gately spoke regarding the changes for PZC in regards to taking on the Design Review Commission procedures

- Discussion took place regarding the invitation of Design Review Commission members to join the PZC Commission.

7. Public Comments Received

- NONE

8. Adjournment

- Robin Lockwood made a motion to adjourn at 7:56 pm. Michael Baum seconded the motion, and the motion carried unanimously.

Respectfully submitted,

Meriline Sarkar
Recording Secretary



TOWN OF VERNON PLANNING & ZONING COMMISSION (PZC)
APPLICATION

(Revised August 2022)

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.

APPLICANT (S)

NAME: Edward Johansen
COMPANY: SECK Enterprises LLC
ADDRESS: 435 Talcottville Road Vernon, CT 06066
TELEPHONE: 860-729-5669 EMAIL: edjohansen1@hotmail.com

PROPERTY OWNER (S)

NAME: Ed Johansen
ADDRESS: 435 Talcottville road Vernon, CT 06066
TELEPHONE: 860-729-5669 EMAIL: edjohansen1@hotmail.com

If the applicant is not the property owner, include a letter from the property owner authorizing the applicant to seek approval by the PZC, if no signature accompanies the application.

PROPERTY

ADDRESS: 985 Hartford Road Turnpike Vernon, CT
ASSESSOR'S ID CODE: MAP # 38 BLOCK # 72 LOT/PARCEL # 30
LAND RECORD REFERENCE TO DEED DESCRIPTION: VOLUME 2775 PAGE 308

DOES THIS SITE CONTAIN A WATERCOURSE AND/OR WETLANDS? (SEE THE INLAND WETLANDS MAP AND REGULATIONS)

☐ NO ☒ YES



REGULATED ACTIVITY WILL BE DONE



IWC APPLICATION HAS BEEN SUBMITTED

ZONING DISTRICT Industrial (I)

IS THIS PROPERTY LOCATED WITHIN FIVE HUNDRED (500) FEET OF A MUNICIPAL BOUNDARY?



NO



YES:

Name of Town

CHECK IF HISTORIC STATUS APPLIES:

LOCATED IN HISTORIC DISTRICT:

INDIVIDUAL HISTORIC PROPERTY

TOWN PLANNERS OFFICE

DEC 27 2022

RECEIVED

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: Used Car Dealership License

GENERAL ACTIVITIES: Spread current on site fill piles

extend existing bituminous driveways into parking lot

Renovate existing building for used car dealership and limited general repair

APPROVAL 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)

 AMENDMENT OF SUBDIVISION REGULATIONS (SUB. SEC. II)

SEE SUBDIVISION REGULATIONS SEC. 4 FOR APPLICATION FEE SCHEDULES.

 x **SOIL EROSION AND SEDIMENT CONTROL PLAN (ESCP)** (SUBDIVISION REGULATIONS 6.14)

 x **SITE PLAN OF DEVELOPMENT (POD)**

 x POD APPROVAL

 MODIFICATION OF AN APPROVED POD

 MINOR MODIFICATION OF A SITE POD

 x **SPECIAL PERMIT(S)** SECTION: 4.10.4.4 & 15.1.1.

ZONING:

 SITE SPECIFIC CHANGE OF ZONING DISTRICT AND MAP

 AMENDMENT OF ZONING REGULATIONS

CERTIFICATION AND SIGNATURE

The applicant, undersigned, has reviewed the "Town of Vernon Planning and Zoning Regulations" and completed the application with complete and accurate information:

Property Owner, Applicant, or Applicant's Agent:



APPLICANT OR AGENT SIGNATURE

Edward Johansen

PRINTED NAME

DATE

OWNER'S SIGNATURE, IF DIFFERENT

PRINTED NAME

DATE

38-0068-018A1
20 ROCKLEDGE DRIVE LLC
994 HARTFORD TPKE
VERNON CT 06066

38-0072-00030
SECK ENTERPRISES LLC
458 TALCOTTVILLE RD
VERNON CT 06066

38-0068-018AR
GIULIETTI JAMES D
PO BOX 1618
SOUTH WINDSOR CT 06074

26-065B-030C1
ASSARABOWSKI RICHARD J & GRACE M
306 VERNON AVE
VERNON CT 06066-4319

38-0072-0030B
MILLER ELEANOR W TRUSTEE
THE ELEANOR W MILLER LIVING TRUST
5 WOODSTOCK DR
MANCHESTER CT 06042

26-0072-0031J
JAJL LLC
933 HARTFORD TPKE
VERNON CT 06066

37-0068-00012
NICOTERA NORMAN
942 HARTFORD TPKE
VERNON CT 06066

26-065B-0027A
CARLSON NATHAN AKA NATE
270 VERNON AVE
VERNON CT 06066

26-0072-0031I
MONTGOMERY KEITH M
293 VERNON AVE
VERNON CT 06066

38-0068-00014
GIULIETTI JAMES D & HOLLIS JOANNE F &
GIULIETTI ANITA J & EST OF JOHN GIULIETTI
325 KELLY RD OFFICE
VERNON CT 06066

26-065B-00027
THOMAS GREGORY M
282 VERNON AVE
VERNON CT 06066

38-0072-00030-0001
SECK ENTERPRISES LLC
458 TALCOTTVILLE RD
VERNON CT 06066

38-0068-00015
VERNON VILLAGE INC
325 KELLY RD BOX I20
VERNON CT 06066-3939

38-0072-0030A
BEDNARZ ANDREW J
999 HARTFORD TPKE
VERNON CT 06066

26-0072-0031H
A VETS REAL ESTATE LLC
965 HARTFORD TPKE
VERNON CT 06066

38-0072-0030C
BIELECKI JANET
130 GROVE ST
VERNON CT 06066

38-0068-00016
992-994 ROUTE 30 LLC
994 HARTFORD TPKE
VERNON CT 06066

26-065B-00026
WARDWELL LAURIE A
258 VERNON AVE
VERNON CT 06066

38-0068-00018
1000 HARTFORD TURNPIKE LLC
994 HARTFORD TPKE
VERNON CT 06066

38-0072-00028
ESS 1031 HARTFORD TPKE LLC
1031 HARTFORD TPKE
VERNON-ROCKVILLE CT 06066

26-065B-0030C
GUADAGNINO ANNE MARIE
290 VERNON AVE
VERNON CT 06066

38-0072-00033
VERNON MANAGEMENT GROUP LLC
300 RIPLEY HILL RD
COVENTRY CT 06238

26-065B-0027B
THOMAS GREGORY M
282 VERNON AVE
VERNON CT 06066

38-065B-00025
NGUYEN DUNG S
248 VERNON AVE
VERNON CT 06066

MAP REFERENCES:

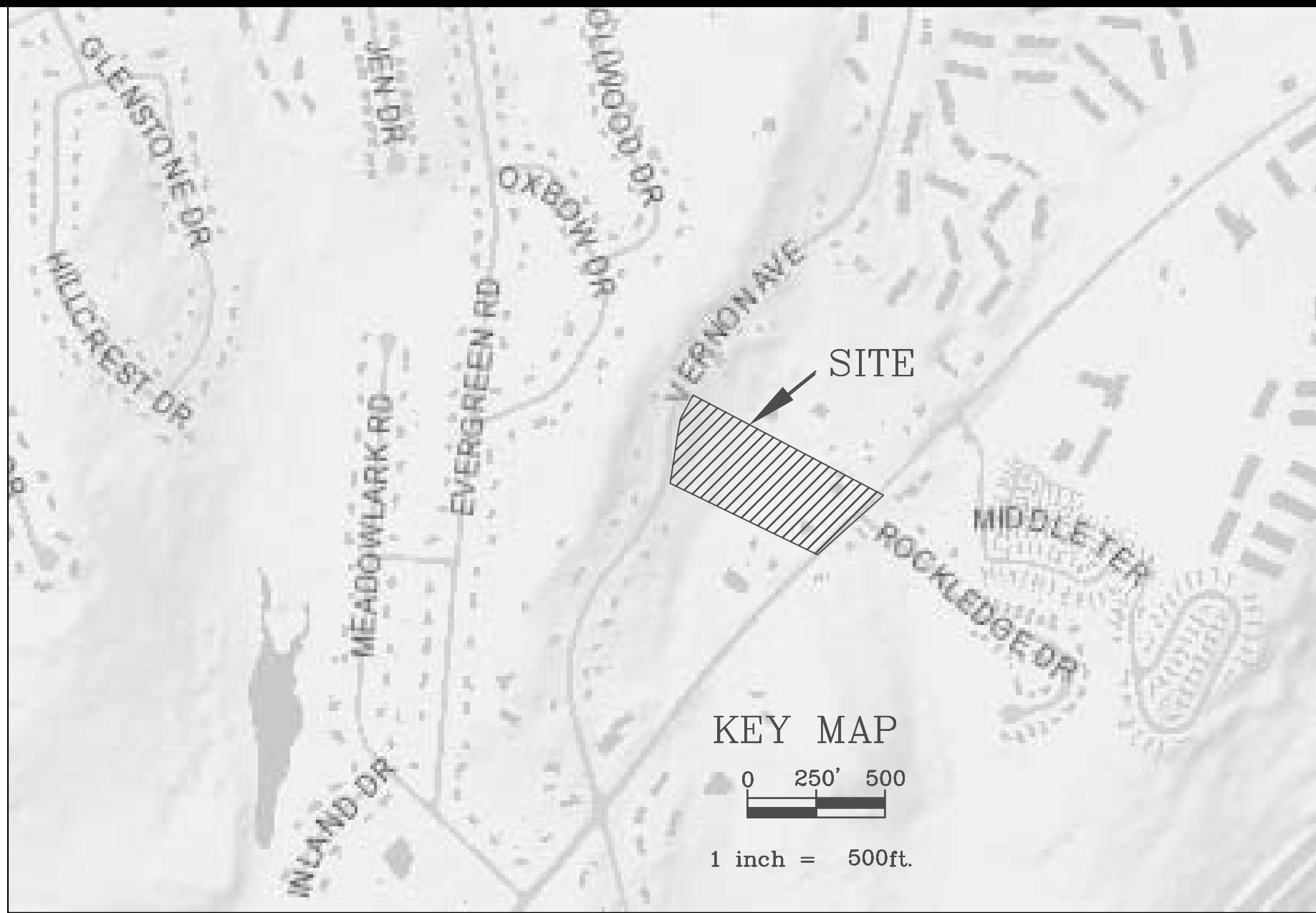
1."SUBDIVISION PLAN PREPARED FOR JAY MEADOWS PROFESSIONAL PARK 933 HARTFORD TPKE (ROUTE 30) VERNON, CT, JOB NUMBER 99-79-5A10 DATE 2-4-02, SCALE 1"=50', FUSS & O'NEILL INC. ENGINEERS, MANCHESTER, CT. ON FILE ROCKVILLE TOWN CLERK'S OFFICE."


2. "LAND OF MARY KAWALEC VERNON, CONN, SCALE 60 FEET =1 INCH, DATE AUGUST 9 1932, C.H. BANCROFT SURVEYOR
ON FILE ROCKVILLE TOWN CLERK'S OFFICE.'

3."IMPROVEMENT LOCATION PLAN, 293 VERNON AVENUE VERNON, CONNECTICUT, SCALE 1"=20', DATED 8-13-03, SURVEYOR DESIGN PROFESSIONALS, INC. SOUTH WINDSOR, CT. ON FILE, ROCKVILLE TOWN CLERK'S OFFICE."

4. "PERMIT PLAN. PREPARED FORDONALD LAPPEN & BARRY SMITH, 257 VERNON AVENUE, CONNECTICUT, SCALE 1'=40'
JUNE 23, 1937, SURVEYOR, GARDNER & PETERSON ASSOCIATES, TOLLAND CT. ON FILE ROCKVILLE TOWN CLERK'S OFFICE















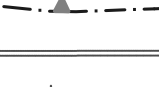
5."TOWN OF VERNON MAP SHOWING LAND ACQUIRED FROM HEIRS OF JOSEOH G. BIELECKI BT THE STATE OF CONNECTICUT,
RECONSRUCTION OF VERNON AVENUE, ARTHUR W. GRUHN CHIRF ENGINEER BUREAU OF ENGINEERING,
SHEET 1 OF 1, MAY 2004, SCALE: METRIC 1:200 (1 CM = 2M) REV. 18-23-05.



CURVE 2 DATA: 
L=178.53' R=486.12'
CHORD LENGTH 177.53'
DELTA: 21°2'32"

CURVE 1 DATA:
L=206.90' R=530.94'
CHORD LENGTH 205.59'
DELTA: 22°19'43"

L E G E N D

- | | |
|---|--------------------------------|
|  | monument found |
|  | monument not found |
|  | iron pin found |
|  | property corner |
|  | stone wall |
|  | catch basin |
|  | utility pole |
|  | san./drainage manhole |
|  | water |
|  | hydrant |
|  | tree line / shrubs |
|  | property line |
|  | wetland flag |
|  | bit curb |
|  | pole/wall mounted
luminares |

APPLICABLE REQUIREMENTS:

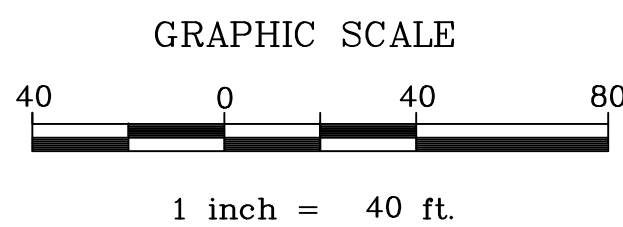
"I" IND. / "R-22" RES. (HOLD I ZONE)

SUBJECT	REQUIREMENT	SUBMITTED
MIN LOT AREA LOT	40,000 S.F.	294,865 S.F. (6.769 AC.)
MAX BUILDING COVERAGE (%)	25%	10%
MIN LOT FRONTAGE	150.00'	435'
FRONT BUILDING LINE	50'	52.00'
REAR YARD	40'	710'
SIDE YARDS	30'	40.51'

CERTIFICATION:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS A LIMITED PROPERTY/ BOUNDARY, THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY, THE HORIZONTAL ACCURACY CONFORMS TO A-2 AND THE VERTICAL ACCURACY CONFORMS TO T-2.

THIS MAP NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR AND ENGINEER.



DESIGN BY: CG

DRAWN BY: RJC

CHECKED BY: CG
9-12-202

GIULIANO LAND SURVEYING, LLC

email:giuliano.carmen@gmail.com tel:(860)310-8842

14 FIELDSTONE DRIVE
SOUTH GLASTONBURY, CT 06073
(860) 633-1151

2 SOUTH ESPLANADE
ENGLEWOOD, FLORIDA 34223
MOB. 860-794-9144

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.

SITE PLAN FOR RETAIL CAR DEALERSHIP LICENSE

PARCEL
38-0072-00030

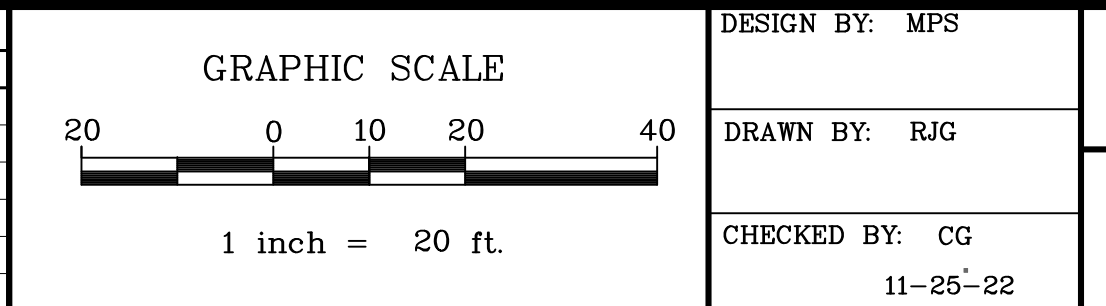
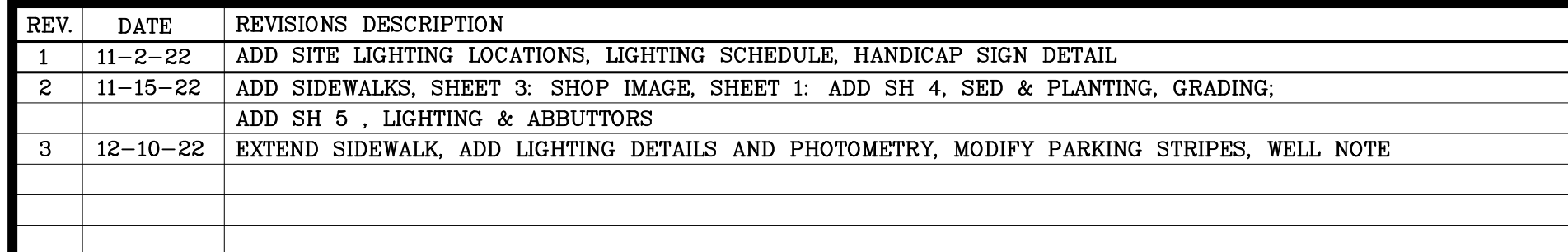
987/985 HARTFORD TURNPIKE (RTE.30) VERNON CONNECTICUT
EXISTING CONDITIONS - ZONING TABLES








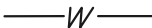









FILENAME:
985 DEALERSHIP

DATE:
10-14-22

SHEET NO.:
2 OF 5

PARKING TABLE



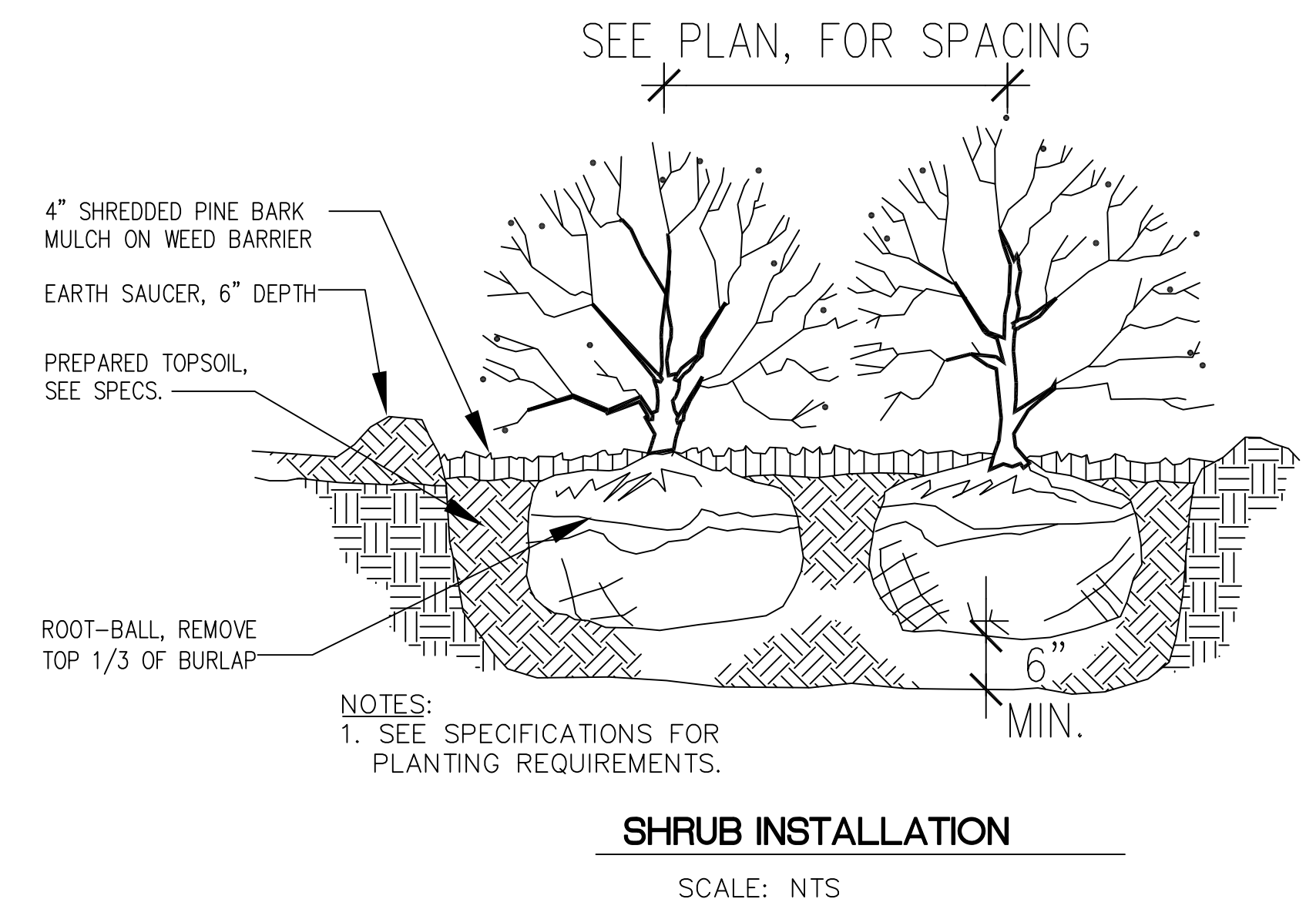
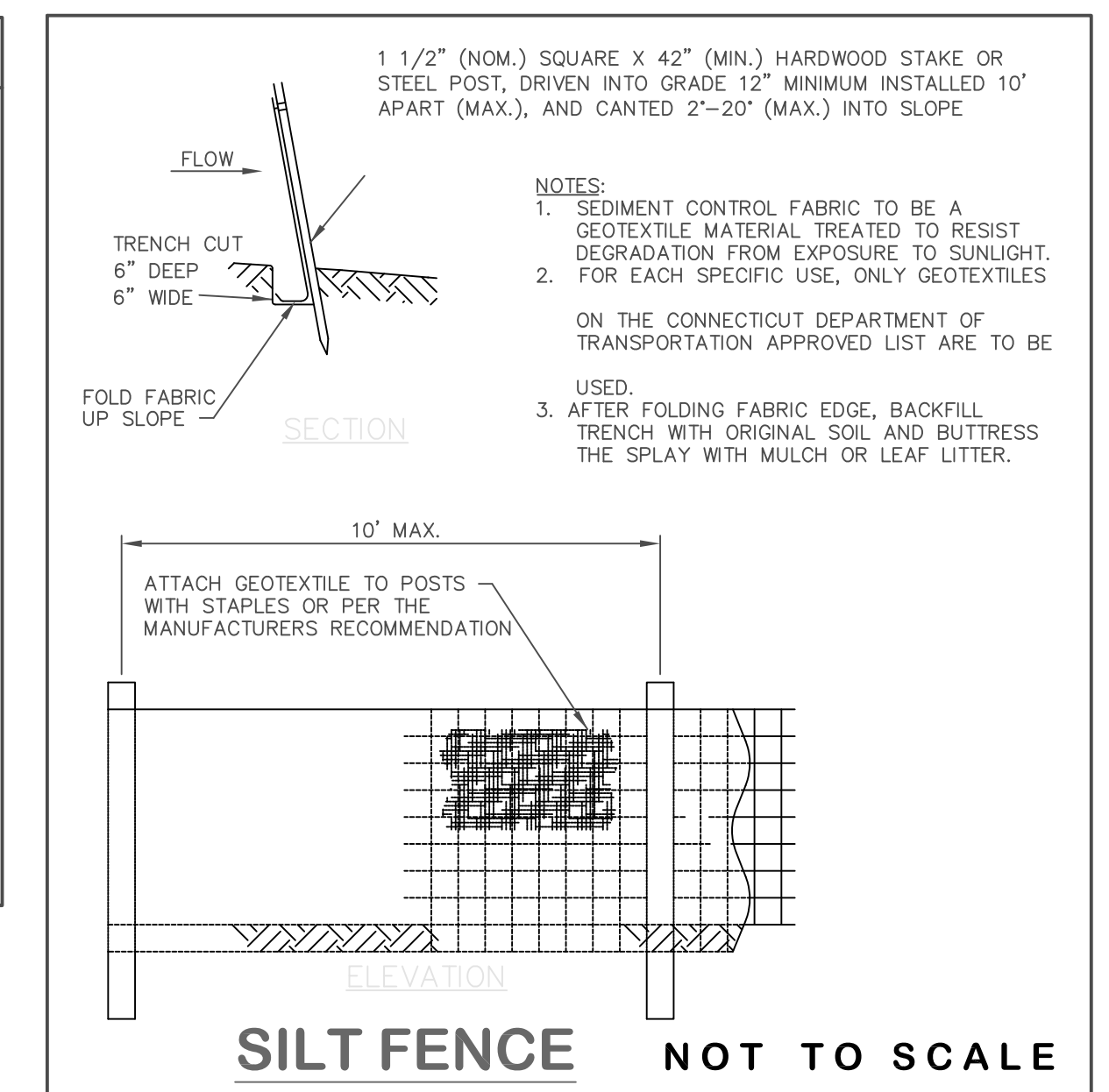
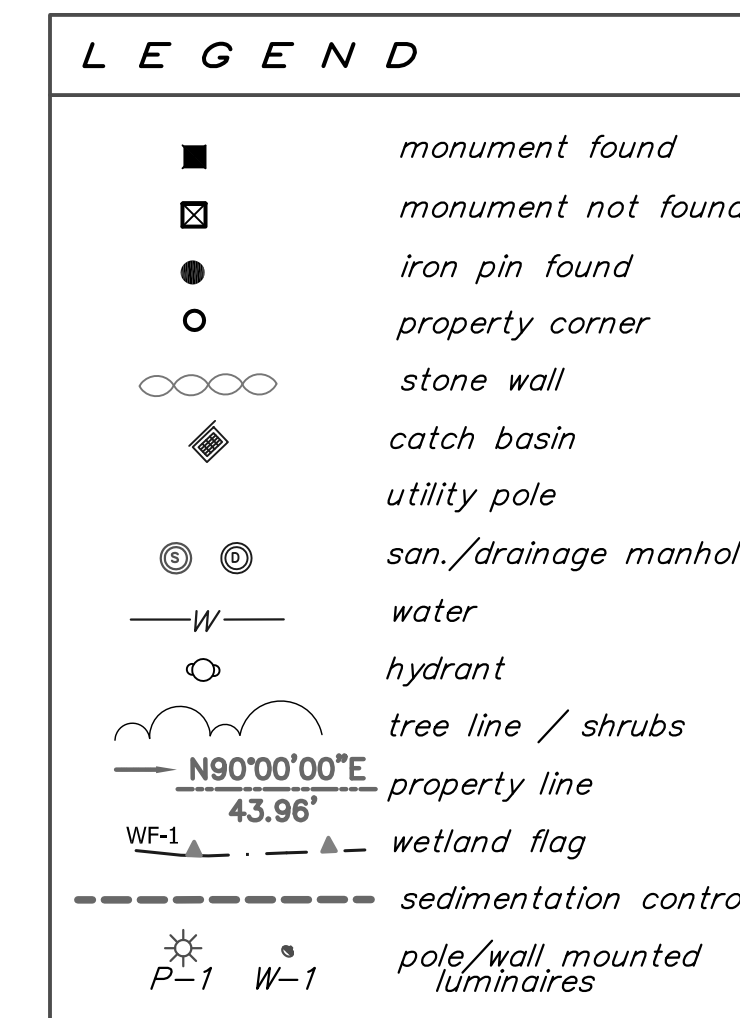
LEGEND	
	monument found
	monument not found
	iron pin found
	property corner
	stone wall
	catch basin
	utility pole
	san./drainage manhole
	water
	hydrant
	tree line / shrubs
	property line
	wetland flag
	sedimentation control
	pole/wall mounted
	luminaires
	
	

GIULIANO LAND SURVEYING, LLC	
email: giuliano.carmen@gmail.com tel: (860)310-8842	
14 FIELDSTONE DRIVE SOUTH GASTON, CT 06073 (860) 633-1151	2 SOUTH ESPLANADE ENGLEWOOD, FLORIDA 34223 MOB. 860-794-9144

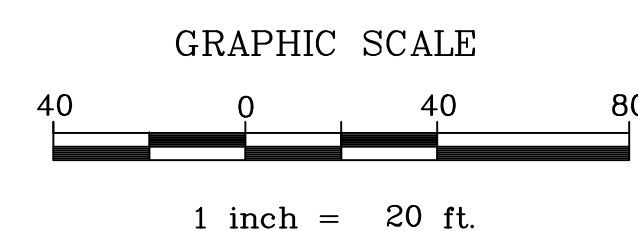
SITE PLAN FOR RETAIL CAR DEALERSHIP LICENSE
PREPARED FOR
SECK ENTERPRISES LLC
987/985 HARTFORD TURNPIKE (RTE.30) VERNON CONNECTICUT
PARKING LAYOUT - SIDEWALKS & MISC. DETAILS

FILENAME: 985 DEALERSHIP
DATE: 10-14-22
SHEET NO.: 3 OF 5

1. ALL PLANTING BEDS AND PITS TO RECEIVED APPROVED BARK MULCH TO DEPTHS INDICATED IN THE PLANTING DETAILS.
2. THE CONTRACTOR SHALL PROVIDE 6" OF TOPSOIL IN ALL AREAS OF PLANTINGS.
3. ALL PLANTS OR TREES SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN 1 YEAR FROM THE TIME OF ACCEPTANCE. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE DURING THIS PERIOD, HOWEVER THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THAT THE PLANTINGS ARE RECEIVING PROPER CARE.
4. IF THE CONTRACTOR BELIEVES THE PLANTINGS ARE NOT BEING CARED FOR PROPERLY, THEY SHOULD NOTIFY THE OWNER IN A TIMELY MANNER IN WRITING IN ORDER TO BE ELIGIBLE TO FILE A CLAIM IN THE FUTURE.
5. AT THE END OF ONE YEAR, THE CONTRACTOR SHALL REPLACE ANY PLANTINGS THAT HAVE DIED AT NO COST TO THE OWNER.
6. ALL PLANT MATERIAL AND GRASS SEED SHALL BE FREE OF DISEASE, INSECTS, LARVA EGGS AND DEFECTS.
7. TOPSOIL SHALL MEET THE REQUIREMENTS OF THE DETAILS.
8. ALL DISTURBED AREAS NOT COVERED BY STRUCTURE, PAVEMENT OR CONCRETE SIDEWALK SHALL BE TOP SOILED AND SEED
9. ANY EXISTING TREE DEPICTED TO REMAIN SHALL BE PROTECTED PER DETAIL. NO EXISTING TREE SHALL BE REMOVED WITHOUT NOTIFYING THE TOWN TREE WARDEN



REV.	DATE	REVISIONS DESCRIPTION
1	11-2-22	ADD SITE LIGHTING LOCATIONS, LIGHTING SCHEDULE, HANDICAP SIGN DETAIL
2	11-15-22	ADD SIDEWALKS, SHEET 3: SHOP IMAGE, SHEET 1: ADD SH 4, SED & PLANTING, GRADING, ADD SH 5, LIGHTING & ABBUTTORS
3	12-10-22	EXTEND SIDEWALK, ADD LIGHTING DETAILS AND PHOTOMETRY, MODIFY PARKING STRIPES, WELL NOTE



DESIGN BY: MPS
DRAWN BY: RJG
CHECKED BY: CG

11-25-2

GIULIANO LAND SURVEYING, LLC
email: giuliano.carmen@gmail.com tel: (860) 310-8842

14 FIELDSTONE DRIVE SOUTH GLASTONBURY, CT 06073 (860) 633-1151	2 SOUTH ESPLANADE ENGLEWOOD, FLORIDA 34223 MOB. 860-794-9144
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MTP Design, LLC
15 BOWHAY HILL RD.,
BRANFORD, CT 06405
LANDSCAPER

SITE PLAN FOR RETAIL CAR DEALERSHIP LICENSE
PREPARED FOR
PARCEL
38-0072-00030
SECK ENTERPRISES LLC
987/985 HARTFORD TURNPIKE (RTE.30) VERNON CONNECTICUT
GRADING - SEDIMENTATION CONTROL - PLANTINGS - MISC. DETAILS

FILENAME:
85 DEALERSHIP

DATE:
0-14-22

SHEET NO.:
4 OF 5

Full Rendering of Site



Lighting



Sign





CENTRAL CONSERVATION DISTRICT, INC.

AVON ▪ BLOOMFIELD ▪ BOLTON ▪ BRISTOL ▪ BURLINGTON ▪ CANTON ▪ COVENTRY ▪ EAST GRANBY ▪ EAST WINDSOR ▪ EAST HARTFORD ▪ ELLINGTON
ENFIELD ▪ FARMINGTON ▪ GLASTONBURY ▪ GRANBY ▪ HARTFORD ▪ MANCHESTER ▪ PLAINVILLE ▪ SIMSBURY ▪ SOMERS ▪ SOUTH WINDSOR
STAFFORD ▪ SUFFIELD ▪ WEST HARTFORD ▪ WETHERSFIELD ▪ TOLLAND ▪ VERNON ▪ WILLINGTON ▪ WINDSOR ▪ WINDSOR LOCKS

Date: January 12, 2023

To: Ashley Stephens, AICP, Town Planner
Town of Vernon Planning & Zoning Commission

From: Cameron Covill, Natural Resources Specialist *Cameron J. Covill*
Barbara Kelly, Professional Soil Scientist, SSSSNE; CPESC #2180 *Barbara Kelly*

Re: Site Development Plan for Retail Car Dealership License, 985 Hartford Turnpike, Vernon,
Connecticut- PZ-2022-16

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

District staff inspected the site on January 11, 2023 and the plans prepared by Guiliano Land Surveying, LLC, titled " Site Development Plan for Retail Car Dealership License" (Plan) with a revision date of December 10, 2022, were reviewed. Prior to the on-site visit, District staff also reviewed current and historical aerial, topographic, and other related maps of the site.

The parcel on the plans contain 2 buildings, 985 and 977 Hartford Turnpike. Proposed site work to take place in and around the building located at 985 Hartford Turnpike. Renovation of the building as well as removal of pavement, construction and extension of a bituminous parking lot and construction of associated sidewalks and lighting is proposed. The antique gas island is to remain, but existing or buried fuel tanks may be removed. Soil erosion and sediment control (E&S) measures proposed in the Plan include a construction entrance, silt fencing around the site, and infiltration swales. Maintenance expectations and placement of stockpiles are among the topics addressed in the General Notes.

Background

Based on the Natural Resources Conservation Service Web Soil Survey, soils throughout the majority of the proposed construction area are mapped as Charlton-Chatfield Complex, well-drained soil. Even on this relatively flat site, the erosion hazard of the majority of these soils is rated severe.

Observations & Recommendations

On page 3 of the supplied plans entitled "Parking Layout – Sidewalks and Misc. Details", General Notes number 3 states, "the contractor shall inspect and repair all sedimentation and erosion controls after every storm event and make repairs as necessary within 24 hours".

- Recommend amending this to include "...make repairs as necessary within 24 hours and prior to resuming any other construction or earthwork."

- Plans do not indicate an Erosion and Sedimentation Control maintenance or inspection schedule. Recommend inspecting all Erosion and Sedimentation Controls at least once per week and within 24 hours of a storm event, as per the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.

Note number 6 of the General Notes section on page 3 of the supplied plans entitled "Parking Layout – Sidewalks and Misc. Details" states that all slopes will be stabilized with grass within 7 days of completion of work.

- Plans do not indicate which species will be used or the method of seeding. If planting is to take place outside of the growing season, recommend using a tackifier if hydroseeding and mulch as needed for accelerated seed germination and establishment.
- Plans do not mention the possibility of temporary seeding. Recommend temporary seeding within 7 days if work is delayed at any point and is not expected to resume for more than 30 days, as per the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.

Plans note infiltration swales and bioswales in the Planting Plan but not the Erosion and Sedimentation Plan.

- In addition to other Erosion and Sedimentation Controls, recommend these swales be installed prior to other site work so they can serve as Temporary Sediment Basins. Installation and maintenance of these basins should be done in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.

Site grading is proposed to carry surface drainage northeast to southwest, towards the wetlands on-site. The site currently has a significant amount of debris.

- Recommend removing debris from the project area, the Upland Review Area and any debris in the wetland itself by hand or light machine to avoid erosion or compaction and prevent damage to or fill of the wetlands.

Conclusion

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

Thank you for the opportunity to comment.



OFFICE OF THE
TOWN PLANNER

TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066-3291

Tel: (860) 870-3640

E-mail: Planning@vernon-ct.gov

APPLICATION FOR ALTERATION and IMPROVEMENT TO AN EXISTING SCENIC ROAD

The Vernon Town Council on December 21, 2004 adopted Ordinance #256 "Ordinance Concerning the Designation of Scenic Roads," effective January 11, 2005, which describes the procedure, criteria, and protections related to Scenic Roads. A separate Application must be submitted for each proposed Scenic Road. Please complete this Application and provide additional information required.

PART 1

Applicant/Contact Person: Shaun Gately, Director Development Services, Town of Vernon

Signature: 

Contact Address: 55 West Main Street, Vernon, CT 06066

Telephone: 860-870-3637

E-mail: sgately@vernon-ct.gov

PART 2

The following information will be required by the Planning & Zoning Commission (PZC), for an Application to be complete.

- Select the name of Scenic Road proposed for **Alteration/Improvement**: Choose an item. Baker Road
- Which portion of the Scenic Road will be affected: Replacement of approximately 670 feet of wire rope guide rail at various locations on Road. (See Map)
- Nature of **Alteration/Improvement**: Wire rope guide rail replacement
- Describe why **Alteration/Improvement** is requested: Decay of existing rail, interest of public safety
- Who is performing the **Alteration/Improvement**? Town of Vernon Public Works
- When are **Alteration/Improvement** scheduled to take place and how long will the work last?
The work will take 1-2 days and will be scheduled after approval is granted.

PART 3

- Provide a location map(s) showing area(s) to be affected.
- Provide photographs of the proposed type of **Alteration/Improvement** to be made.




DEPARTMENT OF PUBLIC WORKS

TOWN OF VERNON

375 HARTFORD TURNPIKE, VERNON, CT 06066

Tel: (860) 870-3500

To: Shaun Gately, Director of Development Services and Economic Development
From: Dwight Ryniewicz, Director of Public Works 
Date: December 16, 2022
Subject: Scenic Road Guardrail replacement on Baker Road

The Town of Vernon Department of Public Works is requesting approval from the Planning and Zoning Commission to make improvements to the current old decaying and non-functioning wire rope guide-rail system on Baker Road. In the interest of public safety and as stated in the Scenic Road Ordinance of "Good Cause" The Public Works Department in conjunction with Town Administration and approval of the Town Council hereby propose to replace the old wire guide rail system with a weathered metal beam rail system.

The current system is outdated and is in poor condition which could pose safety hazards to motorists allowing vehicles to exit the roadway resulting in crashes and injuries. The public works department has determined the locations of these along Baker Road and have identified them on the attached map. These weathered guardrails would replace approximately 670 feet of current wire rope guide rail. The weathered guardrail would match previous approved and installed rail on Reservoir just east of the red barn (see attached photos).

RECEIVED

DEC 16 2022

TOWN PLANNERS OFFICE



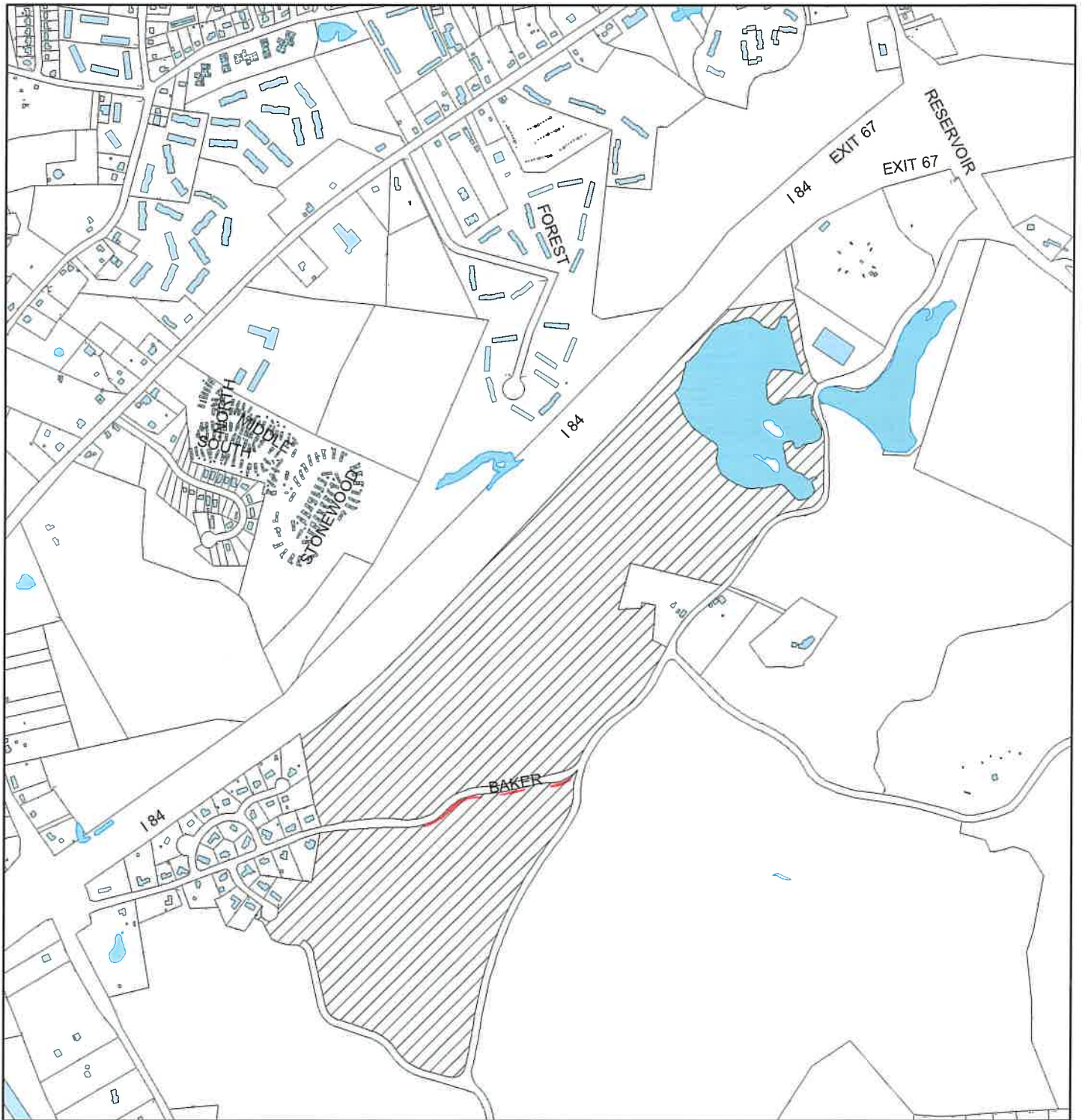
Location of Proposed Guardrail replacement on Baker Road



Current wire rope guide rail on Baker Road



Weathered Guardrail on Reservoir Road



Parcels Fronting on Baker Road
Whose Owner (Tancanhoosen LLC)
Favors Scenic Road Designation



Legend

-  Lot Lines
-  Selected Parcel
-  Buildings

37-0132-00001

STATE OF CONNECTICUT
ENERGY/ENVIRONMENTAL PROTECTION
79 ELM ST - 6TH FL
HARTFORD CT 06106-5127

37-0130-0004A

STATE OF CONNECTICUT
ENERGY/ENVIRONMENTAL PROTECTION
79 ELM ST - 6TH FL
HARTFORD CT 06106-5127



OFFICE OF THE
TOWN PLANNER

TOWN OF VERNON

55 West Main St., VERNON, CT 06066-3291

(860) 870-3640

astephens@vernon-ct.gov

MEMORANDUM

TO: Planning & Zoning Commission

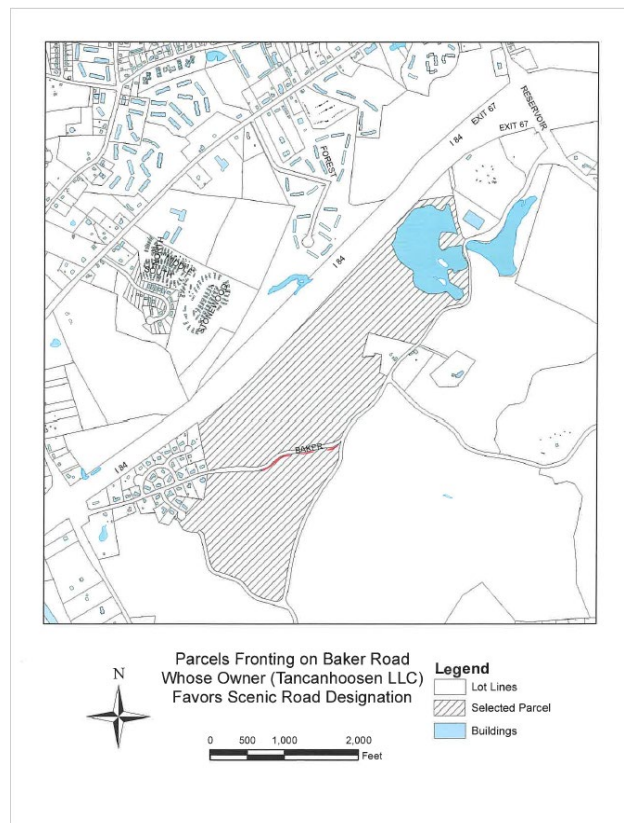
FROM: Ashley Stephens, Town Planner

SUBJECT: PZ 2022-17- Baker Road, Scenic Road Alteration/Improvement

DATE: January 19, 2023

REQUEST & LOCATION

PZ-2022-17- Baker Road – An application of Shaun Gately, on behalf of Public Works, for an alteration and improvement to an existing scenic road. The alteration is to replace 670 feet of wire rope guide-rail system for weathered guardrails in the right of way on parcel 203 Reservoir Rd (37-0132-00001). The weathered guiderail would match previous approved and installed rail on Reservoir road.



STAFF REVIEW:

Town Planner Summary:

Baker Road is a designated scenic road. Any alterations or improvements must come before the Commission per Ordinance Number 256, Section 11-79. The procedure is as follows:

Sec. 11-79. - Procedures for scenic road alteration and improvement.

- (a) Subject to the notice and hearing requirements set forth in this article, any road or portion of any road designated as a scenic road *shall be maintained by the Town of Vernon in good and sufficient repair and in passable condition.*
- (b) Any party, including the Town of Vernon, proposing to carry out an activity within a scenic road right-of-way (ROW) must apply to the commission, which shall schedule a public hearing on the proposal. Hearing notices and deadlines shall be made in compliance with the provisions of Sections 8-26d and 8-26e of the Connecticut General Statutes.
- (c) No road which has been designated as a scenic road under this article shall be altered or improved, except for good cause as determined by the commission. "Alterations or improvements" include, but are not limited to, widening of the right-of-way (ROW) or the traveled portion of the road, paving, changes of grade, straightening, removal of stone walls and mature trees. *"Good cause" means maintaining the scenic road in good and sufficient repair and in passable condition.* In the case of a natural disaster where the scenic road becomes impassable or poses a danger to public safety, it can be repaired to pre-emergency conditions. Examples of "good cause" include, but are not limited to, correcting drainage problems; removing dead and decaying trees and branches of trees; straightening of curves that pose a danger for vehicles traveling on them; **repairing existing bridges, guardrails, guideposts and other engineering structures with similar materials that compliment the scenic character of the road;** trimming tree branches and brush that overhang or encroach on the traveled portion of the road; and removing obstacles that prevent vehicles from traveling on the road. **The commission shall state the reasons for its approval of such alterations and improvements in its minutes.**

In my judgment the Commission could make the finding that the alteration/ improvement follows Ordinance 256, Section 11-79 as it is in good cause to replace the guide rails with similar material that compliment the scenic character of the road. The guiderails need to be replaced as they are unattractive and have deteriorated. The weathered look will help them to blend in on the scenic road. It is a necessary improvement for the public's safety.

Motion:

- A. I move that the Planning and Zoning Commission Approve a Scenic Road Alteration and Improvement on Baker Road, based on good cause as the guide-rail needs replacement in the interest of public safety.**