

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Virtual Meeting Notice & Agenda
Thursday, May 20, 2021 7:30 PM

Join Zoom Meeting

Zoom Meeting Information

<https://us02web.zoom.us/j/85662894524?pwd=ZHK3aWhpWmZQS2QxYUtYV3lkanYwUT09>

Meeting ID: 856 6289 4524 Passcode: 8Cmm9D

By Phone: (646) 876 9923 Meeting ID: 856 6289 4524 Passcode: 775013

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 #7 "Other Business" requires Commission vote
 - 2.3 Approval of the Minutes from the **May 6, 2021.**
3. **New Application(s) for receipt, if any:**

Application [**PZ-2021-07**] of Pave Tool Innovators for a modification to an existing site plan of development in order to construction of two buildings (totaling +-11,525 sq. ft), a temporary accessory structure and parking areas at 190 Tunnel Rd. (Assessor's ID: 29 Block 134 Parcel 11C). The property is zoned Industrial (I).
4. **Public Hearing(s) and Action on Applications**
5. **8-24 Referrals, If any**
6. **Plan of Conservation and Development Update**
7. **Other Business/Discussion**
8. **Adjournment**

Roland Klee, Chairman
Planning & Zoning Commission

DRAFT MINUTES

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, May 6, 2021 7:30 PM

Via Zoom

DRAFT MINUTES

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

- Regular members present: Roland Klee, Robin Lockwood (arrived 7:38pm), Mike Mitchell, Iris Mullan, Susan Reudgen and Jesse Schoolnik
- Alternate Member: Carl Bard, sitting for Joseph Miller
- Absent Members: - Joseph Miller
- Staff present: George McGregor, Town Planner
- Recording secretary: Jill Rocco

2. **Administrative Actions/Requests**

- 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #7 "Other Business" requires Commission vote

Susan Reudgen **MOVED** to **ADOPT** the agenda as is. Jesse Schoolnik seconded and the motion carried unanimously.

- 2.3 Approval of the Minutes from the **April 15, 2021**.

Mike Mitchell **MOVED** to **APPROVE** the minutes from April 15, 2021. Susan Reudgen seconded and the motion carried unanimously.

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

NONE

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

NONE

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

NONE

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

- Public Workshop Debrief
- Draft strategies
- Schedule update

George McGregor, Town Planner gave an update on the work session of April 29, 2021.

- 31 attendees
- Consultant briefed public on goals and objectives
- Further along with strategies than expected
- Full draft document expected by June 3rd, including conditions and maps.
- Discussion ensued

Commission Lockwood joined the meeting at 7:38 PM
Chairman Klee requested Commissioner Bard be seated for Commissioner Miller.

7. **Other Business/Discussion**

George McGregor, Town Planner, explained that there has been no update to transitioning to in person meeting at this time.

Discussion ensued.

8. **Adjournment**

Mike Mitchell **MOVED** to **ADJOURN** at 7:53 PM. Susan Reudgen seconded and the motion carried unanimously.

Respectfully,

Jill Rocco
Recording Secretary

APPLICATION

1

TOWN OF VERNON PLANNING & ZONING COMMISSION (PZC)

APPLICATION

This form is to be used to apply to the Vernon Planning & Zoning Commission (PZC) for a change of zoning district, amendment of the Zoning Regulations, Site Plan of Development (POD), Special Permit(s), amendment of the Subdivision Regulations, and/or approval of a (re) subdivision, or DMV location approval. **Provide all the information requested.**

The applicant must be the property owner, the property owner's agent, the Town of Vernon, or someone with a direct financial interest in the subject property; said interest shall be explained and written permission for this application must be obtained from the property owner and submitted with this application if the applicant is not the property owner (ZR Section 2.3).

The list of approvals and the references to sections of the Regulations are for informational purposes only to assist with preparation of the PZC application and are not a definitive statement of the sole requirements that may apply to a specific project.

The applicant understands that the application is complete only when all information and documents required by the PZC have been submitted and, further, that any approval by the PZC relies upon complete and accurate information being provided by the applicant. **Incorrect information provided by the applicant may make the approval invalid.** The PZC may require additional information to be provided by the applicant in the course of reviewing the application and during the monitoring of the project.

Provide all the information requested:

RECEIVED

I. APPLICANT:

MAY 17 2021

Name: Phil Bahler

Title: owner

Company: Pave Tool Innovators

Address: 190 Tunnel Rd Vernon CT 06066

Telephone: 860-870-8665

Fax: _____

E-mail: pb@pavetool.com

TOWN PLANNERS OFFICE

II. PROPERTY OWNER (S):

Name: BWB Properties LLC / Phil Bahler

Title: owner

Company: _____

Address: 20 Punkin Dr Ellington CT 06029

Telephone: 860-870-8665 Fax: 860-871-6308

E-mail: _____

III. PROPERTY

Address: 190 Tunnel Rd

Assessor's ID Code: Map # 29 Block # 134 Lot/Parcel # 11C

Land Record Reference to Deed Description: Volume: 2581 Page 78

Does this site contain a watercourse and/or wetlands? (See the Inland Wetlands Map and IWR Section 2.14, 2.15, 2.23, 2.24, 3.11; 4)

No Yes

No work will be done in regulated area
 Work will be done in the regulated area

IWC application has been submitted
 IWC application has not been submitted

Zoning District I

Is this property located within five hundred (500) feet of a municipal boundary?

No
 Yes:

- Bolton
- Coventry
- Ellington
- Manchester
- South Windsor
- Tolland

Check if Historic Status Applies:

Located in historic district:

- Rockville
- Talcottville

Individual historic property

IV. PROJECT

Project Name: Pave Tool Expansion

Project Contact Person:

Name: Phil Bahler

Title: _____

Company: Pave Tool Innovators / BWB Properties

Address: 190 Tunnel Rd

Telephone: 800-870-8665 Fax: 800-871-6308

E-mail: pb@pavetool.com

**V. PZC APPLICATION
PROJECT SUMMARY**

Describe the project briefly in regard to the purpose of the project and the activities that will occur. Attach to this application a complete and detailed description with maps and documentation as required by the "Town of Vernon Zoning Regulations" and "Town of Vernon Subdivision Regulations".

Purpose: proposed 100x60 building + 85x65 addition

General Activities: pervious paver parking area

VI. APPROVAL (S) REQUESTED

Subdivision or Resubdivision

- Subdivision (Sub. Sec. 4, 5, 6)
- Resubdivision (Sub. Sec. 4, 5, 6)
- Minor modification of subdivision or resubdivision (Sub. Sec. 4.6)
- Town acceptance of a road (Sub. Sec. 6.5-6.8 & 9)
- Amendment of Subdivision Regulations (Sub. Sec. II)

See Subdivision Regulations Sec. 4 for application fee schedules.

Soil Erosion and Sediment Control Plan (ESCP) (ZR Sec. 2.117; 18) (Sub. 6.14)

Site Plan of Development (POD) (ZR Sec. 14)

- POD approval (ZR Sec. 14.1.1.1; 14.1.2)
- Modification of an approved POD (ZR Sec. 14.1.1.1)
- Minor modification of a site POD (ZR Sec. 14.1.1.2)

Special Permit(s) (ZR Section 17.3)

- Special Permit in an aquifer area (ZR Sec. 2.4; 2.5; 2.119; 20)
- Special Permit for excavation (ZR Sec. 2.52; 2.79; 15)
- Special Permit for use in a district (ZR Sec. 1.2 & 4)

- Special Permit for lot coverage (ZR Sec. 1.2; 2.61; 2.68; 4)
- Special Permit for signs (ZR Sec. 1.2; 2.106-115; 4; 16; 21.7)
- Special Permit for parking (ZR Sec. 4; 12; 21.4)

- Special Permit for elderly housing (ZR Sec. 2.60; 17.4)
- Special Permit for Bed & Breakfast (B & B) (ZR Sec. 2.9; 17.3.4)
- Special Permit for serving alcohol (ZR Sec. 2.103, 17.1)

- Special Permit for massage (ZR Sec. 2.76-78; 4)
- Special Permit for telecommunications (ZR Sec. 2.21; 3.23 & 23)
- Special Permit for dumps and/or incinerators (ZR Section 8)

____ Other Special Permit(s). Cite ZR Section and describe activity:

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

____ **Zoning:**

____ Site specific change of zoning district and map (ZR Sec. 1.2; 1.3; 4)

____ Amendment of Zoning Regulations (Sec. 1.2; 1.3; 4)

____ Site specific change to the Aquifer Protection Overlay Zone Map (ZR Sec. 20.3.2)

See Zoning Regulations Section 22 for application fee schedules.

____ Dealer or Repairer License (location approval for DMV)

Per Connecticut General Statutes (CGS) Section 8-26: If an application submitted to the Planning & Zoning Commission (PZC) involves any activity or area regulated under the wetlands statutes, an application for this activity must be filed with the Inland Wetlands Commission (IWC) on or before the day the Planning & Zoning Commission (PZC) application is filed by the applicant. (TWR Sec. 3.11)

Per CGS Sec. 8-31: If the proposed activity is to take place within a watershed of a Water company, the applicant is required to file a copy of the application with the Water Company via certified mail within seven (7) days of the date of the application. (TWR Sec. 4.3.6).

The applicant, undersigned, has reviewed the "Town of Vernon Planning and Zoning Regulations and Inland Wetlands and Watercourses Regulations" and has prepared this application with complete and accurate information:

Property Owner, Applicant, or Applicant's Agent:


Signature

4/29/2021
Date

Signature

Date

TO BE FILLED IN BY THE PLANNING DEPARTMENT

Date Application Submitted _____

Date Application Received by Commission _____

PZC File: _____

McGregor, George

To: Rachel Dearborn
Subject: RE: [EXTERNAL] 190 Tunnel Rd.

From: Rachel Dearborn <rachel@landmarksurveys.com>
Sent: Thursday, May 13, 2021 1:45 PM
To: McGregor, George <GMcGregor@vernon-ct.gov>; 'Phil Bahler' <pb@pavetool.com>
Cc: Perry, Craig <cperry@vernon-ct.gov>; Smith, David <dsmith@vernon-ct.gov>; Gately, Shaun <sgately@vernon-ct.gov>
Subject: RE: [EXTERNAL] 190 Tunnel Rd.

190 Tunnel Road

Project Narrative

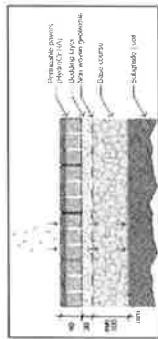
190 Tunnel Road is occupied by Pave Tool and owned by Phil Bahler, BWB Properties LLC . There is an existing 70' x 100' building on the property with some existing parking space, driveway and gravel areas. There is a proposed 85 x 65 building addition with parking spaces to the east side of the existing building. This area is currently a gravel area. There is also a temporary structure similar to a hoop house being proposed to the northeast of the addition. This is for additional storage/warehouse needs. Also shown on this plan is a proposed 100x60' building to the west of the existing building for future needs and a pervious paver overflow parking area. The existing building is on a septic system and will be connecting to the existing sewer on Tunnel Road. The property is currently serviced by public water. All of the proposed construction for the addition, parking and temporary structure are on an existing gravel area and no further filling or clearing is required for this expansion. The proposed building and pervious parking area is primarily in a gravel area but will require some minimal clearing a grading in an area that is currently wooded/overgrown. Silt fence will be installed along the existing tree line and top of the bank to contain any sediment and runoff from the construction of the addition. There are LED lights proposed at the corners of the buildings and in the loading dock areas. The traffic is expected to 6-8 trailer trucks a week.

Attached is the LID checklist and architectural drawings.

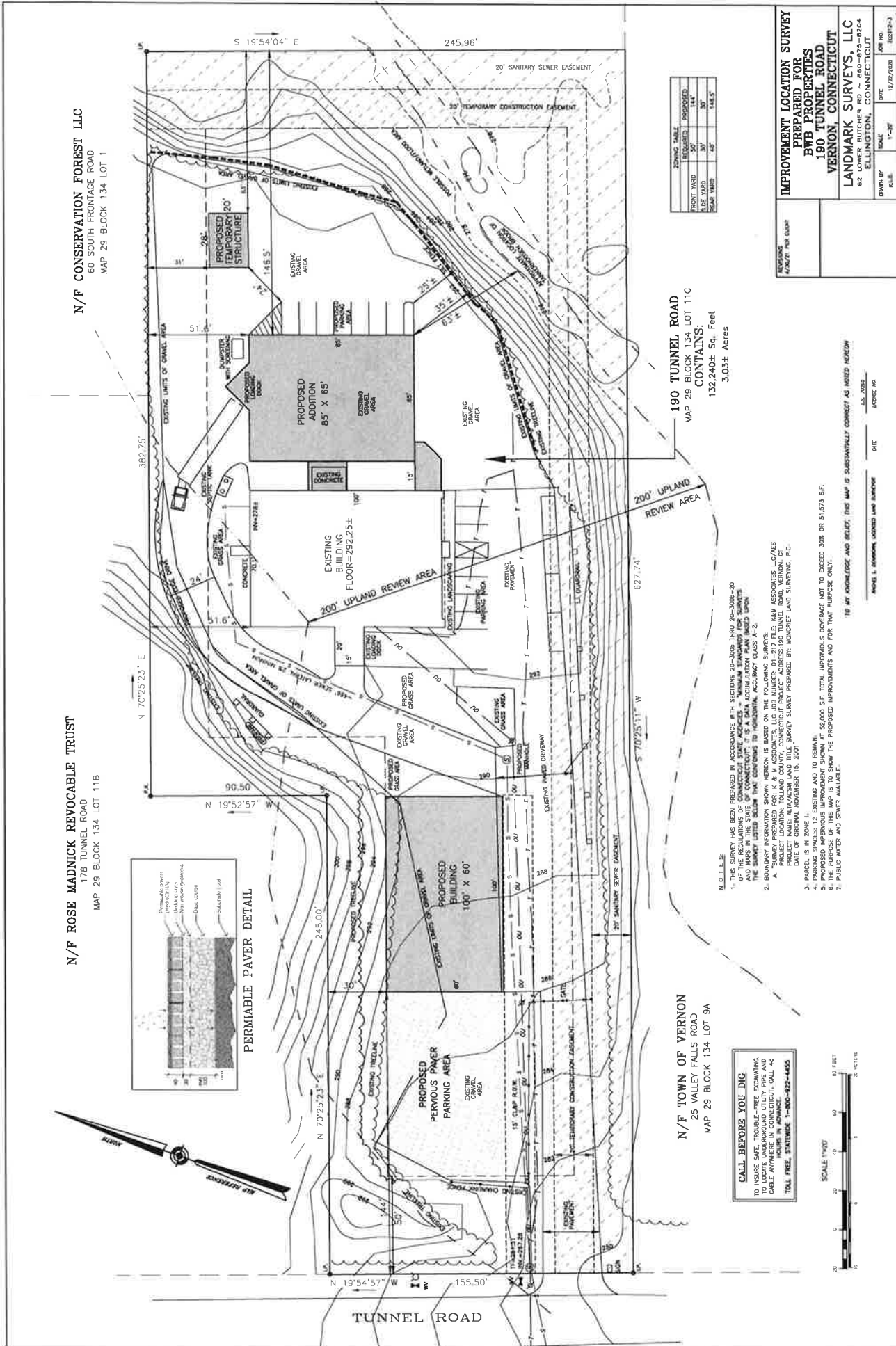
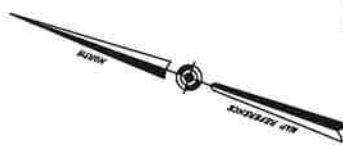
Thanks,
Rachel

N/F ROSE MADNICK REVOCABLE TRUST
 178 TUNNEL ROAD
 MAP 29 BLOCK 134 LOT 11B

N/F CONSERVATION FOREST LLC
 60 SOUTH FRONTAGE ROAD
 MAP 29 BLOCK 134 LOT 1



PERMIABLE PAVER DETAIL



190 TUNNEL ROAD
 MAP 29 BLOCK 134 LOT 11C
 CONTAINS:
 132,240± Sq. Feet
 3.03± Acres

N/F TOWN OF VERNON
 25 VALLEY FALLS ROAD
 MAP 29 BLOCK 134 LOT 9A

POINT	YARD	REQ'D	PROVIDED
FRONT	30'	30'	144'
REAR	30'	30'	144'
SIDE	30'	30'	144'
CORNER	30'	30'	144'

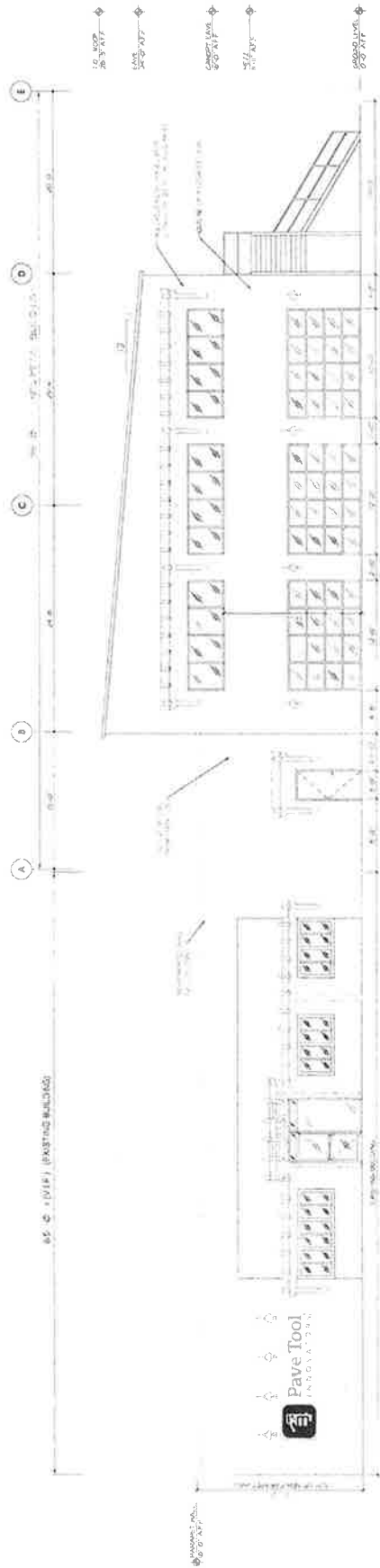
CALL BEFORE YOU DIG
 TO INSURE SAFE, TROUBLE-FREE EXCAVATING
 TO LOCATE UNDERGROUND UTILITY PIPE AND
 CABLE ANYWHERE IN CONNECTICUT, CALL 48
 TOLL FREE, STATEWIDE 1-800-322-4455

N.O.T.E.S.
 1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-3000 THRU 20-3000-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARD FOR SURVEYS AND THE REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING - MINIMUM STANDARD FOR SURVEYS. THE SHOWN LINES BELOW THAT CONFORM TO HORIZONTAL ACCURACY CLASS A-2.
 2. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE FOLLOWING SURVEYS:
 A. SURVEY PREPARED FOR: K & M ASSOCIATES, LLC JOB NUMBER: 01-217 FILE: K&M ASSOCIATES LLC/AES PROJECT: MAINTENANCE AND TITLE SURVEY PREPARED BY: MONDRIET LAND SURVEYING, P.C. DATE OF ORIGINAL: NOVEMBER 15, 2007
 3. PARCEL IS IN ZONE L-1 (SEE MAP 19) (SEE MAP 19)
 4. PROPOSED IMPROVEMENTS SHOWN AT 50,000 S.F. TOTAL IMPERVIOUS COVERAGE NOT TO EXCEED 30% OR 51,273 S.F.
 5. PROPOSED IMPROVEMENTS SHOWN AT 50,000 S.F. TOTAL IMPERVIOUS COVERAGE NOT TO EXCEED 30% OR 51,273 S.F.
 6. THE PURPOSE OF THIS MAP IS TO SHOW THE PROPOSED IMPROVEMENTS AND FOR THAT PURPOSE ONLY.
 7. PUBLIC WATER AND SEWER AVAILABLE.

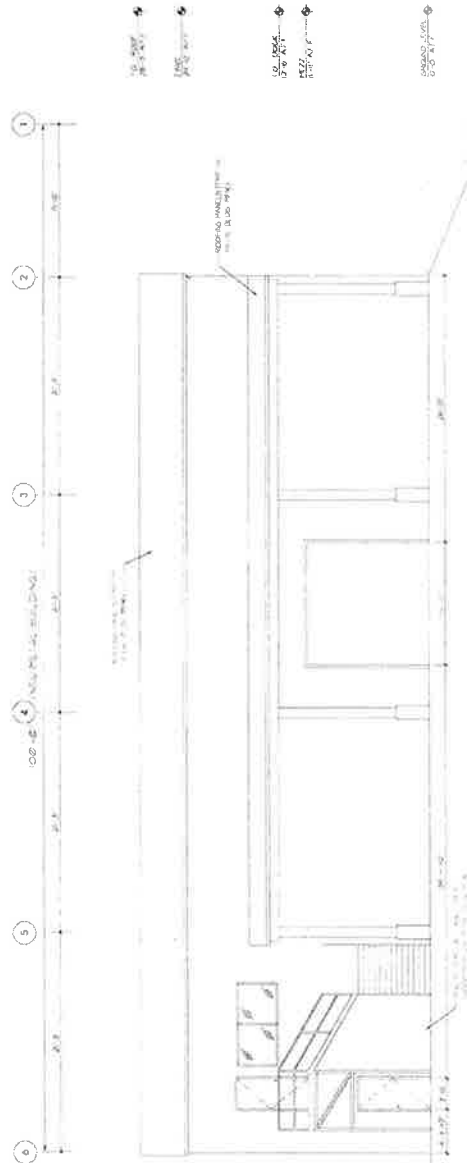


IMPROVEMENT LOCATION SURVEY
PREPARED FOR
BWB PROPERTIES
190 TUNNEL ROAD
VERNON, CONNECTICUT
LANDMARK SURVEYS, LLC
 66 LOWER WOODBERRY ROAD, SUITE 204
 EASTINGTON, CONNECTICUT 06027
 DRAWN BY: J. L. WOODRUFF
 CHECKED BY: J. L. WOODRUFF
 DATE: 12/22/2023
 SCALE: 1"=40'

TO BE APPROVED AND SEAL BY THE MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON
 J. L. WOODRUFF
 LICENSE NO. 15,702
 DATE: 12/22/2023
 SCALE: 1"=40'



1 West Elevation



2 South Elevation

Ni Design
 11 Talbot Neck Road
 Hamington, CT 06032
 T. 860-678-1946
 F. 860-678-7111
 nidesign@nidesign.ncc © 2021

GA
 Charles Corbie
 Associates
 Architects & Engineers, LLC
 365 New Haven Ave. Ste. 4
 Milford, CT 06460
 Tel: (203) 942-2855
 Fax: (203) 944-2987
 www.charlescorbie.com

DRAWING CHECKED BY: [blank]
 DESIGNER: [blank]

TITLE:

Exterior Elevations

DATE: 08.14.21
 DRAWN BY: JLD
 SCALE: AS SHOWN

PROJECT: **SENTRY**
 CONSTRUCTION

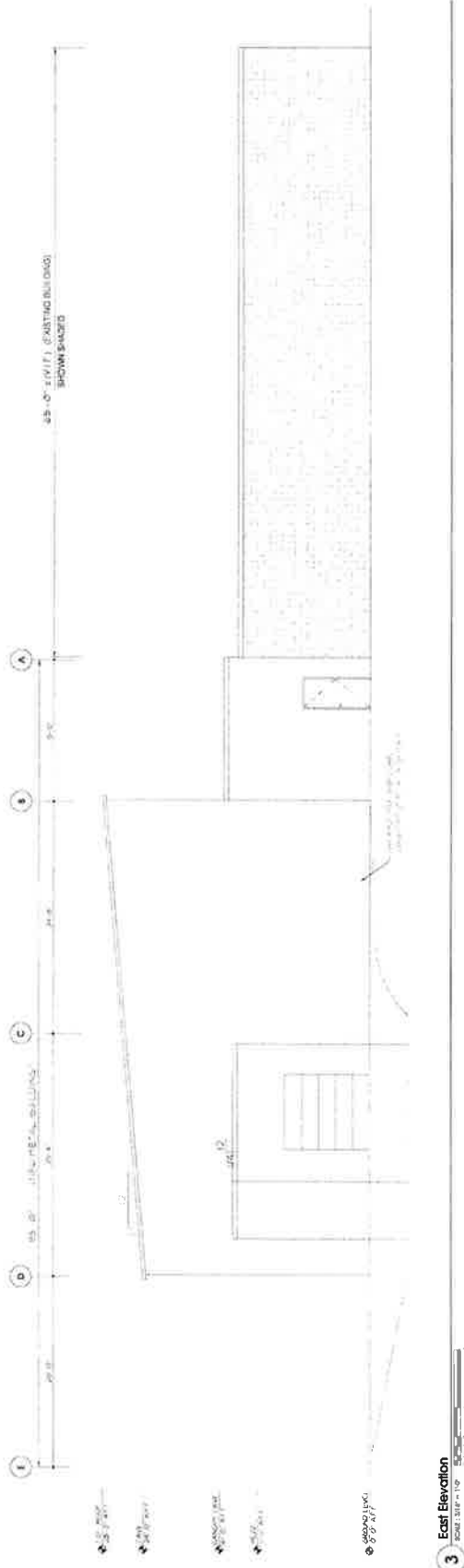
Pave Tool Innovations
 190 Tunnel Rd. Vernon, CT 06066

REPORT # 198
 REV. # 1
 DATE: 08.14.21

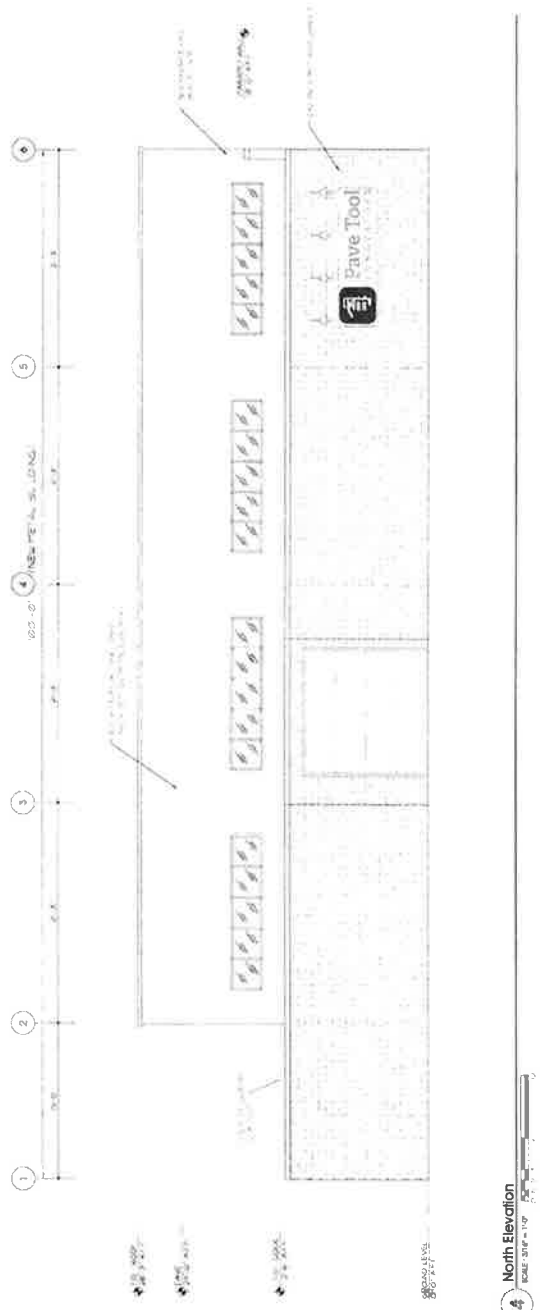


PR.2b





3 East Elevation
SCALE: 1/8\"/>



4 North Elevation
SCALE: 1/8\"/>

Ni Design
11 Talcott North Road
Hartford, CT 06103
T. 860 678 1946
F. 860 678 7111
nidesign@nidesign.net © 2021

GA
Gables
Georgie
Shoppes
ARCHITECTS & INTERIORS, LLC
174 New Haven Ave, Ste 4
Middletown, CT 06460
Tel: (203) 944-2555
Fax: (203) 944-7887

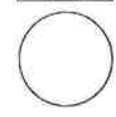
DRAWING CIRCULATORY:
OWNER: GABLES - GEORGIEMAN

TITLE

Exterior Elevations

DATE: 04.14.21 DRAWN BY: JLS SCALE: AS SHOWN

PROJECT: **SENTRY**
DISTRIBUTION
Pave Tool Innovations
1190 Tunnel Rd, Vernon, CT 06066
PHONE #1/800 448 4444 FAX # 203 871 1888



PR.20

LID CHECKLIST

Applicants must complete and submit the following checklist with the application.

Date: 5/13/2021 Project: 190 Tunnel Road

Conformance with the following criteria shall be initiated in the spaces provided below by a Connecticut Registered Professional Engineer, Land Surveyor, or Certified Soils Scientist as appropriate. If conditions cannot be met comments addressing each item should be provided by the applicant in the space provided below. Comments will be reviewed with Town Staff at the scheduled Development Staff Meeting and documented.

Item	Description	Verified	Comments
1	An Existing Conditions Plan is provided documenting sensitive natural resources including but not limited to existing wetlands (as designated by a Certified Soils Scientist in Connecticut), streams, ponds, vernal pools, flood zones, stream channel encroachment lines, soil types and infiltration rates, wells, tree lines, property boundaries, and other items that may be requested by the Town.		Existing plan provided showing approximate location of Tankerhoosen and no clearing or filling beyond existing conditions.
2	Utilizing the Existing Conditions Plan as a guide, development has been located to maximize preservation of contiguous natural sensitive areas.		Yes.
3	Proposed site developments for residential or two family dwellings on more than one individual parcel, all commercial, industrial, and retail developments have been guided by the applicable requirements of the Town's Low Impact Development Stormwater Quality Manual and the Connecticut Storm Water Quality Manual.		X
4	Bioretention Basins or Rain Gardens have been incorporated within yards, median strips, cul-de-sacs islands, and parking lot islands.		No changes proposed

Date: _____

Project: _____

Conformance with the following criteria shall be initiated in the spaces provided below by a Connecticut Registered Professional Engineer, Land Surveyor, or Certified Soils Scientist as appropriate. If conditions cannot be met comments addressing each item should be provided below. Comments will be reviewed with Town Staff at the scheduled development staff meeting and documented.

Item	Description	Verified	Comments
5	Dry Wells have been incorporated into the design to control roof and pavement runoff.		No changes proposed
6	Permeable (Porous) Pavement has been incorporated into areas of low traffic, parking lots, residential and light commercial use driveways, walkways, bike paths, etc.		Yes
7	Natural areas including woodlands, regulated wetland areas, naturally vegetated areas have been preserved/ and or replicated to the maximum extent practical.		Yes
8	Post Development stormwater runoff is at or less than the predevelopment runoff.		No changes proposed
9	Stormwater infiltration has been provided by the use of underground storage units, devices, and/or infiltration swales/trenches.		No changes proposed
10	Level spreaders/vegetation have been provided at storm drainage outfalls to enhance water quality and mitigate erosion.		No changes proposed

Date: _____

Project: _____

Conformance with the following criteria shall be initialed in the spaces provided below by a Connecticut Registered Professional Engineer, Land Surveyor, or Certified Soils Scientist as appropriate. If conditions cannot be met comments addressing each item should be provided below. Comments will be reviewed with Town Staff at the scheduled development staff meeting and documented.

Item	Description	Verified	Comments
11	On-Site retention/detention facilities have been provided to address water quality and storm water runoff.		No changes proposed
12	Rain Barrels, cisterns, and/or other rainwater harvesting techniques to reuse rainwater for irrigation and other non-potable uses are incorporated into the design.		No changes proposed
13	An Erosion and Sedimentation Control Plan conforming to the Standards of the Connecticut Guidelines for Soil Erosion and Sediment Control is included in the design.		Silt fence to be installed down gradient of construction to protect all sensitive areas
14	A yearly maintenance plan of all components of best management practices associated with storm water management has been provided.		No changes proposed
15	Impervious area percentages for pre and post development have been provided.		Yes
16	When conflicts exist between the Town's Low Impact Development Stormwater Quality Manual and the Connecticut Storm Water Quality Manual the State Manual shall govern.		OK