

**TOWN OF VERNON
CONSERVATION COMMISSION**
Vernon, CT

Posted 9/14/2020
SBurgos

Meeting Notice
Monday, September 21 2020, 7:00 P.M.
VIA TELECONFERENCE

Join Zoom Meeting
<https://us02web.zoom.us/j/84367897877?pwd=d2dnbTJqeDVNbjdUa2kyQVI2RUl5dz09>

Weblink:
Meeting ID: 843 6789 7877
Passcode: 2X8f9T
Dial In:
1(646) 876-9923
Meeting ID: 843 6789 7877
Passcode: 556720

AGENDA

1. Call to Order and roll call
2. Administrative Actions/Requests
 - 2.1 Amendment(s) to Agenda, if any
 - 2.2 Approval of the Minutes of the August 17, 2020 meeting
 - 2.3 Communications received not related to Agenda items, if any
 - 2.4 Letters sent by Conservation Commission last month, if any
 - 2.5 Organizational considerations
3. Open Space Program Update
4. New Business

Review of Pending Inland Wetlands Applications, if any

4.1 IWC-2020-06, Application of CT Golf Land LLC, for a Wetlands Permit for site grading, new construction, demolition, and other activities in an upland review area, on property located at 95 Hartford Tpke. (Assessor ID: Map 1, Block 158, Parcel 00095).

- 4.2 Review of Pending Planning & Zoning Applications, if any

Application [**PZ-2020-11**] of CT Golf Land LLC (Steven LaMesa and Jerry Fornelli) for a modification to a Site Plan of Development and a series of Special Permits to modify and enhance a commercial recreation, family fun center located at 95 Hartford Turnpike (Assessor ID: Map 1, Block 158, Parcel 95). The property is zoned Commercial.

RECEIVED
VERNON TOWN CLERK
20 SEP 14 PM 3:38

- 4.3 Natural Resources
 - Vernal Pools
 - Bolton Lakes Issues
 - Non-Point Source Pollution

5. Other Business/Goals/Discussion

- 5.1 Future Activities
 - a) Annual Goals
 - b) Potential Activities

6. Adjournment

C. Ryan Goad, Chairman
Conservation Commission



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.**

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: Steven LaMesa, Jerry Fornarelli

Title: _____

Company: CT Golf Land, LLC

Address: 95 Hartford Turnpike

Telephone: 860-749-4434 Fax: _____

E-mail: mgcdev1@aol.com

II. PROPERTY OWNERS

Name: 

Title: PL-TEN KILAUSE

Company: Sub Peak of Connecticut Inc.

Address: 14 Hartford Turnpike

Vernon, CT 06066

Telephone: 860 205-1440 Fax: 860-646-4895

E-mail: pkrause7681@gmail.com

III. PROPERTY

Address: 95 Hartford Turnpike

Assessor ID Code: Map # 1 Block # 158 Lot/Parcel # 95

Land Record Reference to Deed Description: Volume: 2367 Page 10

USGA Location:

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

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

Zoning District: Commercial

IV. PROJECT

Project Name: CT Golf Land

Project Contact Person:

Name: Mark Peterson

Title: _____

Company: Gardner & Peterson Assoc., 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: Modification of Site Plan

General Activities: Building expansion, site grading, maintenance
building and outdoor recreation

Regulated Activities:

Watercourse disturbance (linear feet): None

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

Upland Review Area (URA)disturbance: 1.8 acres

Nonregulated activities & activities outside URA: 1.25 acres

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 ½ acre site disturbance
- ☐ Significant activity with site disturbance from ½ 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:

	<u>Steven LaMesa</u>	<u>8/21/2020</u>
Applicant or Agent Signature	Printed Name	Date
	<u>PLIN K HOUSE</u>	<u>8/21/2020</u>
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: _____

GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.
ERIC R. PETERSON, P.E., L.S.
MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808

info@GardnerPeterson.com
www.GardnerPeterson.com

95 Hartford Turnpike Project Narrative

The applicant, MGC Developers, LLC, is requesting an Inland Wetland Permit and a Modification to Site Plan to redevelop the former Connecticut Golf Land site at 95 Hartford Turnpike that closed in 2014. The site contains 8.86 acres and is bounded by Hartford Turnpike to the east, an access drive to south, the Hockanum River to the west and the Tankerhoosen River to the north. The site has numerous existing improvements and is served by public utilities.

Proposed Development

The applicant is proposing to demolish the existing game room building and rebuild on the existing footings along with a building expansion. This building will consist of gaming activities and food/beverage service. Other improvements consist of an ice cream stand south of the main building and a maintenance building to the west. No changes will be made to the Subway building or parking area.

Exterior Gaming Area

The existing go-cart track and miniature golf course will be removed. A new exterior gaming area will be constructed in front of the building which will include games such as bocce ball, cornhole, volleyball and shuffleboard. This area will be surrounded by a 24' tall net with lights on the support posts.

Future Recreation Areas

At this time the applicant is requesting approval of the improvements shown on the site plan. The site plan depicts the removal of the bumper boats and the go cart track and the applicant anticipates returning with another application for additional exterior activities at a later date.

Parking

There are two existing parking areas on site for the proposed gaming center. One is located off Hartford Turnpike and the other is located off the southerly access drive. The existing curbs cuts will not change and the parking lots will be

restriped to provide adequate handicap parking. A parking expansion is not proposed.

Stormwater Management

The proposed Site Plan depicts the removal and construction of numerous impervious surfaces and an outline of the specific items are included on the Site Plan. The net result for this application is a reduction the amount of impervious area which will result in no increase in the rate of stormwater runoff from the site.

Flood Zone

The site is located within Flood Zone "AE" per the FEMA Flood Insurance Rate Map. The flood elevations have been reviewed and found to be at elevation 180 along the southerly access drive, elevation 181 at the bridge crossing the Hockanum River and elevation 181 where the Tankerhoosen River enters the site at Hartford Turnpike. The existing gaming building has a finished floor above the flood zone and three new structures will also be set above the flood zone. The existing miniature golf course will be removed and the proposed outdoor gaming area will be constructed with no loss of flood zone volume. The building improvements and associated grading will reduce the flood storage volume by 1,454c.y. but a flood storage area with a volume of 1,700c.y. will be created which will result in no loss of flood storage volume on site.

Record and Return to:
Attorney James Martin
Robinson Donovan, P.C.
1500 Main Street-Suite 1600
PO Box 15609
Springfield, MA 01115-5609

QUIT-CLAIM DEED

KNOW ALL YE BY THESE PRESENTS THAT **TALCOTTVILLE DEVELOPMENT COMPANY, LLC**, a Connecticut limited liability company having its principal place of business in the Town of Vernon, County of Tolland and State of Connecticut acting herein by Solomon Kerensky its managing member (hereinafter "Grantor")

for One Dollar (\$1.00) and other valuable consideration paid, grants to

SUB Peak of Connecticut, Inc., a Connecticut corporation having its principal place of business in the Town of Vernon, County of Tolland and State of Connecticut (hereinafter, "Grantee")

with **QUIT-CLAIM COVENANTS**,

All that certain piece or parcel of land situated in the Town of Vernon, County of Tolland the State of Connecticut, being designated as **LOT #6** on a map entitled **RESUBDIVISION PLAN TALCOTTVILLE DEVELOPMENT COMPANY, LLC LOT #6 & #7 #57, #95 AND #163 HARTFORD TURNPIKE VERNON, CONNECTICUT GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE, TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS BY B.D.C SCALE 1" = 40' DATE 2-7-2014 SHEET 1 and 2 OF 4 MAP NO. 8926-RESUB REVISIONS 3-26-2014**, revised as to page 2 on **9-12-14 (ADD MISSING BEARINGS & DISTANCES AT SOUTHERLY CORNER OF LOT 6 – TOWN CLERK MAP #5821 FILED ON 5-5-14)** (sometimes referred to as the 'Premises' or 'Property') Town Clerk Map # 5919 Filed on 9-30-14.

Said premises are more particularly bounded and described as set forth in **Schedule A** attached hereto and made a part hereof.

This parcel is known as **95 Hartford Turnpike, Vernon, Connecticut**

SAID PREMISES ARE SUBJECT TO: (1) Any and all provisions of any ordinance, municipal regulation or public or private law; (2) Taxes in favor of the Town of Vernon on the Grand List of October 1, 2013, and subsequent lists thereafter, which taxes the Grantee herein assumes and agrees to pay; (3) previously granted exclusive use restrictions, (4) Riparian rights in and to the Hockanum and Tankerhoosen Rivers.

SAID PREMISES ARE CONVEYED SUBJECT TO AND TOGETHER WITH such easements, covenants, restrictions and agreements as of record may appear as are shown on the__

CONVEYANCE TAX RECEIVED
STATE \$ 10937.50
TOWN \$ 2187.50
Bernice K. Dixon
TOWN CLERK OF VERNON

covenants, restrictions and agreements as of record may appear or as are shown on the aforesaid maps including, but not limited to easements for drainage, sanitary sewers, water mains, and signage.

DRIVEWAY EASEMENT. Lot #6 is conveyed together with a non-exclusive easement to use that portion of the Access and Utility Easement running from Route 83 to the Hockanum River described in the Driveway and Utility Easement Declaration dated June 20, 2006 and recorded in Volume 1840 at Page 140 of the Vernon Land Records. This grant of easement is subject to a covenant that the Grantee, its successors and assigns, shall contribute 'pro rata' to the expense of maintaining, repairing or replacing that portion of the driveway and easement area. At the time of this conveyance, the parcels utilizing the Driveway include Lot #6 being conveyed herein, The Courthouse One/Big Sky building lot located at 47 Hartford Turnpike, Vernon, CT, the Riverview Associates office building lot located at 49 Hartford Turnpike, Vernon, CT, the Juris Limited building lot located at 45 Hartford Turnpike, Vernon, CT, the Hotel and Restaurant building Lot #5 located at 51 Hartford Turnpike, Vernon, CT, and the Healthwise building Lot #7 located at 57 Hartford Turnpike, Vernon, CT, and the Colonial Corners parcel located at 27 Hartford Turnpike, Vernon, CT..

UTILITY EASEMENT. The Grantor, for itself, and for the benefit of all existing or future lot owners within the commercial complex, reserves a non-exclusive underground easement within a strip of land 10 feet in width within Lot #6 and lying adjacent to, and parallel to, the easterly boundary of the Access and Utility Easement referred to in the foregoing paragraph. This easement is to install, maintain, upgrade, repair or replace such utilities as may, from time to time, service parcels within the commercial complex. Grantee may relocate any such utility easement(s) that interferes with Grantee's development plans. Any such relocation shall be at Grantee's sole expense, done in accordance with accepted engineering standards and subject to approval by the affected utility company or governmental entity.

Said premises are subject to an easement for the Quality Inn sign (now Motel 6) as shown on the aforesaid maps and described in a Correcting Quit Claim Deed dated July 24, 2007 and recorded at Volume 1946 at Page 228 of the Vernon Land Records.

A second non-exclusive sign easement is reserved by the Grantor, its successors and assigns, for access to, and use of, a portion of a pylon sign shown on the aforesaid maps as "Sign Easement" situated adjacent to Route 83 at the main driveway entrance to the commercial complex and northwesterly of the Quality Inn (now Motel 6) sign. This pylon sign will become the property of the Grantee. The use of the sign will be shared between the Grantor and the Grantee.

The Grantee will have the use of that portion of the pylon sign presently containing theater style movable letters. The Grantor will have that remaining portion presently containing six display signs. The Grantee shall have the right to redesign or even replace the entire sign in its present location at Grantee's expense provided that the

relative square foot percentage ratio of use by the parties is maintained and the right of then current owners/tenants of the commercial complex is preserved. Grantor, or its assignee(s), reserves the right to approve any redesign of its portion which approval shall not be unreasonably withheld, delayed or conditioned. The cost of routine maintenance and utilities for this sign will be shared in the same percentage as the relative percentage use.

A non-exclusive easement is granted to the Grantee for use (fishing, nature viewing, maintenance etc) of the length (approx. 35 feet) of the pedestrian bridge leading to Lot # 7 shown as "Existing Bridge" at the northeast corner of said premises. The Grantee agrees to pay one half the expense of maintaining this bridge. This easement shall lapse at such time as a single owner owns the property on both sides of the bridge.

All of the easements, covenants, restrictions and agreements shall benefit and or burden the parties hereto, their successors and assigns and run with the land.

Lot #6 being a portion of the premises conveyed to the Grantor by deed dated April 30, 1974 and recorded in Volume 246, Page 284 of the Vernon Land Records.

[SIGNATURE PAGE FOLLOWS]

Signed this 2nd day of October, 2014

Witnessed by,

TALCOTTVILLE DEVELOPMENT COMPANY, LLC



William E. Breslau

by

Solomon Kerensky, a Managing Member


JAMES F. MARTIN

STATE OF CONNECTICUT)

) ss. Vernon

October 2, 2014

COUNTY OF TOLLAND)

Personally appeared, Solomon Kerensky, a Managing Member of TALCOTTVILLE DEVELOPMENT COMPANY, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, as his free act and deed, and the free act and deed of said limited liability company, before me.



William E. Breslau

Commissioner of Superior Court

Grantee's Mailing Address:

24 Hartford Turnpike
Vernon, CT 06066

Schedule A

Said premises are more particularly described as follows: Commencing at a point at the southerly most corner of the Premises herein described which point is at the intersection of Conn. Route 83 aka Hartford Turnpike and the Access and Utility Easement on Lot #5 as shown on said map; thence, from said point and place of beginning along the easterly line of said Access and Utility Easement the following courses and distances: N 43° 01' 25" W a distance of 81.51' to a point; then N 31° 12' 35" W a distance of 75.00' to a point; thence along a curve to the right having a R = 560.00' a distance of 103.44' to a point; thence N 20° 37' 35" W a distance of 19.73' to a point; thence along a curve to the right having a R = 560.00' a distance of 118.92' to a point; thence N 08° 27' 35" W a distance of 98.41' to a point; thence N 12° 01' 46" W a distance of 91.00' to a point; Thence along Lot #5 and Lot # 7 as shown on said map the following courses and distances: N 23° 41' 22" E a distance of 120.33' to a point; thence N 34° 55' 24" E a distance of 107.10' to a point; thence N 76° 06' 36" E a distance of 56.61' to a point; thence N 51° 32' 45" E a distance of 35.95' to a point; thence N 39° 15' 45" E a distance of 86.15' to a point; thence N 76° 00' 26" E a distance of 346.00' to a point; thence N 57° 19' 59" E a distance of 120.00' to a point; thence S 83° 59' 50" E a distance of 101.13' to a point in the westerly line of Conn. Route 83; thence along Conn. Route 83 the following courses and distances: S 25° 02' 07" W a distance of 689.86' to a point; thence along a curve to the right having a R = 1000.00' a distance of 159.93' to a point; thence N 52° 59' 07" W a distance of 112.61' to a point; thence S 38° 00' 17" W a distance of 80.00' to a point; thence S 52° 59' 07" E a distance of 114.72' to a point; thence along a curve to the right having a R = 1000.00' a distance of 192.95' to a point; thence S 86° 48' 52" W a distance of 12.15' to a point; thence along a curve to the right having a R = 1136.80' a distance of 12.57' to the point or place of beginning.

L:\TALCOTTVILLE DEVELOPMENT CO #46002\Sale Of Golfand To Krause 2014 #46002-096\QC Deed 2014-10-1.Doc

RECORDED IN
VERNON LAND RECORDS
Bernice K. Dixon
VERNON TOWN CLERK
ON Oct 02, 2014 AT 12:55P



Statewide Inland Wetlands & Watercourses Activity Reporting Form

*Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106
Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency.*

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: Click Here for Year month: Click Here for Month
2. CHOOSE ACTION TAKEN (see instructions for codes): Click Here to Choose a Code
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (type name): Vernon
does this project cross municipal boundaries (check one)? yes ☐ no ☒
if yes, list the other town(s) in which the action is occurring (type name(s)): _____, _____
6. LOCATION (click on hyperlinks for information): USGS quad map name: Manchester or quad number: 38
subregional drainage basin number: 4500
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): CT Golf Land, LLC
8. NAME & ADDRESS / LOCATION OF PROJECT SITE (type information): 95 Hartford Turnpike
briefly describe the action/project/activity (check and type information): temporary ☒ permanent ☐ description: _____
Site grading and development within upland review area
9. ACTIVITY PURPOSE CODE (see instructions for codes): D
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 12, 1, 2, Click for Code
11. WETLAND / WATERCOURSE AREA ALTERED (type acres or linear feet as indicated):
wetlands: 0.00 acres open water body: 0 acres stream: 0.00 linear feet
12. UPLAND AREA ALTERED (type acres as indicated): 3.00 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type acres as indicated): 0.00 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

Datum Engineering & Surveying, LLC
Richard Zulick
Soil Scientist
400 Nott Highway
Ashford, CT
06278

September 2, 2020

*Town of Vernon
Inland Wetlands Commission
Vernon, CT.*

Re: Wetland delineation - Connecticut Golf Land #95 Hartford Turnpike, Vernon, Connecticut

Dear Commissioners:

I have reviewed the Site Plan of Development for Connecticut Golf Land, located at 95 Hartford Turnpike in the Town of Vernon, CT. This plan has been prepared by Gardner and Peterson Associates LLC, plan number 8926-MGC and dated 8-15-2020.

At the request of Gardner and Peterson Associates LLC. I have conducted a wetland assessment on this subject property.

The wetlands on this plan have been investigated in accordance with the standards of the National Cooperative Soil Survey and the definition of wetlands as found in the Connecticut General Statutes, Chapter 440, Section 22A-38.

I have fully evaluated the geotechnical engineering report submitted by Welti Geotechnical. P.C dated June 15, 2020, as well as prior mapping by NRCS and Gardner and Peterson. I have conducted soil observations with both a hand auger and shovel.

Existing Conditions

The entire area has been compromised by the past disturbances associated with the development of the existing recreational area. Significant historic disturbances associated with filling have occurred within the entire open area east of the Hockanum River and south of the Tankerhoosen River. The date of the filling observed could not be established during my assessment, however, I have no reason to believe that any of the past filling was illegal.

While this area may be subject to flooding during a 100 year type flood, the soils show no recent alluvium and do contain larger cobbles and fractured stone representative of fill over an older flood plain (alluvial) soil. The bulk of the upper soil profile within the subject area consist of fill that is best matched as a Hinckley loamy sandy type soil. These soils are sandy-skeletal, mixed, mesic Typic Udorthents. The Hinckley series is considered an excessively drained soil. The entire subject area is mapped by NRCS as Udorthents which are well drained soils that have been moved and placed as fill by man (machinery). I concur with this mapping.

*I recommend treating this subject area as one that may have the "potential" to function as a flood plain associated with very high waters of the Hockanum River during extreme storm events **but** with the strict understanding that the existing fill prevents these soils from meeting either the hydric or alluvial criteria to be regulated in the State of Connecticut. I fully endorse the "Proposed Flood Storage Area" shown on the plan for this purpose.*

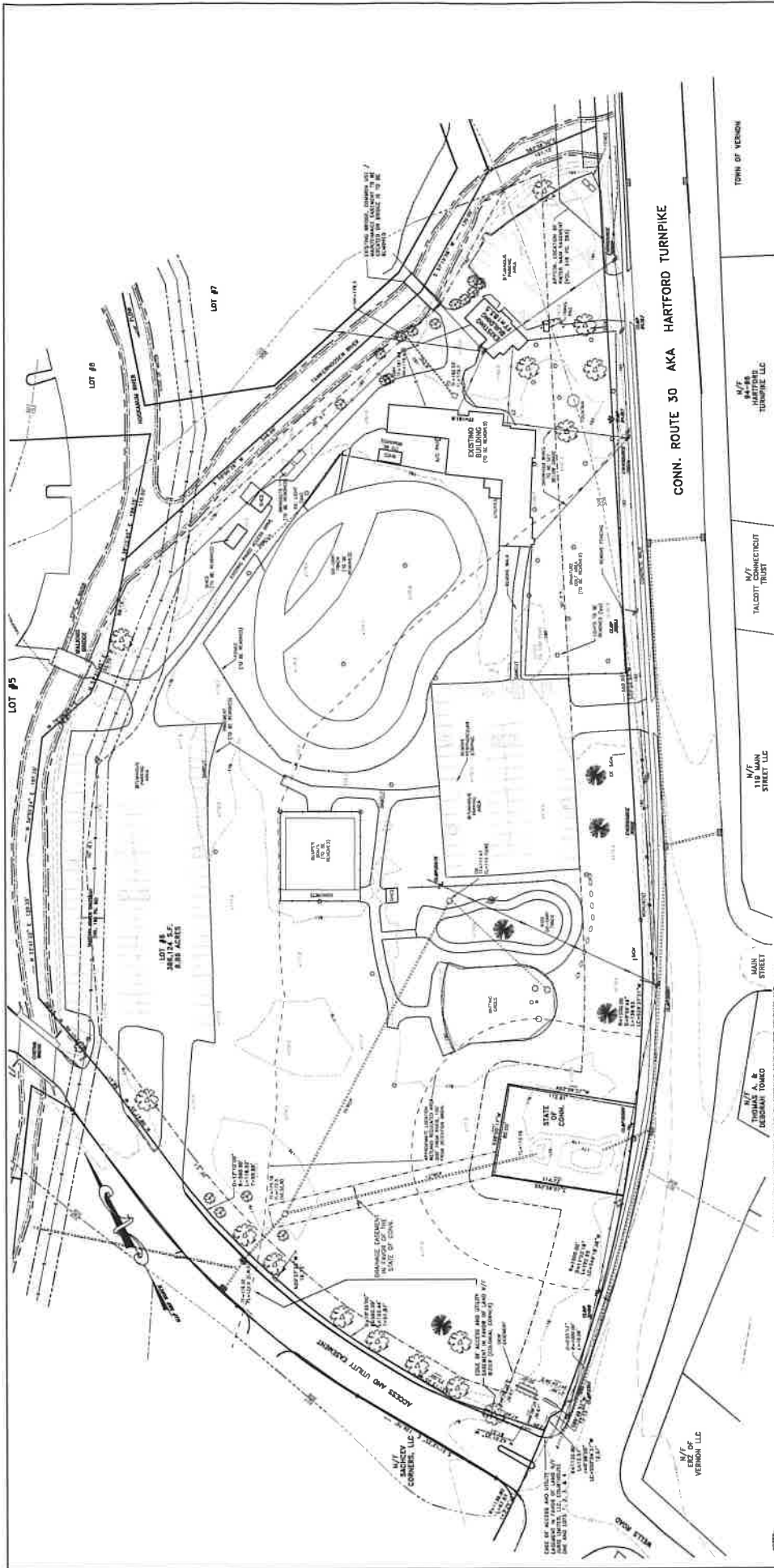
For regulatory purposes, I do consider both the Hockanum and Tankerhoosen Rivers to be watercourses and, therefore, regulated by the commission.

If you have any questions concerning the wetland assessment or this report, please feel free to contact me.

Sincerely,



Richard Zulick
Certified Forester and Soil Scientist
Member SSSSNE

[illegible][illegible][illegible]

SECRET

FOIA b 7
FOIA b 8
FOIA b 9
FOIA b 10
FOIA b 11
FOIA b 12
FOIA b 13
FOIA b 14
FOIA b 15
FOIA b 16
FOIA b 17
FOIA b 18
FOIA b 19
FOIA b 20
FOIA b 21
FOIA b 22
FOIA b 23
FOIA b 24
FOIA b 25
FOIA b 26
FOIA b 27
FOIA b 28
FOIA b 29
FOIA b 30
FOIA b 31
FOIA b 32
FOIA b 33
FOIA b 34
FOIA b 35
FOIA b 36
FOIA b 37
FOIA b 38
FOIA b 39
FOIA b 40
FOIA b 41
FOIA b 42
FOIA b 43
FOIA b 44
FOIA b 45
FOIA b 46
FOIA b 47
FOIA b 48
FOIA b 49
FOIA b 50
FOIA b 51
FOIA b 52
FOIA b 53
FOIA b 54
FOIA b 55
FOIA b 56
FOIA b 57
FOIA b 58
FOIA b 59
FOIA b 60
FOIA b 61
FOIA b 62
FOIA b 63
FOIA b 64
FOIA b 65
FOIA b 66
FOIA b 67
FOIA b 68
FOIA b 69
FOIA b 70
FOIA b 71
FOIA b 72
FOIA b 73
FOIA b 74
FOIA b 75
FOIA b 76
FOIA b 77
FOIA b 78
FOIA b 79
FOIA b 80
FOIA b 81
FOIA b 82
FOIA b 83
FOIA b 84
FOIA b 85
FOIA b 86
FOIA b 87
FOIA b 88
FOIA b 89
FOIA b 90
FOIA b 91
FOIA b 92
FOIA b 93
FOIA b 94
FOIA b 95
FOIA b 96
FOIA b 97
FOIA b 98
FOIA b 99
FOIA b 100

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

KENNETH R. PETERSON

L.L. 1932
REGISTRATION NO.

08-01-2000 04-10-2000 1000	HYDRAKONS 1000	GARDNER & PETERSON 1000 TOLLAND, CONN. 1000 #95 CHARTERED VERNON CONN. 1000 EXISTING CONDITION CONNECTICUT IMPROVEMENT LOCAL	PROFESSIONAL ENGINEER 1000	1000 1000	1000 1000
			1000 1000	1000 1000	1000 1000

PERSPECTIVE: AERIAL

