

TOWN OF VERNON
Inland Wetlands Commission (IWC)
Meeting Notice & Agenda
Tuesday October 27, 2020 7:00 PM
VIA Teleconference

Join Zoom Meeting
<https://us02web.zoom.us/j/83485561638?pwd=YnRYVWZxOHZjNUZ0VVZoRkF1cXYvUT09>

Meeting ID: 834 8556 1638
Passcode: kn8C7g
or
Dial by your location
+1 646 876 9923 US
Meeting ID: 834 8556 1638
Passcode: 494423

AGENDA

1. Call to Order & Roll Call
2. Administrative Actions
 - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #9 "Other Business" requires Commission vote
 - 2.2 Approval of the Minutes from the September 22, 2020 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)

IWC-2020-07, Application of the Town of Vernon for the re-designation of wetland boundaries, upon discovery of an apparent mapping error, for property located at 12 & 14 Wildwood Rd. (Assessor ID: Map 54, Block 0141, Parcels 0001B & 0001C).
5. Status of Cease & Correct Orders, if any

PZ-2020-04, Violation Notice. Scranton Powersports.

6. Wetlands Enforcement Officer Report, if any
7. Inland Wetlands Agent Approvals, if any
8. Other Business
9. Adjournment

Rachel Stansel, Chairperson
Inland Wetlands Commission (IWC)

Minutes

TOWN OF VERNON
Inland Wetlands Commission (IWC)
Tuesday, September 22, 2020, 7:00 PM
VIA ZOOM

Draft Minutes

1. Call to Order & Roll Call by Chairperson Rachel Stansel at 7:02 PM.
 - Regular members present: Rachel Stansel, Don Schubert, and Kathy Minor
 - Regular members absent: Frank Galet
 - Alternate member absent: Jeff Pescosilido
 - Staff members present: Craig Perry, Wetlands Agent, David Smith, Town Engineer and George McGregor, Town Planner
2. Administrative Actions
 - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #9 "Other Business" requires Commission vote

NONE
 - 2.2 Approval of the Minutes from the August 25, 2020 regular meeting

Don Schubert made a motion to **APPROVE** the minutes from August 25, 2020 with changes. Kathy Minor seconded and the motion carries unanimously.
 - 2.3 Communications received NOT related to Agenda items, if any

NONE
 - 2.4 Call for filing(s) of Intervener petition(s) and determination of status

NONE
3. New Applications for Receipt and Determination of Significance
 - 3.1 IWC-2020-07**, Application of the Town of Vernon for the re-designation of wetland boundaries, upon discovery of an apparent mapping error, for property located at 14 Wildwood Rd. (Assessor ID: Map 54, Block 0141, Parcel 0001C).
 - George McGregor, Town Planner, explained the application.
 - Discussion ensued.
 - Kathy Minor motioned, seconded by Don Shubert, to receive the application and place it on the October 27, 2020 regular meeting agenda for Public Hearing. Motion carries unanimously.
4. Public Hearing and Action on New Application(s)

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).

- George McGregor, Town Planner, read in record the public noticed published in the Journal Inquirer September 12, 2020 & September 19, 2020. Abutter notices were also sent.
- Mark Peterson, Engineer from Gardner & Peterson, spoke in regards to the application
- Rick Zulick, Soil Scientist, spoke in regards to the application
- Discussion ensued
- Chairperson Rachel Stansel opened the public hearing at 7:32 PM
- No one spoke in favor or against
- Ann Letendre, 29 Gottier Dr, spoke with questions and comments in regards to the application
- Mark Peterson spoke in response to comments
- Don Schubert mad a motion to close the public hearing at 7:46 PM. Kathy Minor seconded and the motion carries unanimously.

Rachel Stansel **Moved**, that the Vernon Inland Wetlands and Watercourses Commission does hereby APPROVE, the application (**IWC-2020-06**) of CT Golf Land LLC for a Wetlands permit by Commission based on the following findings:

- The project will have no adverse impacts on wetlands or watercourses;
- There are no prudent or feasible alternatives

AND, Subject to the Site Plan of Development dated August 15, 2020, revised through September 10, 2020, prepared by Gardner & Peterson, Associates, LLC. Don Schubert seconded and the motion carries unanimously.

5. Status of Cease & Correct Orders, if any

NONE

6. Wetlands Enforcement Officer Report, if any

Craig Perry, Wetlands Agent, gave updates

7. Inland Wetlands Agent Approvals, if any

7.1 **WA-2020-03** 31 Heather Drive-Inground pool

7.2 **WA-2020-04** 167 Hartford Tpke-Vehicle Storage lot

Craig Perry, Wetlands Agent, gave information and updates on the approvals

8. Other Business

8.1 IWC-2015-05, Mr. Ken Kaplan requests an extension of the Wetlands permit issued for non-significant activity Wetlands Permit to construct a proposed parking area at #161 and 200 West Main Street (Assessor's ID: Map #22, Block #58 and #59, Lots/Parcels #13 and #1) and 7 Orchard St. (Assessors ID: Map#23, Block#58, Lot/Parcel#00012., and subsequent site work and storm water discharge on 224 West Main St, and 8 Maple Street (Assessor's ID: Map #22, Block #54, Lots/Parcels #00014 and #00015), and a separate parcel on West Main

(Assessor's ID: Map #22, Block #51, Lots/Parcel #0012A).

- George McGregor, Town Planner, explained the request to the commission.

Rachel Stansel **MOVED**, that the Vernon Inland Wetlands and Watercourses Commission does hereby EXTEND IWC 2015-05 until October 9, 2025, upon a finding that there has been no substantial change to the circumstances or development plan associated with the original 5-year permit. Kathy Minor seconded and the motion carries unanimously.

9. Adjournment

Don Schubert made a motion to adjourn at 7:58 PM. Kathy Minor seconded and the motion carries unanimously.

Jill Rocco
Recording Secretary

COMMUNICATIONS



September 23, 2020

Dear Wetland Commission:

Enclosed is a Notice document regarding the "Registry of Soil Scientists" brochure published by the Society of Soil Scientists of Southern New England (SSSSNE). In past years, the brochure has been distributed in Connecticut, Massachusetts, and Rhode Island to state and local agencies and the public at no charge. Due to COVID concerns and our desire to ease the burden of in-person Town Office visits from the public, we have put a stop on printing the updated Registry and are only providing this service online on the Society's webpage:

<http://www.ssssne.org/>

We have enclosed two print versions of the Notice: one is for your Inland Wetlands Commission and one copy is for the town Conservation Commission. We request that you please deliver the second copy to the Conservation Commission. Please feel free to post the Notice or keep as a office reference for public inquiries about the need to hire a Soil Scientist.

Connecticut's Inland Wetlands and Watercourses Act (IWWA: sections 22a-36 through 22a-45 of the General Statutes of Connecticut) defines "wetlands" as land, consisting of soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soil Survey. Since the Connecticut IWWA uses a soil-based definition of wetlands, a soil scientist is necessary to determine and delineate such wetlands. The IWWA also defines a "soil scientist" as an individual meeting standards set by the federal Office of Personnel Management (IWWA Section 22a-38. Definitions. (5)).

All members listed in The Registry of Soil Scientists of Southern New England (SSSSNE) meet the OPM GS-470 Soil Science Series standards, which mirror SSSSNE membership educational requirements. The Registry includes soil scientists who perform wetland delineations and other environmental evaluations in their jobs as private consultants, educators, or government employees. Member's educational background, employer, and experience are also listed.

The SSSSNE Board of Directors hopes this Registry serves as a valuable resource.

Respectfully,

Jacob Isleib, Secretary
Society of Soil Scientists of Southern New England
<http://www.ssssne.org/>

Enclosure: Notice document

Notice:

The Society of Soil Scientists of
Southern New England Official Registry
will *only* be available online during 2021
(no print copies at the Town Office)

× × ×

For the current registry, please visit:

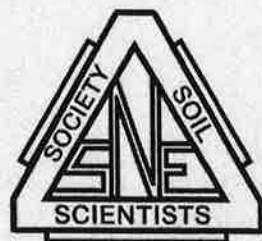
http://nesoil.com/ssssne/SSSSNE_Official_Registry.html

Or use this QR code:



The purpose of the Society Registry is to identify trained and qualified soil scientists, to foster and maintain professional competency, and to protect the public interest in the area of responsible use of soil and land resources.

The Registry of Soil Scientists intends to help in answering private and public demands for professional soil science assistance in Connecticut, Massachusetts, and Rhode Island. Although persons listed in this Registry meet specific requirements, the Society is not responsible for quality or costs involved in work performance.



www.ssssne.org

PUBLIC HEARING ON APPLICATION

IWC
2020-07



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: Town of Vernon - George McGregor
Title: Town Planner
Company: _____
Address: 55 West Main St
Telephone: 860-870-3640 Fax: _____
E-mail: gmcgregor@vernon-ct.gov

II. PROPERTY OWNERS

Name: Gints Vitkouskis
Title: owner
Company: N/A
Address: 161 Brandy St. Bolton, CT 06043
Telephone: 860-978-9625 Fax: _____
E-mail: _____

VI. APPLICATION

- ☒ Redesignation of Wetlands *to correct error.*
- ☐ 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>George K. McGregor</u> Printed Name	<u>9-11-20</u> Date
 Owner's Signature, if different	<u>GRANT V. POULOS</u> Printed Name	<u>9-11-20</u> Date

TO BE FILLED IN BY THE PLANNING DEPARTMENT

DATE APPLICATION SUBMITTED _____

DATE APPLICATION RECEIVED BY COMMISSION _____

IWC-FILE: _____

*updated
WS*



CONNECTICUT DEPARTMENT OF
ENVIRONMENTAL PROTECTION
79 Elm Street
Hartford, CT 06106-5127

Gina McCarthy, Commissioner

GIS CODE #: _____
For DEP Use Only

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions. Please print or type.

PART I: To Be Completed By The Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN: Year _____ Month _____
2. ACTION TAKEN (circle one): A B C D E F G H
3. WAS A PUBLIC HEARING HELD? Yes _____ No _____
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print) _____ (signature) _____

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

5. TOWN IN WHICH THE ACTION IS OCCURRING: Vernon
Does this project cross municipal boundaries? Yes _____ No ✓
If Yes, list the other town(s) in which the action is occurring: _____
6. LOCATION: USGS Quad Map Name: Rockville AND Quad Number: 39
Subregional Drainage Basin Number: 3108
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER: Town of Vernon - Planning Dept.
8. NAME & ADDRESS/LOCATION OF PROJECT SITE: 12 & 14 Wildwood Rd.
Briefly describe the action/project/activity: correction to the Town of Vernon Wetlands Map.
9. ACTIVITY PURPOSE CODE: M
10. ACTIVITY TYPE CODE(S): N/A
11. WETLAND / WATERCOURSE AREA ALTERED [must be provided in acres or linear feet as indicated]:
Wetlands: N/A acres Open Water Body: _____ acres Stream: _____ linear feet
12. UPLAND AREA ALTERED [must be provided in acres as indicated]: N/A acres
13. AREA OF WETLANDS AND / OR WATERCOURSES RESTORED, ENHANCED OR CREATED: N/A acres
[must be provided in acres as indicated]

DATE RECEIVED:

PART III: To Be Completed By The DEP

DATE RETURNED TO DEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

REV. 5/2007

Posted 9/18/2020
8Burgos

USE THIS FORM ONLY IF THE REQUIREMENTS OF
22-a-42a(b) OF THE C.G.S. MUST BE MET

RECEIPT FOR DOCUMENTS SUBMITTED FOR PUBLIC INSPECTION

TO: VERNON TOWN CLERK
FROM: George K. McGregor, Town Planner
REFERENCE: IWC 2020-07 14 Wildwood Road
DATE: 9/18/2020

RECEIVED
VERNON TOWN CLERK
20 SEP 18 AM 9:09

The attached documents, consisting of:

Wetlands Re-designation Map: 12 & 14 Wildwood Road
Wetlands Map Amendment

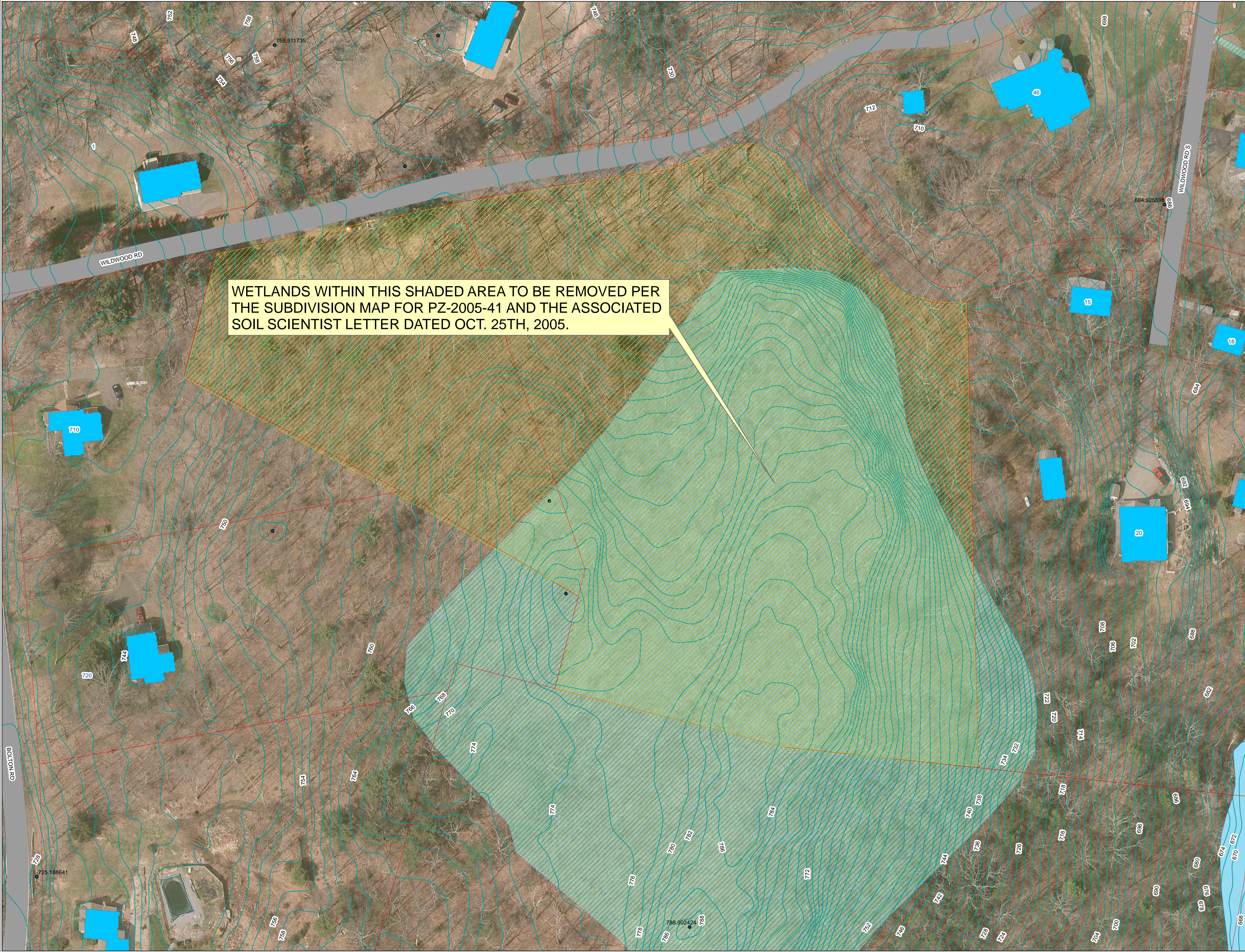
Are being submitted for public inspection under CSG 8-3(a)/22a-42a (b).

Received: 12 and 14 wildwood Rd, Wetlands map
Amendment.

Vernon Town Clerk Signature: [Signature]

Date: 9/18/2020

See Town Clerk for full text.



12 & 14 WILDWOOD RD WETLANDS MAP AMENDMENT

Legend

- Lot Lines
- Buildings - revised
- Spot Elevation
- 2ft Contours
- Pavement
- Re Wetlands
- Water Courses
- Water Bodies
- Streams





1 in = 40 ft

This map was created by
Engineering Dept. 9/16/2020


This map is for information only and its
utilization and verification shall be the sole
responsibility of the user.
No warranty, expressed or implied, is made
by the Town of Vernon as to the accuracy
or completeness of this map nor shall the fact
of distribution constitute any such warranty.



Legend

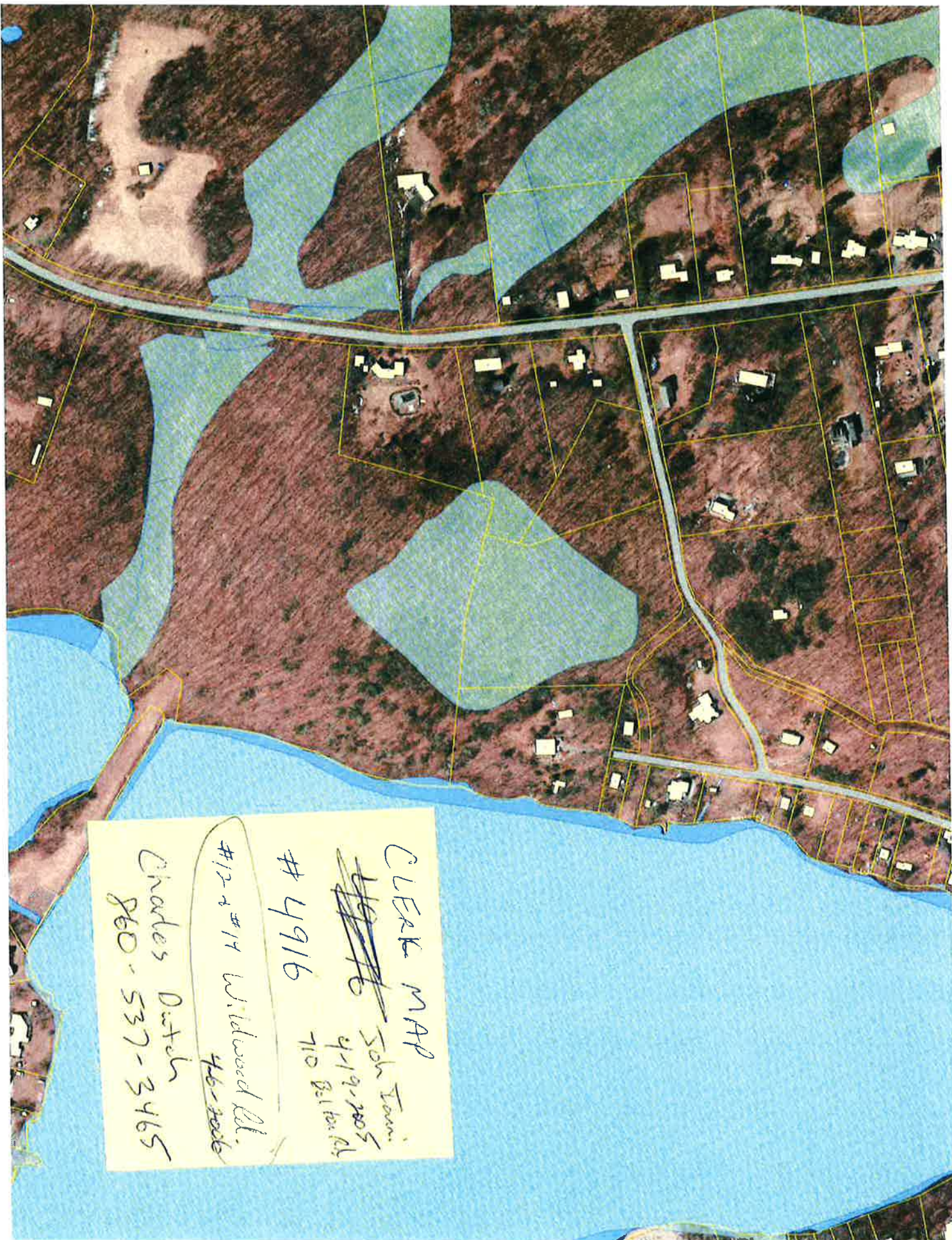
-  Water Bodies
-  Protected Watershed Area
-  Aquifer Protection Area
-  Vernon Streets

Areas Within the Town of Vernon
Which Require Notice to CT Water Co.
and CT Dept. of Public Health
for Land Use Activities per
CT General Statutes Sec. 8-3i
and Sec. 22a-42f

0 1,750 3,500 7,000
 Feet

Prepared by the Vernon Planning Dept.
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responsibility of the user. No warranty,
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completeness of this map, nor shall the fact
of distribution constitute any such warranty.

Data Source: CT Water Co.
GIS data source: CT Dept. of
Environmental Protection



CLEAR MAP

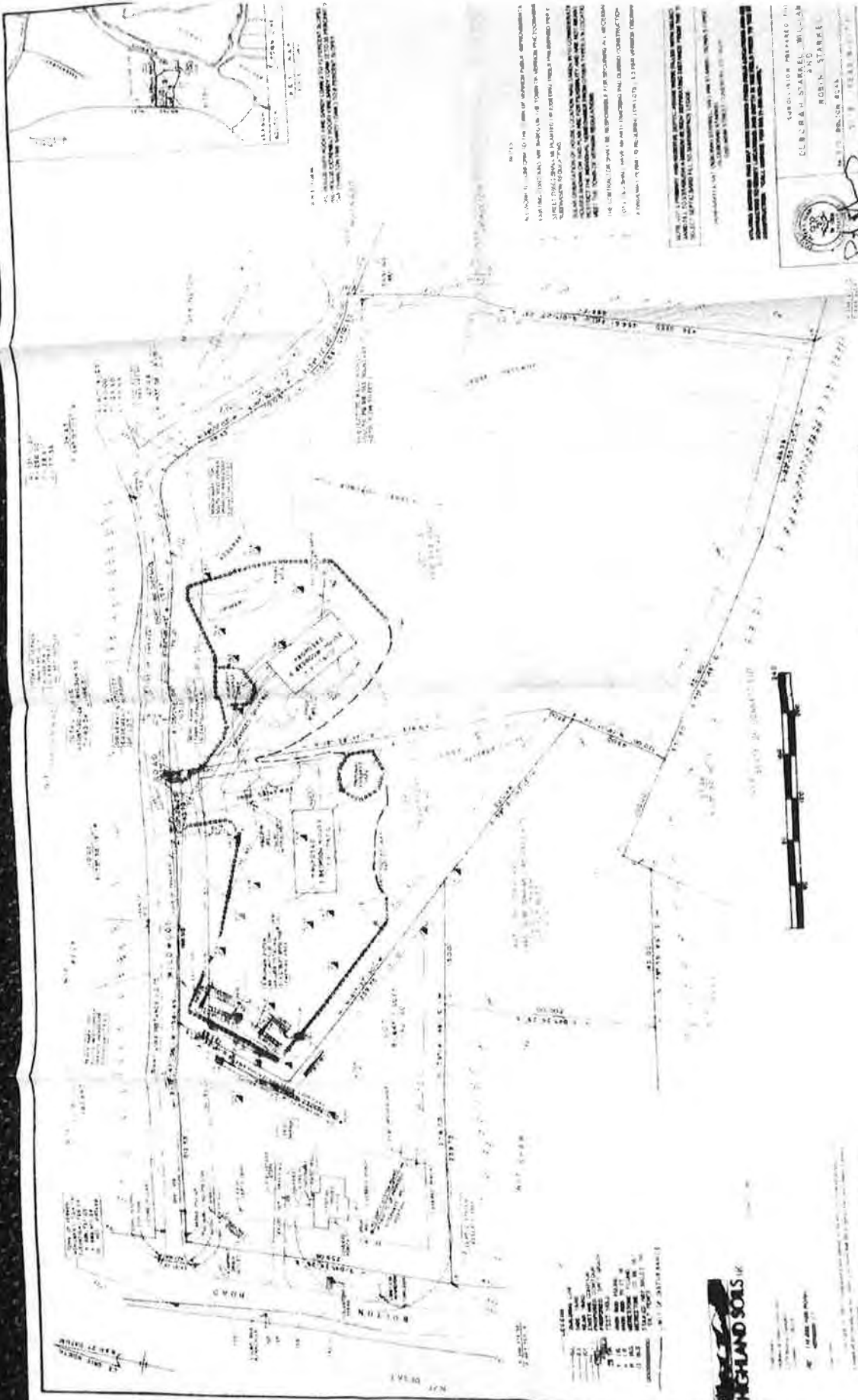
~~4916~~

John Tami
4-19-2005
710 B. L. Tami

4916

12 & # 14 Wildwood Rd.
46-2006

Charles Dutch
860-537-3465



APPROVED BY TOWN OF VERNON
PLANNING & ZONING COMMISSION
Chairman: *John J. Kelly*
Secretary: *John J. Kelly*
APPROVED BY TOWN OF VERNON
Chairman: *John J. Kelly*
Secretary: *John J. Kelly*
APPROVED BY TOWN OF VERNON
Chairman: *John J. Kelly*
Secretary: *John J. Kelly*

SUBDIVISION PREPARED BY
CLUBB & STARKEL, INC.
ROBIN STARKEL



Don't

PC-1000-91

HIGHLAND SOILS

Mr. Leland Myler
President
444 South Street
Methuen, CT 06848

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD.
3. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD.
4. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD.
5. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD.



HIGHLAND SOILS LLC

October 25, 2005

Peter Henry
Holmes & Henry Associates
2179 Boston Turnpike
Coventry, CT 06238

**RE: 710 BOLTON ROAD
VERNON, CT**

Dear Peter:

On April 19, 2005 I conducted a soil survey on the above-referenced property. As a result of my on-site survey I have concluded that the property does not contain regulated wetlands or watercourses.

The soils on the property were identified as belonging to the well drained Charlton and Hollis Series and the moderately well drained Sutton Series.

Off-site wetlands in proximity to the property were previously mapped and appear substantially correct on your plans.

If you have any questions, or require additional information, please call me at (860) 742-5868.

Fix Lined Mylar
Produced By
Action Blueprint
284 Broad Street
Manchester, CT 06040

Very truly yours,

John P. Ianni
Professional Soil Scientist
CPESC

c:\documents and settings\highland soils\wet2005\87.doc

P.O. Box 337, Storrs, Connecticut 06268 • (860) 742-5868



OFFICE OF THE
TOWN PLANNER

TOWN OF VERNON

55 West Main St., VERNON, CT 06066-3291
(860) 870-3640
gmcgregor@vernon-ct.gov

MEMORANDUM

TO: Inland Wetlands Commission

FROM: George K. McGregor, AICP, Town Planner

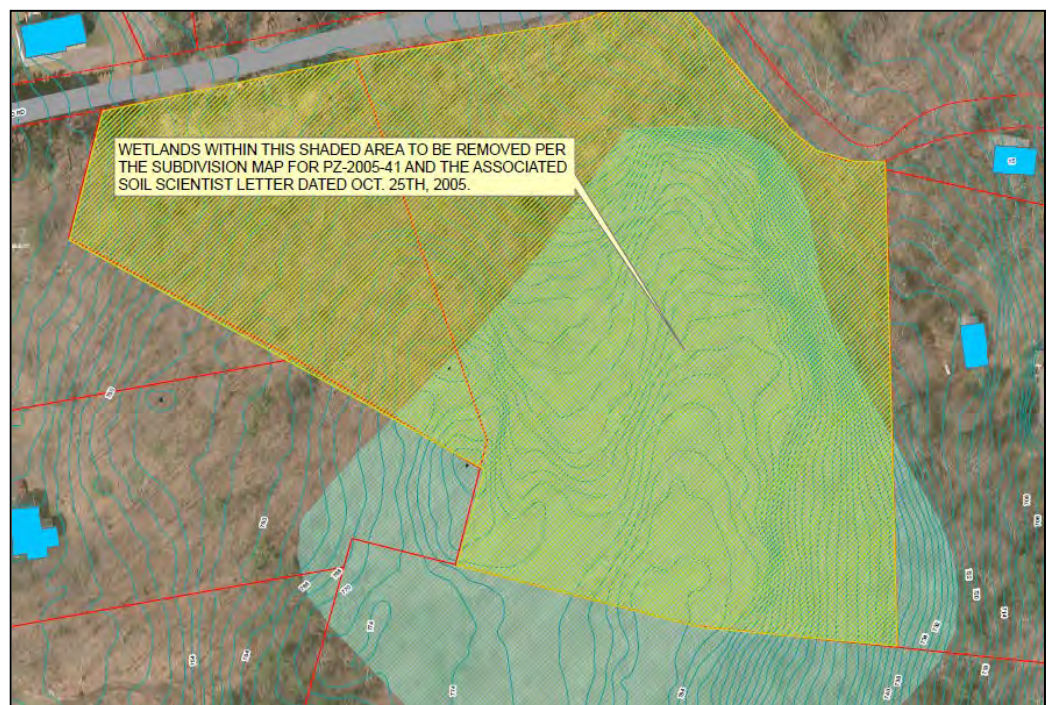
SUBJECT: IWC 2020-07, 12-14 Wildwood Rd.

DATE: October 27, 2020

Request

An application of the Town of Vernon, on behalf of the property owner, Mr. Vitkovskis, for the re-designation of wetland boundaries, upon discovery of an apparent mapping error, for property located at 12 & 14 Wildwood Rd. (Assessor ID: Map 54, Block 0141, Parcels 0001B & 0001C). A building permit request for a residential structure at 14 Wildwood initiated this review.

The subject property was approved as part of a three-lot subdivision plan in April 2006 (PZ 2005-41). Accompanying that approval, and memorialized on the approved plan, is a letter from Highland Soils, LLC, and soil scientist John Ianni, stating that “the property does not contain regulated wetlands or



watercourses.”

The current Town of Vernon official Wetlands map shows wetlands on the property. Based on archival data, wetlands do not appear mapped on this parcel before 2010.

Approximately 10 years ago, the State of Connecticut updated the state-wide wetlands information and made it available to all towns. The Town of Vernon staff and Wetlands Commission adopted this base layer. At that time, the State information was considered more accurate along the river areas but some inland wetland areas had to be added or removed in order to create the most accurate Town of Vernon Wetlands Map available.

It appears this isolated wetland area associated with 12-14 Wildwood Rd was created in error and was overlooked at the time of revision.

There are other adjacent parcels potentially impacted by this, however, no additional studies or evidence is available at this time necessary to make a reasoned determination.

Staff Comments

The Town Engineer and Town Wetlands Agent concur with this summary conclusion: there is soil scientists letter suggests there are not wetlands on the subject property and recommend the re-designation. The Town Wetlands Agent, Mr. Perry, has prepared a map revision, attached to this staff report.

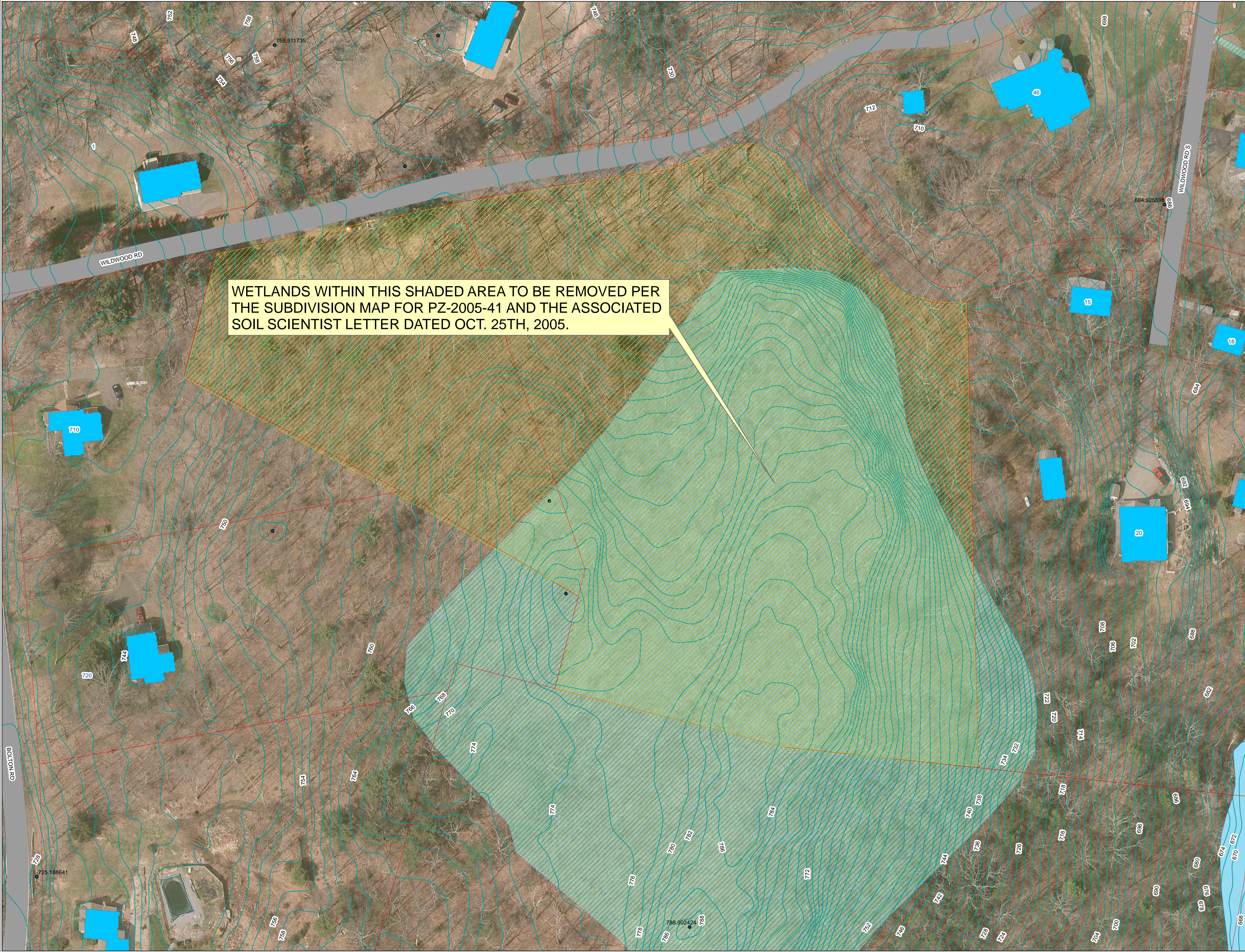
Draft Motions

MOVED, that the Vernon Inland Wetlands and Watercourses Commission does hereby APPROVE, the application (**IWC-2020-07**) of the Town of Vernon for the re-designation of wetlands upon consideration of the decision criteria in Section 10.2 of the Town of Vernon Inland Wetland and Watercourse Regulations, and based a finding that a mapping error did occur, and that the evidence provided indicates that no wetlands exists on the property.

Or,

MOVED, an Alternate Motion

GKM



WETLANDS WITHIN THIS SHADED AREA TO BE REMOVED PER THE SUBDIVISION MAP FOR PZ-2005-41 AND THE ASSOCIATED SOIL SCIENTIST LETTER DATED OCT. 25TH, 2005.



12 & 14 WILDWOOD RD WETLANDS MAP AMENDMENT

Legend

- Lot Lines
- Buildings - revised
- Spot Elevation
- 2ft Contours
- Pavement
- Re Wetlands
- Water Courses
- Water Bodies
- Streams

1 in = 40 ft

This map was created by
Engineering Dept. 9/16/2020

This map is for information only and its utilization and verification shall be the sole responsibility of the user.
No warranty, expressed or implied, is made by the Town of Vernon as to the accuracy or completeness of this map nor shall the fact of distribution constitute any such warranty.



October 25, 2005

Peter Henry
Holmes & Henry Associates
2179 Boston Turnpike
Coventry, CT 06238

**RE: 710 BOLTON ROAD
VERNON, CT**

Dear Peter:

On April 19, 2005 I conducted a soil survey on the above-referenced property. As a result of my on-site survey I have concluded that the property does not contain regulated wetlands or watercourses.

The soils on the property were identified as belonging to the well drained Charlton and Hollis Series and the moderately well drained Sutton Series.

Off-site wetlands in proximity to the property were previously mapped and appear substantially correct on your plans.

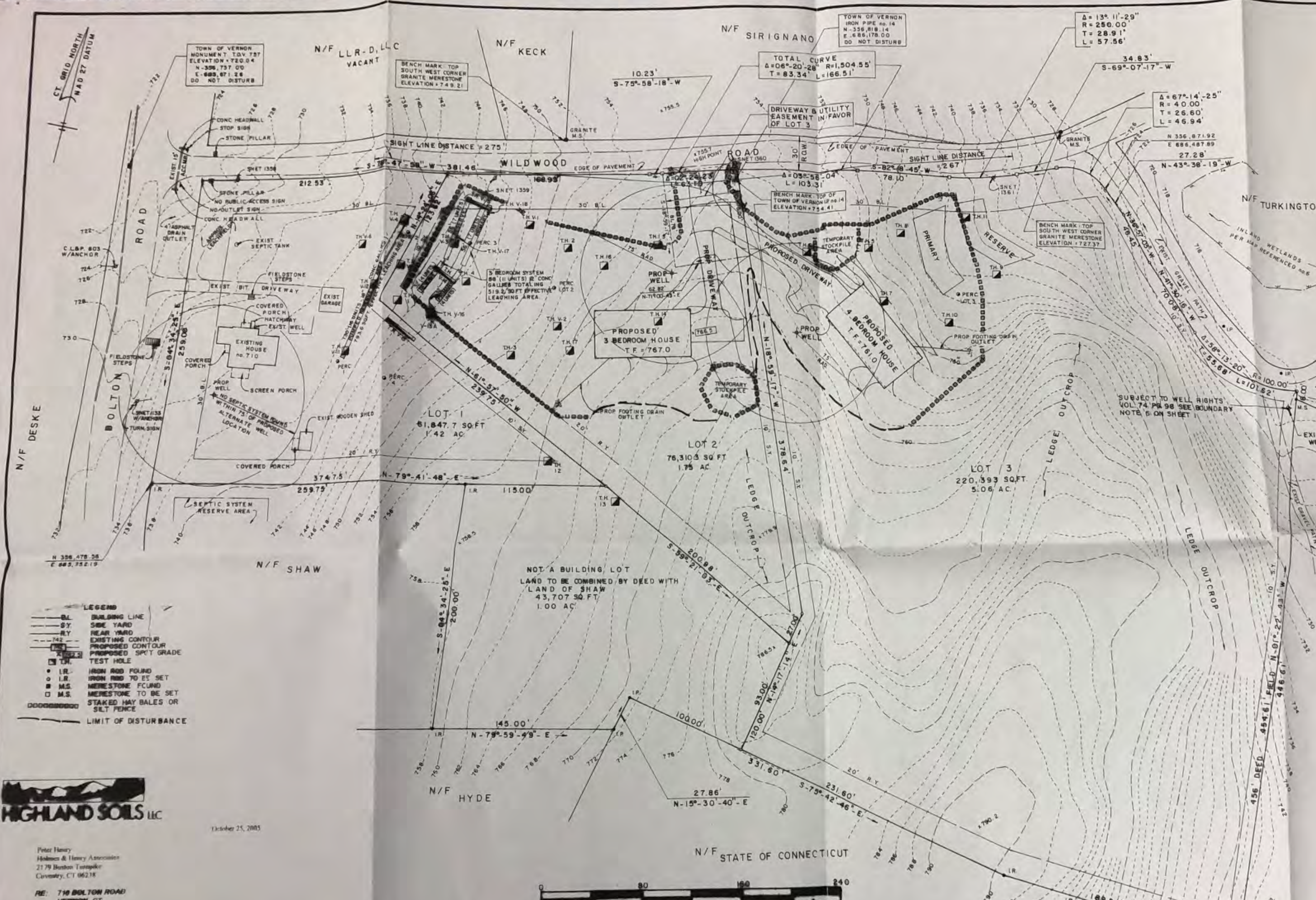
If you have any questions, or require additional information, please call me at (860) 742-5868.

Fix Lined Mylar
Produced By
Action Blueprint
284 Broad Street
Manchester, CT 06040

Very truly yours,

John P. Ianni
Professional Soil Scientist
CPESC

c:\documents and settings\highland soils\let2005\87.doc



SOILS LEGEND

H-C: HOLLIS VERY ROCKY FINE SANDY LOAM 3 TO 15 PERCENT SLOPES
H-X: HOLLIS EXTREMELY ROCKY FINE SANDY LOAM 15 TO 35 PERCENT SLOPES
C-B: CHARLTON FINE SANDY LOAM 3 TO 8 PERCENT SLOPES

NOTES

1. ALL WORK TO CONFORM TO THE TOWN OF VERNON PUBLIC IMPROVEMENTS.
2. EXISTING CONTOURS ARE BASED ON THE TOWN OF VERNON PHOTOGRAMMETRIC SURVEY.
3. STREET TREES SHALL BE PLANTED OR EXISTING TREES PRESERVED PER 6.1.5 SUBDIVISION REGULATIONS.
4. SOLAR ORIENTATION OF HOUSE LOCATION WAS TAKEN INTO CONSIDERATION. HOUSES SHOWN ON THIS PLAN ARE FOR FEASIBILITY AND ARE NOT MEANT TO RESTRICT THE INDIVIDUAL HOMEOWNER FROM OTHER TYPES A N LOCATION MEET THE TOWN OF VERNON REGULATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS.
6. LOTS 2 & 3 SHALL HAVE AN ANTI-TRACKING PAD DURING CONSTRUCTION.
7. A DRIVEWAY PERMIT IS REQUIRED FOR LOTS 2 & 3 PER VERNON ORDINANCE.

NOTE: LOT 2 PRIMARY AND RESERVE SEPTIC AREAS WERE FILLED WITH SELECT SEPTIC SAND FILL TO ESTABLISH A MINIMUM 40" HIGH SEPARATING DISTANCE FROM THE TOP OF SELECT SEPTIC SAND FILL TO SUBSURFACE LEDGE.

OWNER/APPLICANT: DEBORAH STARKEL, WILLIAM STARKEL, ROBIN STARKEL
c/o DEBORAH STARKEL
3395 MAIN STREET COVENTRY, CT 06238

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND CONSTRUCTION CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR TO THE CONSTRUCTION. "CALL BEFORE YOU DIG" (1-800-485-4888).

HIGHLAND SOILS LLC
October 25, 2003

Peter Henry
Holmes & Henry Association
2179 Bolton Turnpike
Coventry, CT 06238

**RE: 710 BOLTON ROAD
VERNON, CT**

Dear Peter:

On April 19, 2003 I conducted a soil survey on the above-referenced property. As a result of my on-site survey I have concluded that the property does not contain regulated wetlands or watercourses.

The soils on the property were identified as belonging to the well drained Charlton and Hollis Series and the moderately well drained Sutton Series.

Off-site wetlands in proximity to the property were previously mapped and appear substantially correct on your plan.

If you have any questions, or require additional information, please call me at (860) 742-5868.

**Fix Lined Mylar
Produced By
Action Blueprint
284 Broad Street
Manchester, CT 06040**

Very truly yours,
J.P.H.
John P. Henry
Professional Soil Scientist
C.P.E.C.

**APPROVED BY TOWN OF VERNON
PLANNING & ZONING COMMISSION**

Cheryl Latta Chairman Date: *4/6/06*
Secretary Date:
APPROVED BY PZC (Date: 4/6/2006)
5-Year Completion Date pursuant to
CGS, § 8-26c (c) *4/6/2011*

SUBDIVISION PREPARED FOR
**DEBORAH STARKEL, WILLIAM STARKEL
AND
ROBIN STARKEL**

no 710 BOLTON ROAD
SITE FEASIBILITY

SCALE: 1" = 40' DATE: 11/4/05 FILE NO. 90024

HOLMES & HENRY ASSOCIATES LLC
CONSULTING ENGINEERS
LAND SURVEYORS - L.S.
2179 BOLTON TURNPIKE COVENTRY, CT 06238
(860) 742-5868

REVISIONS: 3/28/06 VERIFICATION TEST HOLES RETESTED
4/4/06 MOVE PROPOSED WELL ON LOT 1
3/24/08 APPROVAL BLOCKS ADDED & SHEET 1

PC-2005-41 3/5

STATUS OF CEASE & CORRECT ORDERS



OFFICE OF THE
TOWN ENGINEER

TOWN OF VERNON

55 West Main St, Vernon, CT 06066

Tel: (860) 870-3638

Fax: (860) 870-3683

cperry@vernon-ct.gov

713 Realty LLC
Attn: Phil Wilson
713 Talcottville Rd
Vernon, CT 06066

SCRANTON POWERSPORTS

VIOLATION NOTICE

Certified Letter

October 16, 2020

Dear Mr. Wilson,

Upon inspection of this property and the adjacent properties that are downstream from this property, it was determined that soil laden runoff is exiting your detention basin, traveling through the stormwater piping of the Scranton Motors property, and then proceeding through an open stormwater channel in front of the Town of Vernon (TOV) Water Pollution Control Plant (WPCA) before it directly enters into the Hockanum River.

This condition is in violation of your current Planning and Zoning project # PZ-2020-04 and the TOV Inland Wetlands and Watercourses Regulations. The erosion control measures shown on the approved site plan and the "General Erosion and Sediment Control Notes" on page 3 of 3 for this project have not been complied with.

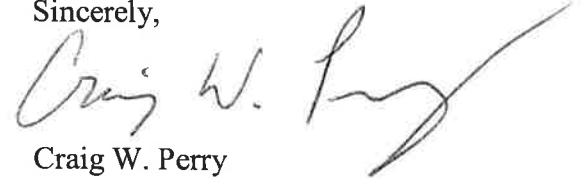
For the past approximately 3 years the TOV staff has sent several emails to you and have made several site visits in an attempt to encourage 713 Realty to correct this ongoing erosion problem. Unfortunately, we are now at the end of the 2020 growing season and this problem still remains.

Therefore, this **Violation Notice** is being issued, and you are hereby requested to install all required erosion controls within seven days and perform whatever measures are necessary to correct this issue. Please be aware, if immediate action is not taken on this issue, then additional enforcement steps may be necessary.

It is important that you prevent any further material from entering the watercourse or any associated wetlands areas.

If you have any questions concerning this matter please feel free to contact me at the Town of Vernon Engineering Department 860-870-3638.

Sincerely,



Craig W. Perry
Wetlands Enforcement Officer

↓ c.c. Rachel Stansel - Chairperson, Inland Wetlands Commission
David Smith, PE - Town Engineer
George McGregor, AICP - Town Planner
Michael Purcaro - Town Administrator
Steve Prattson - Building Official

File: PZ-2020-04

Gardner & Peterson Associates
Attn: Eric Peterson
178 Hartford Turnpike
Tolland, Ct 06084