

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Virtual Meeting Notice & Agenda
Thursday, June 3, 2021 7:30 PM

<p>Zoom Meeting Information</p> <p>https://us02web.zoom.us/j/83431861356?pwd=TkFNUTgwLy9jWnkzbEo0RUVGZTNvdz09</p> <p>Meeting ID: 834 3186 1356 Passcode: u7Lnh5</p> <p>By Phone (646) 876-9923 Meeting ID: 834 3186 1356 Passcode: 326910</p>
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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. (No Quorum May 20, 2021)**
3. **New Application(s) for receipt, if any:**
4. **Public Hearing(s) and Action on Applications**
 - 4.1 Application [**PZ-2021-07**] of Pave Tool Innovators for a modification to an existing site plan of development in order to construct 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). **ACTION ONLY**
5. **8-24 Referrals, If any**
6. **Plan of Conservation and Development Update**
 - 6.1 **Schedule Update**
7. **Other Business/Discussion**
 - 7.1 **Meeting location Update**
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 11 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: 860-870-8665 Fax: 860-871-6308

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.

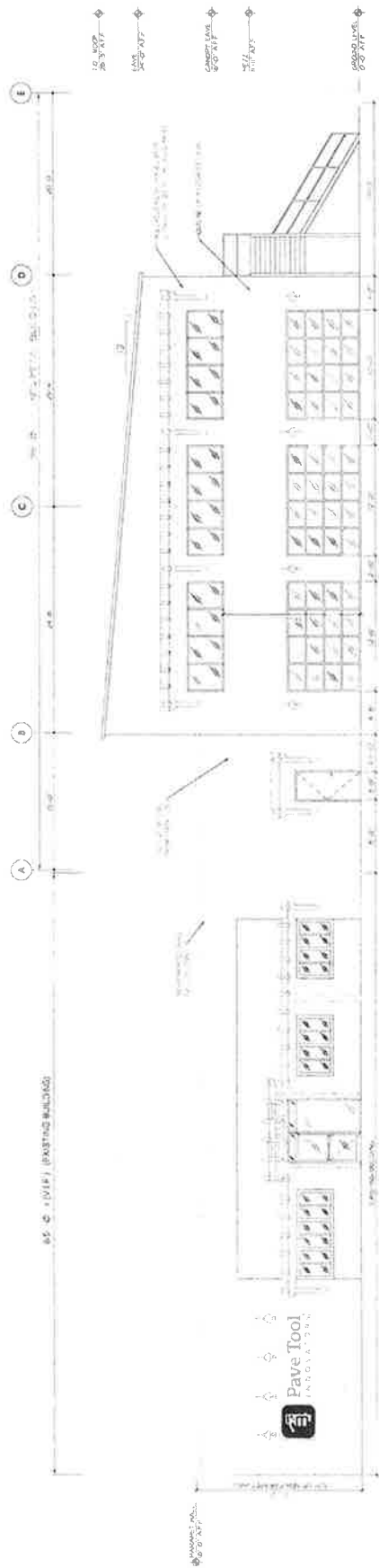
190 Tunnel Road

Project Narrative

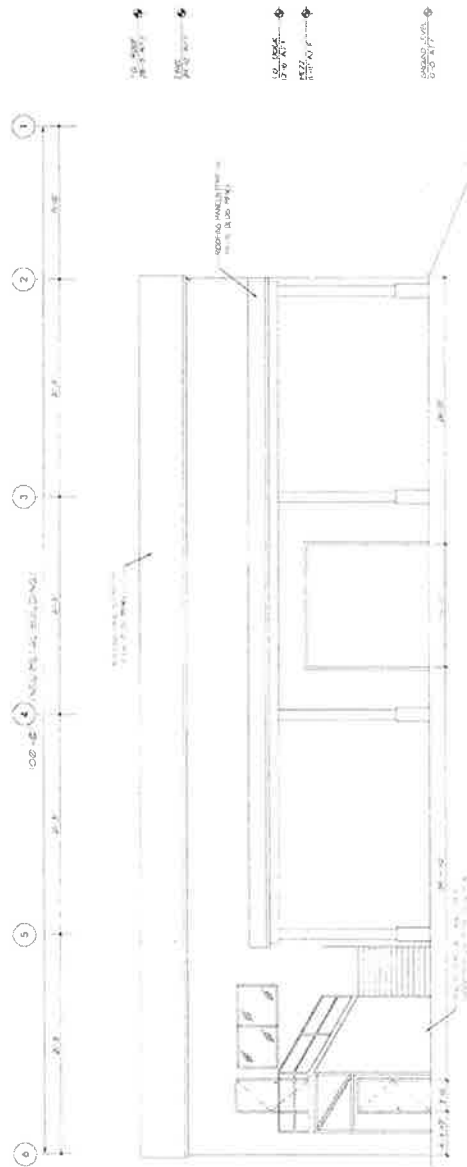
190 Tunnel Road is occupied by Pave Tool and owned by Phil Bahler, BWB Properties LLC . There is an existing 70' x 100' building on the property with some existing parking space, driveway and gravel areas. There is a proposed 85 x 65 building addition with parking spaces to the east side of the existing 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



1 West Elevation
Scale: 1/8" = 1'-0"



2 South Elevation
Scale: 1/8" = 1'-0"

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

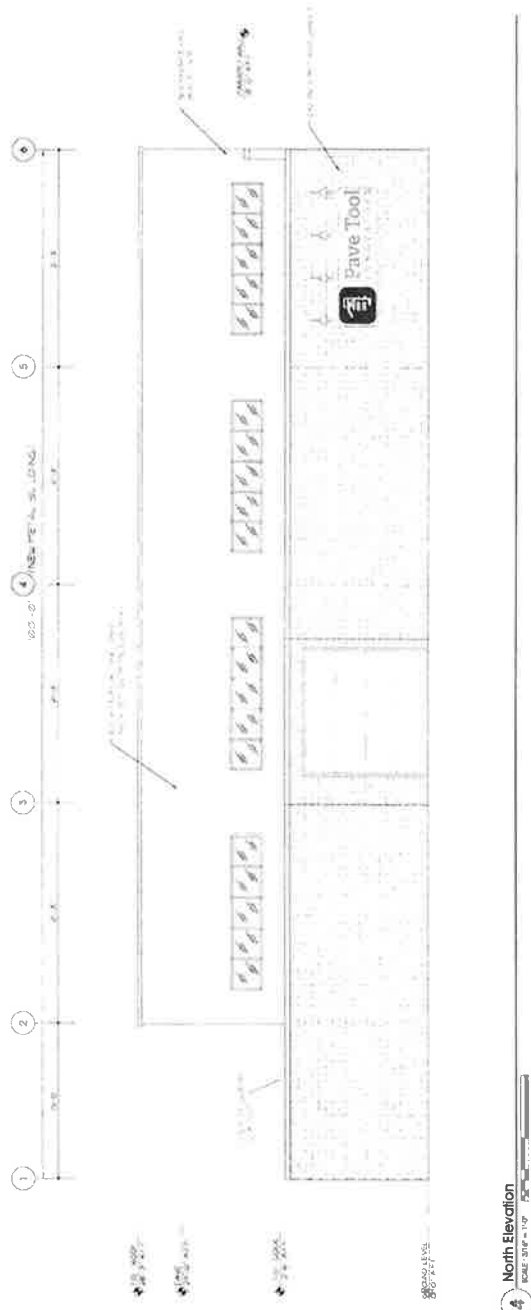
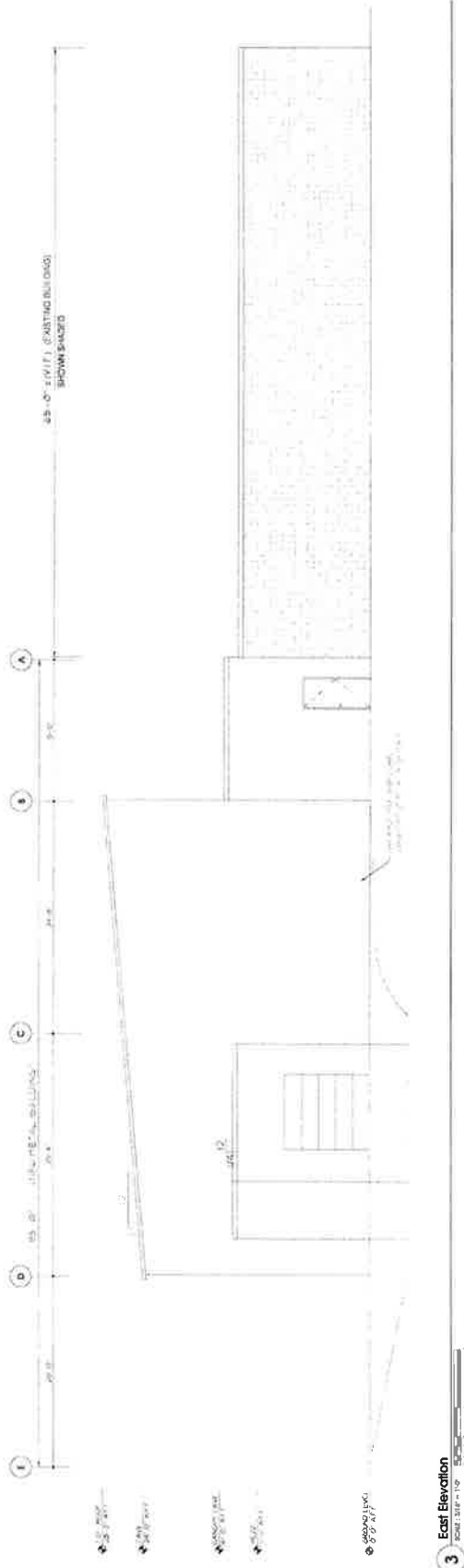
Charles Corrie Associates
365 New Haven Ave. Ste. 4
Middletown, CT 06460
Tel (203) 942-2855 Fax (203) 942-2987
Architects & Engineers, LLC
www.charlescorrie.com

DRAWING CHECKLIST
Revised: _____ Date: _____ Description: _____

Exterior Elevations
Scale: 1/8" = 1'-0"
Drawing No. 21024

PROJECT: SENTRY
Pave Tool Innovations
190 Tunnel Rd. Vernon, CT 06066
Project # 21024

PR.2b



Ni Design
 11 Talbot North Road
 Farmington, CT 06032
 T. 860 678 1946
 F. 860 678 7111
 nidesign@nidesign.net © 2021

Charles G. Gorgie Associates
 104 New Haven Ave., Ste. 4
 New Haven, CT 06460
 Tel. (203) 544-2355
 Fax (203) 544-7887
 ARCHITECTS

DRAWING CHECKLIST:
 NAME DATE DESCRIPTION

Exterior Elevations
 DATE: 04.14.21
 DRAWN BY: JLB
 SCALE: AS NOTED

SENTRY
 PROJECT: **Pave Tool Innovations**
 190 Tunnel Rd. Vernon, CT 06066
 ADDRESS: 190 Tunnel Rd. Vernon, CT 06066
 PHONE: 860.875.1111

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

From: Rachel Dearborn
To: McGregor, George
Cc: Gately, Shaun; Smith, David; "Phil Bahler"
Subject: [EXTERNAL] RE: 190 Tunnel rd.
Date: Tuesday, May 25, 2021 5:59:43 PM
Attachments: image006.png
image009.png

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

See comments below.

From: McGregor, George <GMcGregor@vernon-ct.gov>
Sent: Tuesday, May 25, 2021 9:36 AM
To: Rachel Dearborn <rachel@landmarksurveys.com>
Cc: Gately, Shaun <sgately@vernon-ct.gov>; Smith, David <dsmith@vernon-ct.gov>
Subject: 190 Tunnel rd.

Rachel

I am waiting for Dave's comments but I do have a couple of questions for clarification.

1. The area of the proposed pervious pavers is label as 'existing gravel'. Doesn't make any real difference but it looked grassed to me (unless its weeks over the gravel)? – Yes, it is currently very weedy but it is gravel that is overgrown with weeds.
2. Are there any foundation plantings proposed for the new additions? Yes, The proposed landscaping will be consistent with the landscaping around the existing building. See Pictures Are there any other landscaping additions planned or proposed?



3. Sight lighting. Will the new building and addition have wall packs or any other site lighting? Please forward those details.
Proposed site lighting will be consistent with the existing wall pack lighting. See Picture below.



Proposed lighting on existing building.

4. Architecture: we still are asking for color and material samples and or a color elevation.
The proposed addition and building will be metal buildings with some stone/timber features with the same color scheme as the existing.



Existing building color scheme.



OVERVIEW

Rendition of existing building renovations.



Example of proposed garage doors. Color to match existing color scheme.

5. As a reminder this will go to the DRC next Tuesday (June 1) for an advisory recommendation. Then to the PZC on Thursday (June 3). I will forward ZOOM link when available.

6. Will the chain link fence remain? **YES**

7. "Permiabale" should be "Permeable"—see detail label **Thank you!**

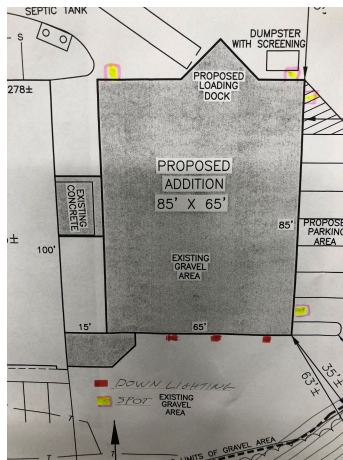
george

George K. McGregor, AICP
Town Planner
Town of Vernon
55 West Main Street
Vernon, CT. 06066-3291
Phone: (860) 870-3640
Mobile: (860) 336-1846

From: [Rachel Dearborn](#)
To: [McGregor, George](#)
Cc: [Gately, Shaun](#); [Smith, David](#); ["Phil Bahler"](#)
Subject: [EXTERNAL] RE: 190 Tunnel rd.
Date: Wednesday, May 26, 2021 6:05:41 AM
Attachments: [image014.png](#)
[image015.png](#)

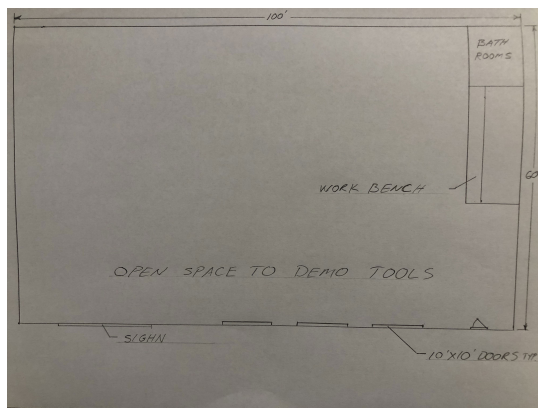
CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Additional info.

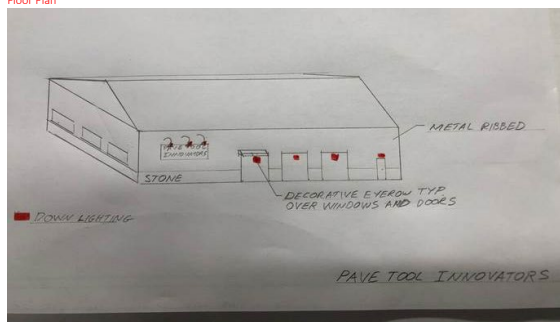


Location of proposed lighting.

Proposed front stand along building sketches.



Floor Plan



Front stand along building

From: Rachel Dearborn
Sent: Tuesday, May 25, 2021 6:00 PM
To: McGregor, George <GMcGregor@vernon-ct.gov>
Cc: Gately, Shaun <sgately@vernon-ct.gov>; Smith, David <dsmith@vernon-ct.gov>; 'Phil Bahler' <pb@pavetool.com>
Subject: RE: 190 Tunnel rd.

See comments below.

From: McGregor, George <GMcGregor@vernon-ct.gov>
Sent: Tuesday, May 25, 2021 9:36 AM
To: Rachel Dearborn <rachel@landmarksurveys.com>
Cc: Gately, Shaun <sgately@vernon-ct.gov>; Smith, David <dsmith@vernon-ct.gov>
Subject: 190 Tunnel rd.

Rachel

STAFF COMMENTS



PLANNING
DEPARTMENT

TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066
(860) 870-3640
gmcgregor@vernon-ct.gov

MEMORANDUM

TO: Planning and Zoning Commission

FROM: George K. McGregor, AICP, Town Planner

SUBJECT: PZ-2021-07, 190 Tunnel Rd. Site Plan

DATE: June 3, 2021

Request and Background



Phil Bahler, owner of Pave Tool Innovators, the ("Applicant"), requests approval for a modification to an existing site plan located at 190 Tunnel Rd., (Assessor ID: Map 29, Block 134, Parcel 11C). The property is 3.03 acres and zoned Industrial (I). Pursuant to Section 14, a modification to the site plan requires PZC review and approval.

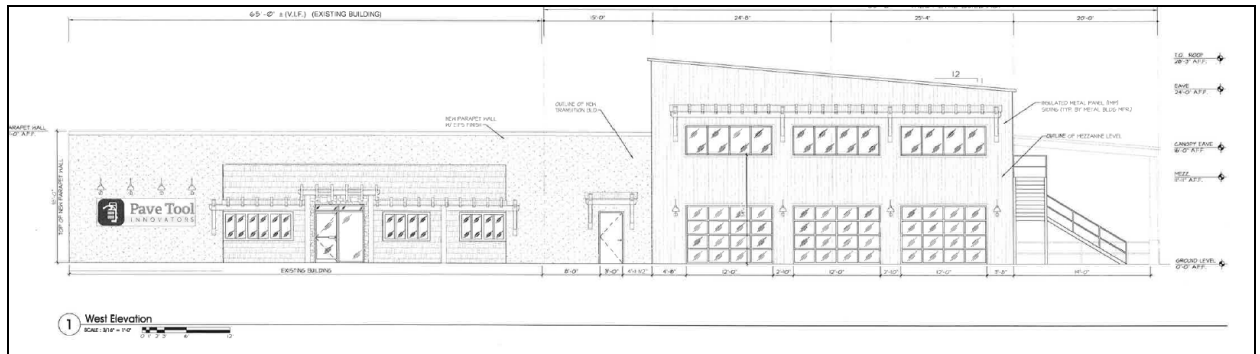
The Applicant operates Pave Tool Innovators which provides specialized hardscape equipment, tools, and services for the landscaping and construction industry. The firm currently is housed in a 7,000 square foot structure on the site. Due to growth, the Applicant proposes to construct a 5,525 sq. ft. addition and a new 6,000 sq. ft. structure as part of the expansion. In addition, a pervious paved area is planned for equipment storage, demonstration, display and parking.

The property is adjacent to a regulated area and is subject to wetlands review. The project has received wetlands approval issued by the Wetlands Agent for minimal disturbance.

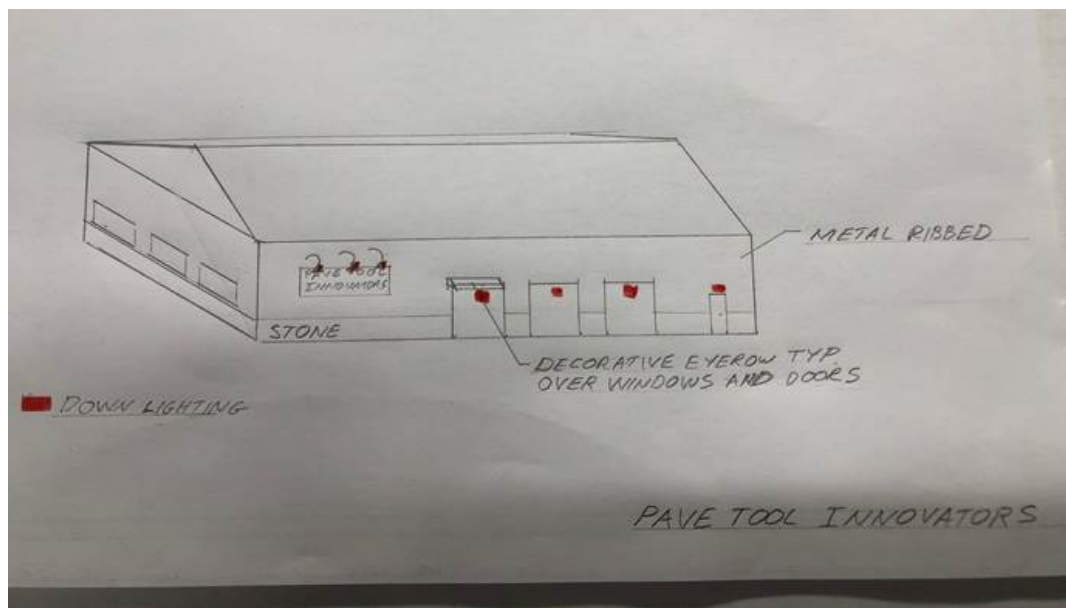
[illegible]

The site plan substantially meets the requirements of Section 14 (Site Plans) and conforms to the applicable sections of the Zoning regulations (4.10)

Primary Addition Elevation



New Construction Concept (Front building)



The project proposes a metal panel industrial structure with architectural elements for the addition to the existing building. The new construction is in conceptual development, although the plan is to match the addition with common design elements, colors, and materials.

The Design Review Advisory Commission will review the design elements on June 2, 2021.

Analysis and Recommendation

The Town Engineer has identified several technical items which have been forwarded to the applicant for a response. We expect a prompt resolution.

Beyond those items, there are no Staff identified outstanding issues, with referral comments received from Zoning, Wetlands Agent, and Town Engineer. The site plan meets the site plan requirements of Section 13 and the zoning requirements found in Section 4.10.

Draft Motions

- A. I move that the Planning and Zoning Commission Approve PZ-2021-07, a modification to an existing site plan, subject to the Site Plan dated April 30, 2021, prepared by Landmark Surveys.**

OR

- B. I move an alternate motion**

From: [McGregor, George](#)
To: ["Rachel Dearborn"](#)
Cc: [Gately, Shaun](#); [Smith, David](#)
Subject: 190 Tunnel rd.
Date: Tuesday, May 25, 2021 9:35:00 AM

Rachel

I am waiting for Dave's comments but I do have a couple of questions for clarification.

1. The area of the proposed pervious pavers is label as 'existing gravel". Doesn't make any real difference but it looked grassed to me (unless its weeks over the gravel)?
2. Are there any foundation plantings proposed for the new additions? Are there any other landscaping additions planned or proposed?
3. Sight lighting. Will the new building and addition have wall packs or any other site lighting? Please forward those details.
4. Architecture: we still are asking for color and material samples and or a color elevation.
5. As a reminder this will go to the DRC next Tuesday (June 1) for an advisory recommendation. Then to the PZC on Thursday (June 3). I will forward ZOOM link when available.
6. Will the chain link fence remain?
7. "Permiable" should be "Permeable"—see detail label

george

George K. McGregor, AICP
Town Planner
Town of Vernon
55 West Main Street

Vernon, CT. 06066-3291

Phone: (860) 870-3640

Mobile: (860) 336-1846

From: [Smith, David](#)
To: [McGregor, George](#)
Cc: [Rachel Dearborn](#); [Perry, Craig](#)
Subject: PZC Application 150 Tunnel Road
Date: Tuesday, May 25, 2021 11:52:45 AM

George –

I have reviewed the plan submitted with this application and have the following comments –

- If during the construction of the addition, new building or the Paver Parking Area, the contractor needs to temporarily stockpile earth products, we will want that area to be protected by siltation fencing and/or haybales. Any excess material will need to be removed from the property unless approved by the Wetland Enforcement Officer.
- The existing building, the proposed addition and the proposed new building are proposed to be connected to the Vernon Sanitary Sewer. The specifics for this connection will be reviewed and approved by the Sewer Authority and the Engineering Department prior to construction. This connection will need to provide adequate distance between the service piping and the proposed structures, will address concerns related to the depth of the connection and follow accepted engineering practices.
- I do not believe that there will be any adverse impacts related to stormwater runoff from the new roof areas, since for the most part they are proposed over packed gravel parking surfaces.

If you or the applicant have any questions regarding this review, please let me know at your earliest convenience.

Thank you

Dave

David A. Smith, PE LS

Vernon Town Engineer
55 West Main Street
Vernon, CT. 06066
860-870-3663
dsmith@vernon-ct.gov



OFFICE OF THE
TOWN ENGINEER

TOWN OF VERNON

55 West Main St., VERNON, CT 06066

Tel: (860) 870-3638

Fax: (860) 870-3683

E-Mail: cperry@vernon-ct.gov

Certified Letter

Pave Tool Innovators
190 Tunnel Rd
Vernon, CT 06066

c/o Phil Bahler

May 11, 2021

RE: Wetland Agent Approval for 190 Tunnel Rd

Dear Applicant,

I have received your Inland Wetlands Commission (IWC) application (WA-2021-04) for the above listed address. This application is requesting a Wetland Agent Approval for the work associated with the construction of two proposed buildings and a parking expansion. I have reviewed the proposed site plan for this project, titled BWB PROPERTIES (last revised 4/30/21), and it is my opinion that the proposed site work will have no present or future impacts to the adjacent wetlands as long as proper erosion control measures are taken during construction.

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

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

Sincerely,

Craig W. Perry
Wetland Agent
Wetlands Enforcement Officer

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

J File: WA-2021-04

Landmark Surveys, LLC
62 Lower Butcher Rd
Ellington, CT 06029