

TOWN OF VERNON  
Inland Wetlands Commission (IWC)  
Meeting Notice & Agenda  
**Tuesday June 22, 2021, 7:00 PM**  
**Location: Council Chambers – 3<sup>rd</sup> floor**  
Vernon Town Hall, Memorial Building  
14 Park Place, Vernon, CT

*NOTE: This meeting will be in-person only; there is no ZOOM or Hybrid option*

**AGENDA**

1. Call to Order & Roll Call
2. Administrative Actions
  - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #8 "Other Business" requires Commission vote
  - 2.2 Approval of the Minutes from the May 25, 2021 regular meeting
  - 2.3 Communications received NOT related to Agenda items, if any
    - Registry of Soil Scientists
  - 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)

**CONTINUATION of Public Hearing from April 20, 2021:**

  - 4.1 Application **IWC-2021-04**, of Rashid Hamid, for a wetlands re-designation and a wetlands permit by Commission, for the development of a +-70 unit townhouse residential project, at 291 and 293 Talcottville Rd. (Assessor ID: Map 3 Block 4 Parcels 9A & 9E) and at 27, 32, 37, 38, and 46 Naek Rd. (Assessor ID: Map 3 Block 4 Parcels 008-8, 7, 4, 6, 5).
5. Status of Cease & Correct Orders, if any
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

# **Draft Minutes**

**Town of Vernon**  
**Inland Wetlands Commission (IWC)**  
Tuesday, May 25, 2021, 7:00 p.m.  
Teleconference Meeting

**DRAFT MINUTES**

1. Call to Order and Roll Call

Chairperson Rachel Stansel called the meeting to order at 7:00pm. Also in attendance were Don Schubert, Kathy Minor, and Frank Galat. Staff members present were Craig Perry, Wetlands Agent, George McGregor, Town Planner, and David Smith, Town Engineer.

2. Administrative Actions

2.1 Amendment/Adoption of Agenda – Additional business to be considered under agenda item #8 “Other Business” requires Commission vote  
None

2.2 Approval of Minutes from the April 20, 2021, regular meeting  
*Don Schubert made a motion seconded by Kathy Minor to approve the minutes from the April 20, 2021, regular meeting. Motion carried 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  
None

4. Public Hearing and Action on New Application(s)  
**CONTINUATION of Public Hearing from April 20, 2021:**

4.2 Application **IWC-2021-04**, of Rashid Hamid, for a wetlands re-designation and a wetlands permit by Commission, for the development of a +-70 unit townhouse residential project, at 291 and 293 Talcottville Rd. (Assessor ID: Map 3, Block 4, Parcels 9A and 9E) and at 27, 32, 37, 38, and 46 Naek Rd. (Assessor ID: Map 3, Block 4, Parcels 008-8,7,4,6,5).

Applicant George McCracken submitted an email dated May 18, 2021, requesting an extension to the June 22, 2021, regular meeting. The public hearing will continue at the next meeting which gives time for Commission to review modifications.

*Chairperson Stansel made a motion seconded by Don Schubert to continue the Public Hearing on Application **IWC-2021-04** to the next scheduled meeting on June 2, 2021.*

5. Status of Cease & Correct Orders, if any  
Craig Perry discussed Notice of Violations.

6. Wetlands Enforcement Officer Report, if any  
Craig Perry discussed the IWC Project Status Report dated 2021- May included in Commission packet.

7. Inland Wetlands Agent Approvals, if any

- 7.1 **WA 2021-04**, 190 Tunnel Road, Wetland Agent Approval for the work associated with the construction of two proposed buildings and a parking expansion at Pave Tool Innovators.

Certified Letter dated May 11, 2021, in Commission packet re Wetland Agent Approval for 190 Tunnel Road.

8. Other Business

9. Adjournment

*Chairperson Stansel made a motion seconded by Don Schubert to adjourn at 7:20pm. Motion carried unanimously.*

Respectfully Submitted,

Susan Hewett  
Recording Secretary



# **COMMUNICATIONS**



April 30, 2021

Dear Wetland Commission members:

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 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 hold on printing the updated Registry and are only providing this service online on the Society's webpage at the following URL:

<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 an 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,

Mark Stolt, President  
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)

x x x

For the current registry, please visit:

[http://nesoil.com/ssssne/SSSSNE\\_Official\\_Registry.html](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](http://www.ssssne.org)

# **APPLICATION 1**

# 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

May 25, 2021

Mr. George McGregor, AICP  
Town Planner  
Town of Vernon  
55 West Main Street  
Vernon, CT 06066

RE: The Village At Naek Road  
Naek Road & Talcottville Road

Dear Mr. McGregor:

In a memorandum dated April 20, 2021 to the Inland Wetlands Commission, the following four outstanding issues were raised by staff:

1. Wetland Assessment / Functions & Values report shall be submitted
2. Additional details regarding the proposed walking trail shall be submitted including a draft easement document for staff review.
3. Staff noted several locations where the development comes within 20 to 40 feet of a designated wetland or watercourse, and requested the applicant provide an explanation and justification of the impacts and consider increasing the buffer and limit of disturbance to improve this condition.
4. Clarifications / revisions based on comments provided by the Town Engineer and Town Wetlands Agent.

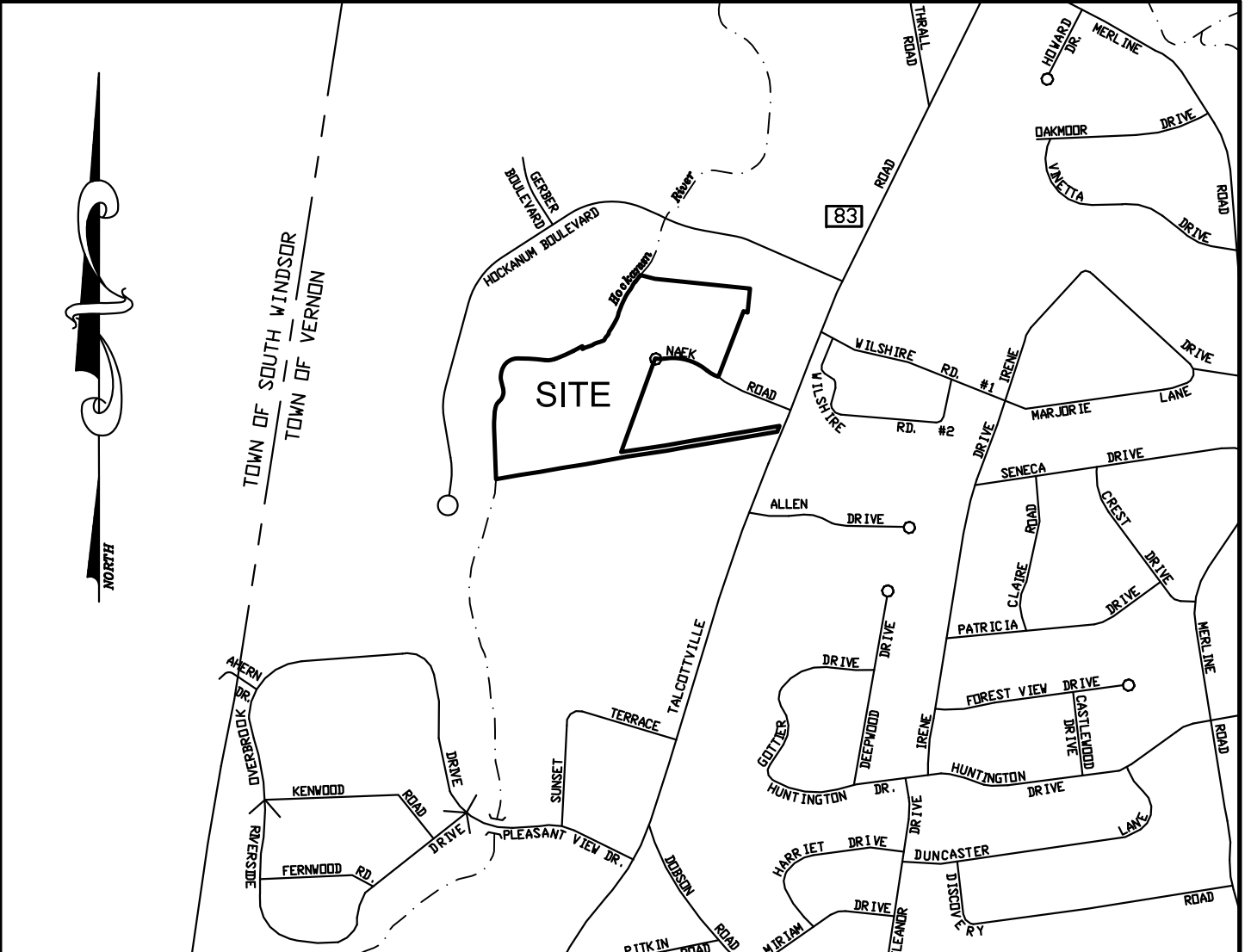
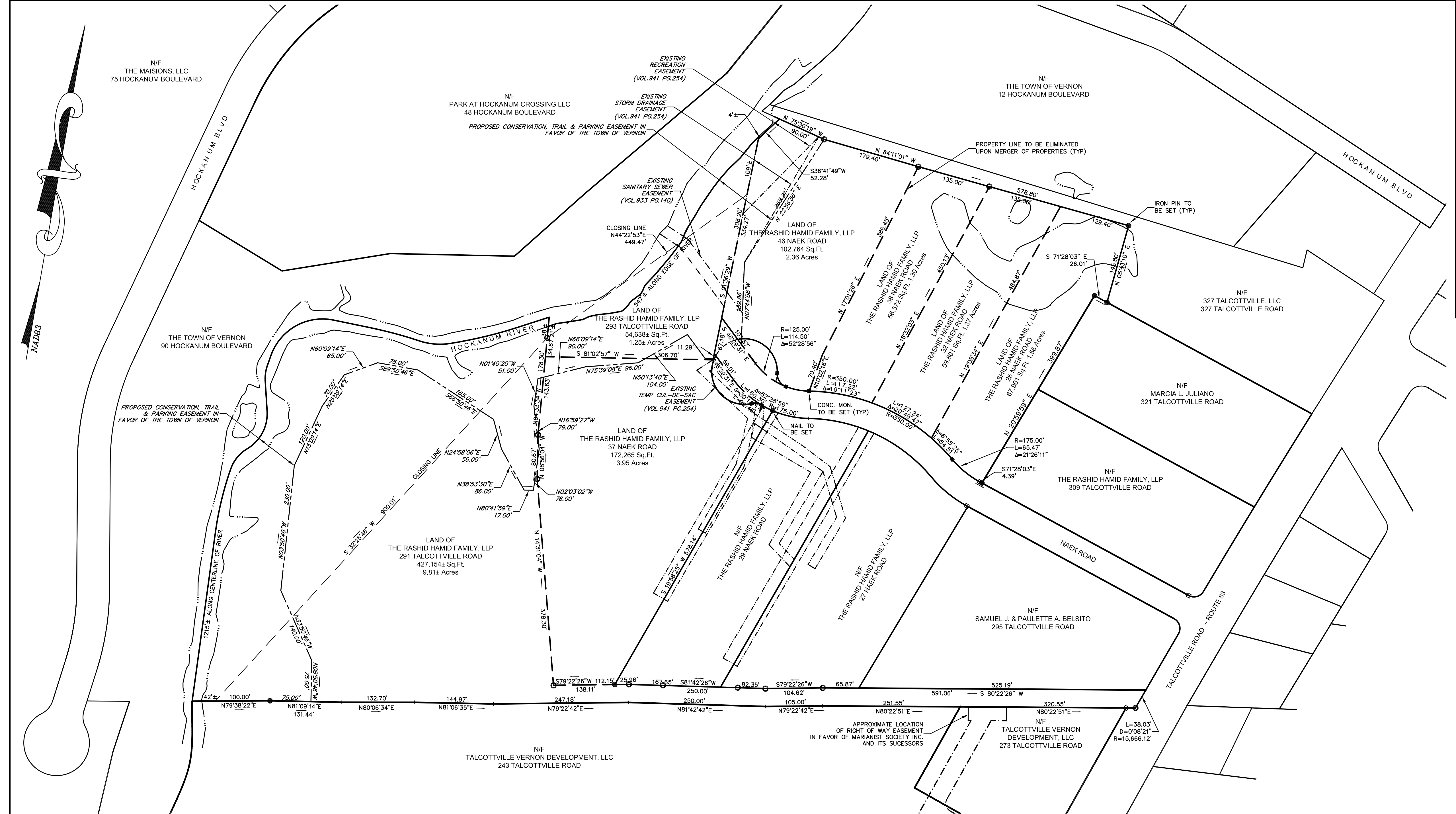
Please contact me our design team with any additional questions or comments from staff.

Yours truly,

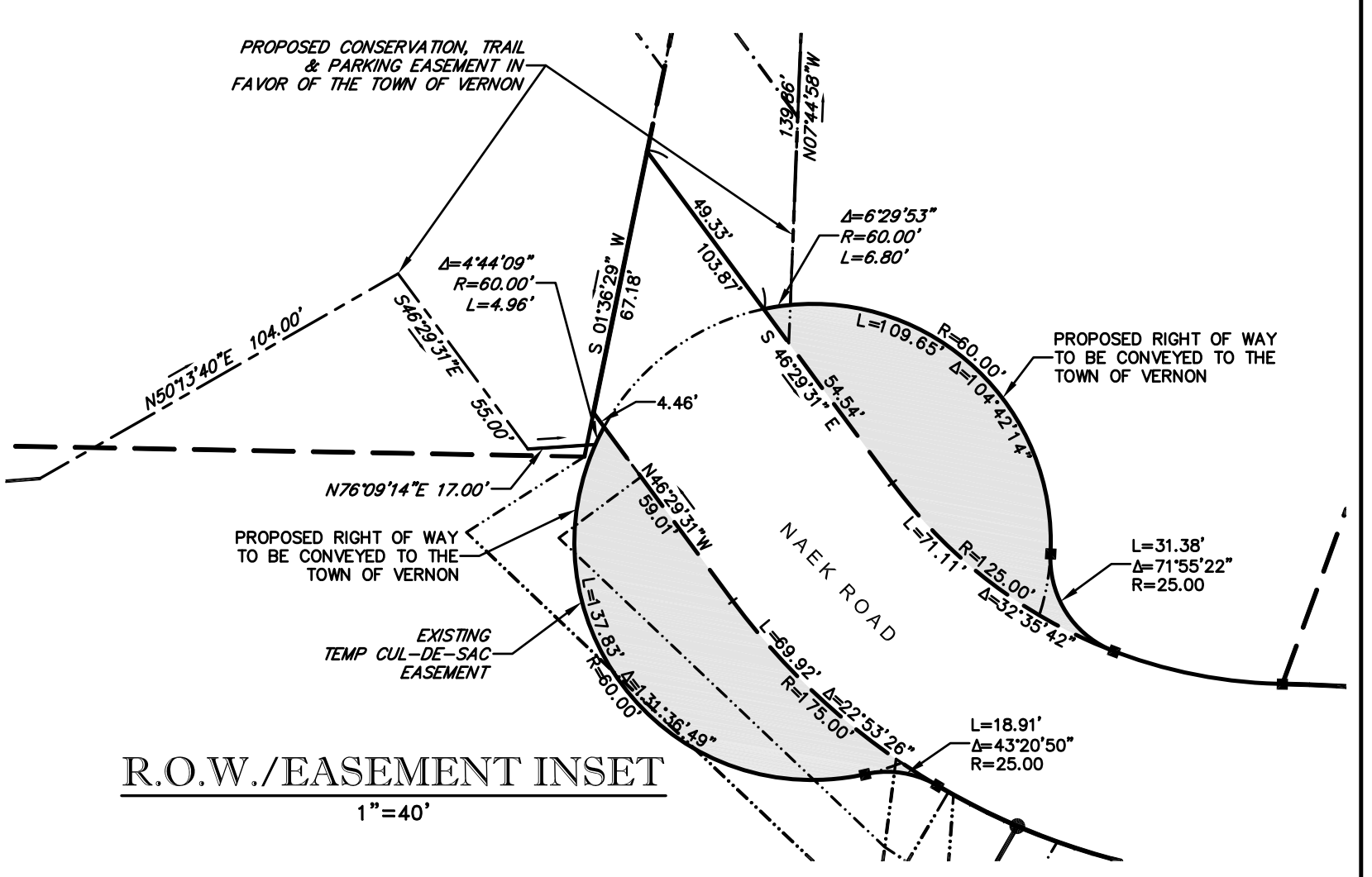
A handwritten signature in blue ink, appearing to read "Eric R. Peterson", is written over a horizontal line.

Eric R. Peterson, P.E., L.S.  
Gardner & Peterson Associates, LLC





- NOTES:
1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-3.
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D. "RESUBDIVISION OF LOT 3 TO BE KNOWN AS SONA INDUSTRIAL PARK VERNON, CONNECTICUT" BY GARDNER & PETERSON ASSOCIATES. DATE: 12-27-85, REVISED 1-27-86.  
E. "RESUBDIVISION - LOT #3 SONA INDUSTRIAL PARK LAND OF NAEK CONSTRUCTION CO. INC. VERNON, CONNECTICUT" BY GARDNER & PETERSON ASSOCIATES. DATE: 9-21-90, REVISED 5/9/91.  
F. "AS-BUILT PLAN & SEWAGE PUMPING STATION NAEK ROAD SONA INDUSTRIAL PARK VERNON, CONNECTICUT" BY GARDNER & PETERSON ASSOCIATES. DATE: 9-28-87, REVISED 12-6-88.
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  6. TOPOGRAPHY DEPICTED ON THESE PLANS WAS PROVIDED BY GOLDEN AERIAL SURVEYS.
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EXISTING

LEGEND

PROPOSED

PROPERTY BOUNDARY

ZONING SETBACK

EASEMENT

IRON PIN/PIPE

MONUMENT

100 50 0 100 200 300

GRAPHIC SCALE 1"=100'

STATE OF CONNECTICUT

ERIC R. PETERSON

No. 23430

L.S. 23430

REGISTRATION NO.

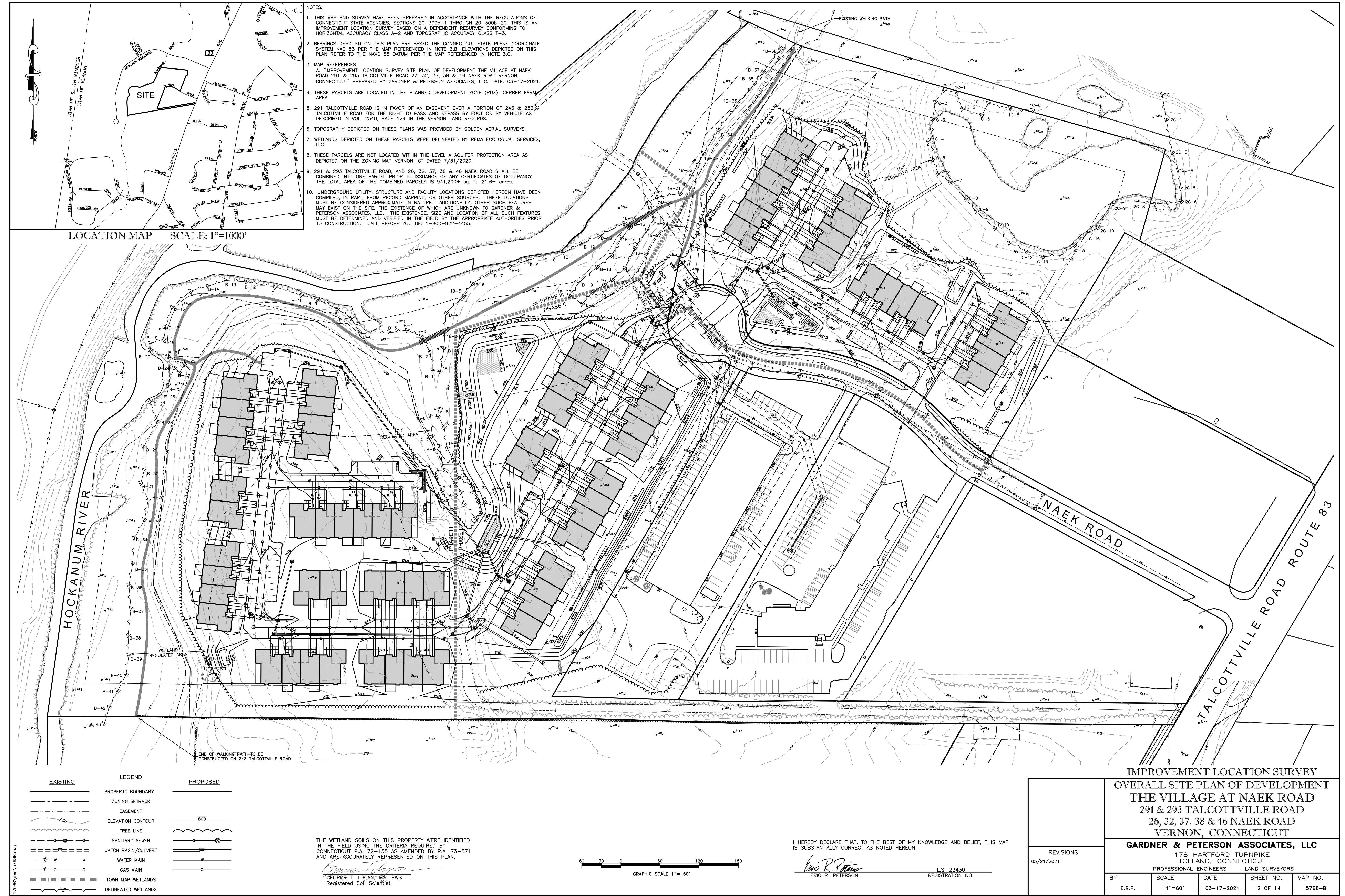
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REVISIONS

05/21/2021

| BY     | SCALE   | DATE       | SHEET NO. | MAP NO. |
|--------|---------|------------|-----------|---------|
| E.R.P. | 1"=100' | 03-17-2021 | 1 OF 14   | 5768B   |









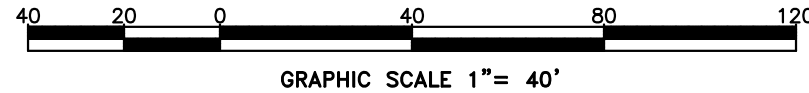
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*Eric R. Peterson*  
ERIC R. PETERSON  
I.S. 23430  
REGISTRATION NO.

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

*George T. Logan*  
GEORGE T. LOGAN; MS, PWS  
Registered Soil Scientist

| EXISTING | LEGEND              | PROPOSED |
|----------|---------------------|----------|
|          | PROPERTY BOUNDARY   |          |
|          | ZONING SETBACK      |          |
|          | EASEMENT            |          |
|          | IRON PIN/PIPE       |          |
|          | MONUMENT            |          |
|          | ELEVATION CONTOUR   |          |
|          | SPOT ELEVATION      |          |
|          | TREE LINE           |          |
|          | SANITARY SEWER      |          |
|          | CATCH BASIN/CULVERT |          |
|          | STORM MANHOLE       |          |
|          | FOOTING DRAIN       |          |
|          | WATER MAIN          |          |
|          | HYDRANT             |          |
|          | GAS MAIN            |          |
|          | LIGHT               |          |
|          | UTILITY POLE        |          |
|          | OVERHEAD WIRES      |          |
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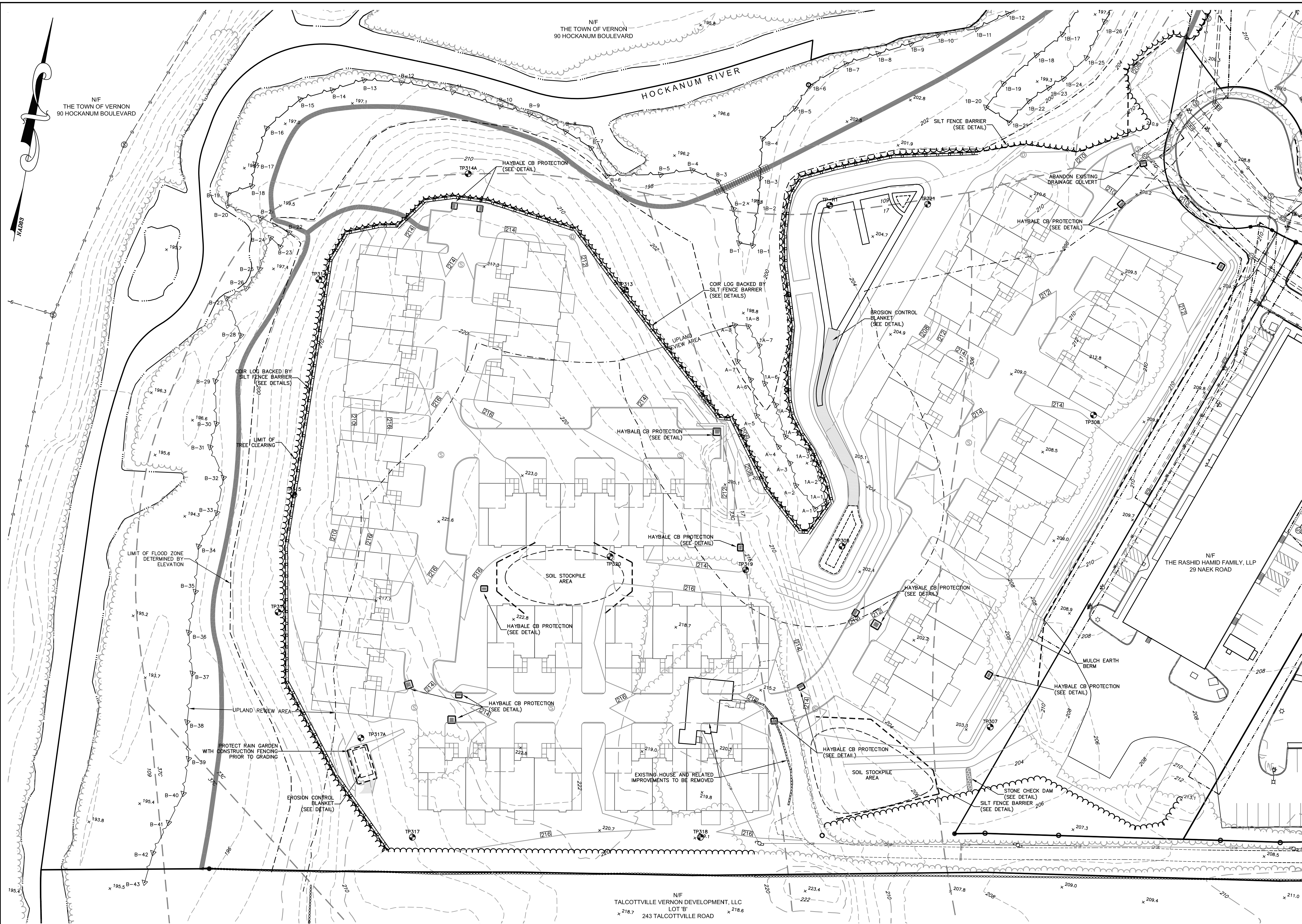


IMPROVEMENT LOCATION SURVEY  
EROSION & SEDIMENT CONTROL PLAN  
THE VILLAGE AT NAEK ROAD  
291 & 293 TALCOTTVILLE ROAD  
26, 32, 37, 38 & 46 NAEK ROAD  
VERNON, CONNECTICUT

**GARDNER & PETERSON ASSOCIATES, LLC**  
178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

| REVISIONS  |  | PROFESSIONAL ENGINEERS |        |            |           | LAND SURVEYORS |  |
|------------|--|------------------------|--------|------------|-----------|----------------|--|
| 05/21/2021 |  | BY                     | SCALE  | DATE       | SHEET NO. | MAP NO.        |  |
|            |  | E.R.P.                 | 1"=40' | 03-17-2021 | 3 OF 14   | 5768B          |  |





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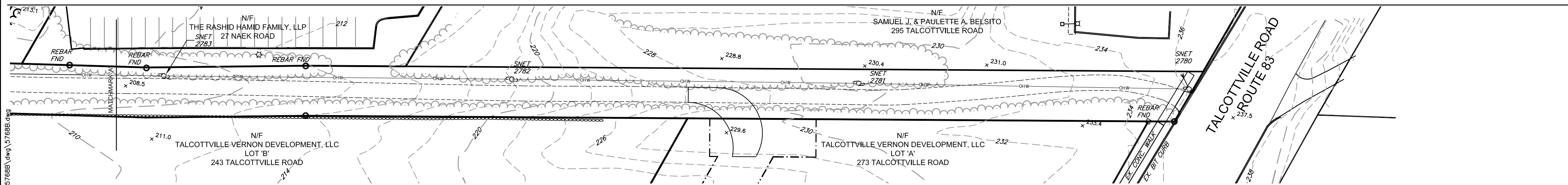
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Registered Soil Scientist

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| ---      | PROPERTY BOUNDARY   | ---      |
| ---      | ZONING SETBACK      | ---      |
| ---      | EASEMENT            | ---      |
| ○        | IRON PIN/PIPE       | ●        |
| ■        | CONC. MONUMENT      | ■        |
| ---      | ELEVATION CONTOUR   | ---      |
| x203.5   | SPOT ELEVATION      | x203.5   |
| ---      | TREE LINE           | ---      |
| ---      | SANITARY SEWER      | ---      |
| ---      | CATCH BASIN/CULVERT | ---      |
| ---      | STORM MANHOLE       | ---      |
| ---      | FOOTING DRAIN       | ---      |
| ---      | WATER MAIN          | ---      |
| ---      | HYDRANT             | ---      |
| ---      | GAS MAIN            | ---      |
| ---      | LIGHT               | ---      |
| ---      | UTILITY POLE        | ---      |
| ---      | OVERHEAD WIRES      | ---      |
| ---      | SIGN                | ---      |
| ---      | TEST PIT            | ---      |
| ---      | SOIL CLASSIFICATION | ---      |
| ---      | SILT FENCE          | ---      |
| ---      | COIR LOG            | ---      |

40 20 0 40 80 120  
GRAPHIC SCALE 1"= 40'



IMPROVEMENT LOCATION SURVEY  
EROSION & SEDIMENT CONTROL PLAN  
THE VILLAGE AT NAEK ROAD  
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26, 32, 37, 38 & 46 NAEK ROAD  
VERNON, CONNECTICUT

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178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

| BY     | SCALE  | DATE       | SHEET NO. | MAP NO. |
|--------|--------|------------|-----------|---------|
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REVISIONS  
05/21/2021





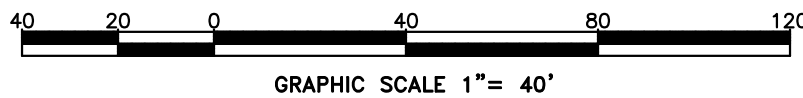
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ERIC R. PETERSON  
I.S. 23430  
REGISTRATION NO.

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*George T. Logan*  
GEORGE T. LOGAN, MS, PWS  
Registered Soil Scientist

| EXISTING | LEGEND              | PROPOSED |
|----------|---------------------|----------|
|          | PROPERTY BOUNDARY   |          |
|          | ZONING SETBACK      |          |
|          | EASEMENT            |          |
|          | IRON PIN/PIPE       |          |
|          | MONUMENT            |          |
|          | ELEVATION CONTOUR   |          |
|          | SPOT ELEVATION      |          |
|          | TREE LINE           |          |
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|          | CATCH BASIN/CULVERT |          |
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|          | HYDRANT             |          |
|          | GAS MAIN            |          |
|          | LIGHT               |          |
|          | UTILITY POLE        |          |
|          | OVERHEAD WIRES      |          |
|          | SIGN                |          |
|          | TEST PIT            |          |
|          | SOIL CLASSIFICATION |          |



IMPROVEMENT LOCATION SURVEY

SITE GRADING PLAN  
THE VILLAGE AT NAEK ROAD  
291 & 293 TALCOTTVILLE ROAD  
26, 32, 37, 38 & 46 NAEK ROAD  
VERNON, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC  
178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

| REVISIONS  |  | PROFESSIONAL ENGINEERS |        |            |           | LAND SURVEYORS |  |
|------------|--|------------------------|--------|------------|-----------|----------------|--|
| 05/21/2021 |  | BY                     | SCALE  | DATE       | SHEET NO. | MAP NO.        |  |
|            |  | E.R.P.                 | 1"=40' | 03-17-2021 | 5 OF 14   | 5768B          |  |





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40 20 0 40 80 120  
GRAPHIC SCALE 1"= 40'

## IMPROVEMENT LOCATION SURVEY

SITE GRADING PLAN  
THE VILLAGE AT NAEK ROAD  
291 & 293 TALCOTTVILLE ROAD  
26, 32, 37, 38 & 46 NAEK ROAD  
VERNON, CONNECTICUT

**GARDNER & PETERSON ASSOCIATES, LLC**

178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS  
05/21/2021

| BY     | SCALE  | DATE       | SHEET NO. | MAP NO. |
|--------|--------|------------|-----------|---------|
| E.R.P. | 1"=40' | 03-17-2021 | 6 OF 14   | 5768B   |





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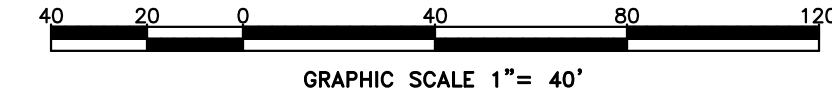
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Registered Soil Scientist

| EXISTING | LEGEND              | PROPOSED |
|----------|---------------------|----------|
| ---      | PROPERTY BOUNDARY   | ---      |
| ---      | ZONING SETBACK      | ---      |
| ---      | EASEMENT            | ---      |
| ○        | IRON PIN/PIPE       | ●        |
| □        | MONUMENT            | ■        |
| —S—S—    | SANITARY SEWER      | —S—S—    |
| —B—B—    | CATCH BASIN/CULVERT | —B—B—    |
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| —F—      | FOOTING DRAIN       | —F—      |
| —W—      | WATER MAIN          | —W—      |
| —H—      | HYDRANT             | —H—      |
| —G—      | GAS MAIN            | —G—      |
| —L—      | LIGHT               | —L—      |
| —U—      | UTILITY POLE        | —U—      |
| —O—      | OVERHEAD WIRES      | —O—      |
| —S—      | SIGN                | —S—      |



IMPROVEMENT LOCATION SURVEY

UTILITY PLAN

THE VILLAGE AT NAEK ROAD

291 & 293 TALCOTTVILLE ROAD

26, 32, 37, 38 & 46 NAEK ROAD

VERNON, CONNECTICUT

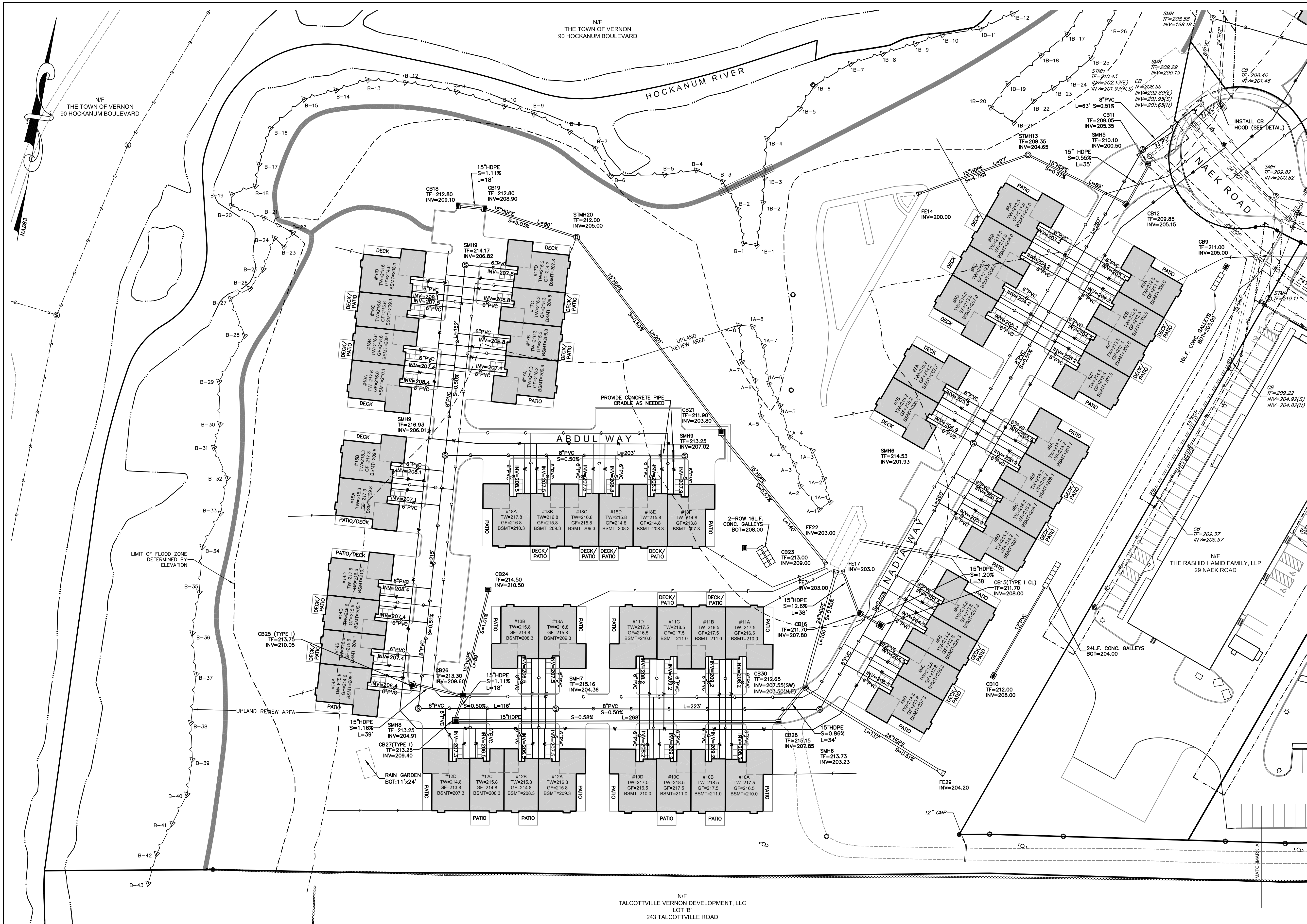
GARDNER & PETERSON ASSOCIATES, LLC

178 HARTFORD TURNPIKE

TOLLAND, CONNECTICUT

|            |                        |                |
|------------|------------------------|----------------|
| REVISIONS  | PROFESSIONAL ENGINEERS | LAND SURVEYORS |
| 05/21/2021 | BY                     | SCALE          |
|            | E.R.P.                 | 1"=40'         |
|            | DATE                   | 03-17-2021     |
|            | SHEET NO.              | 7 OF 14        |
|            | MAP NO.                | 5768B          |





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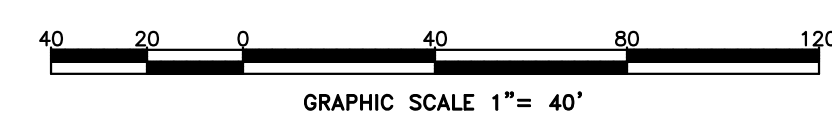
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### IMPROVEMENT LOCATION SURVEY

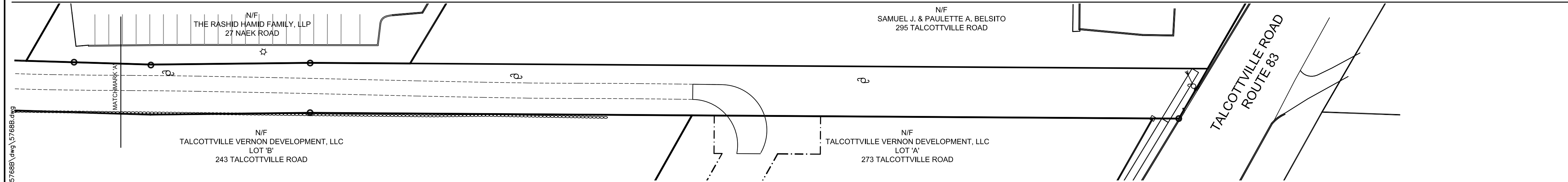
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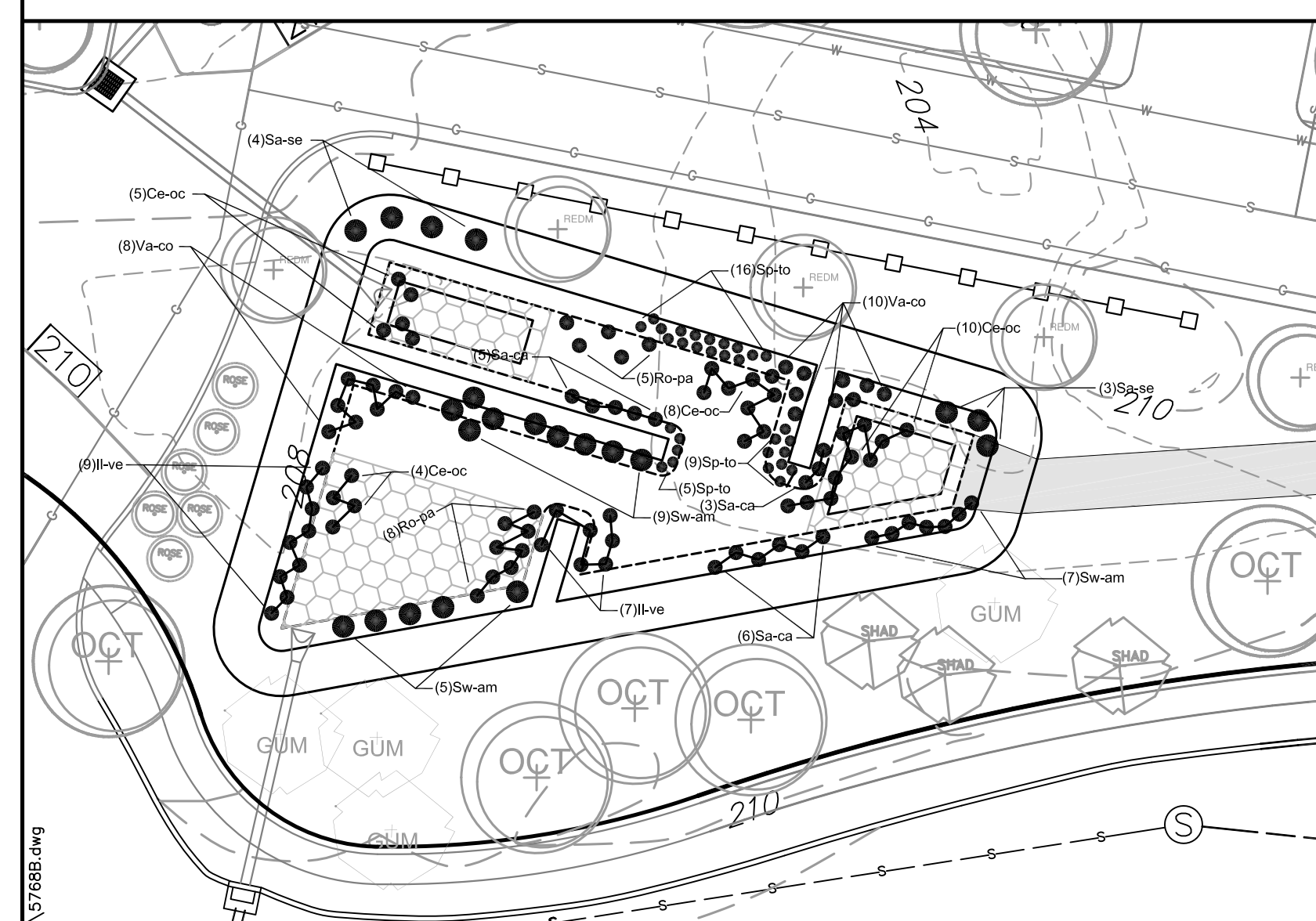
PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS  
05/21/2021













| BY     | SCALE  | DATE       | SHEET NO. | MAP NO. |
|--------|--------|------------|-----------|---------|
| E.R.P. | 1"=40' | 03-17-2021 | 8 OF 14   | 5768B   |







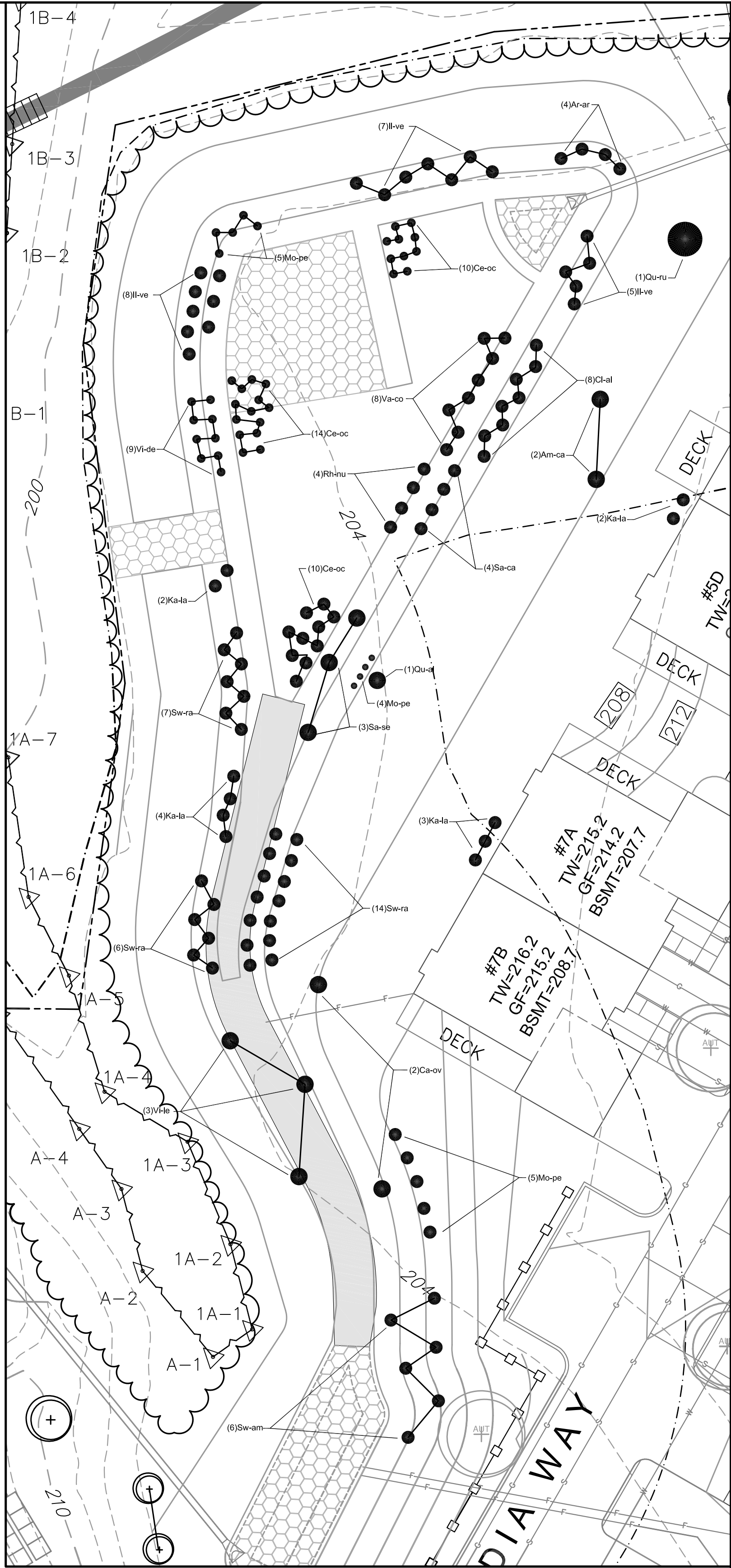
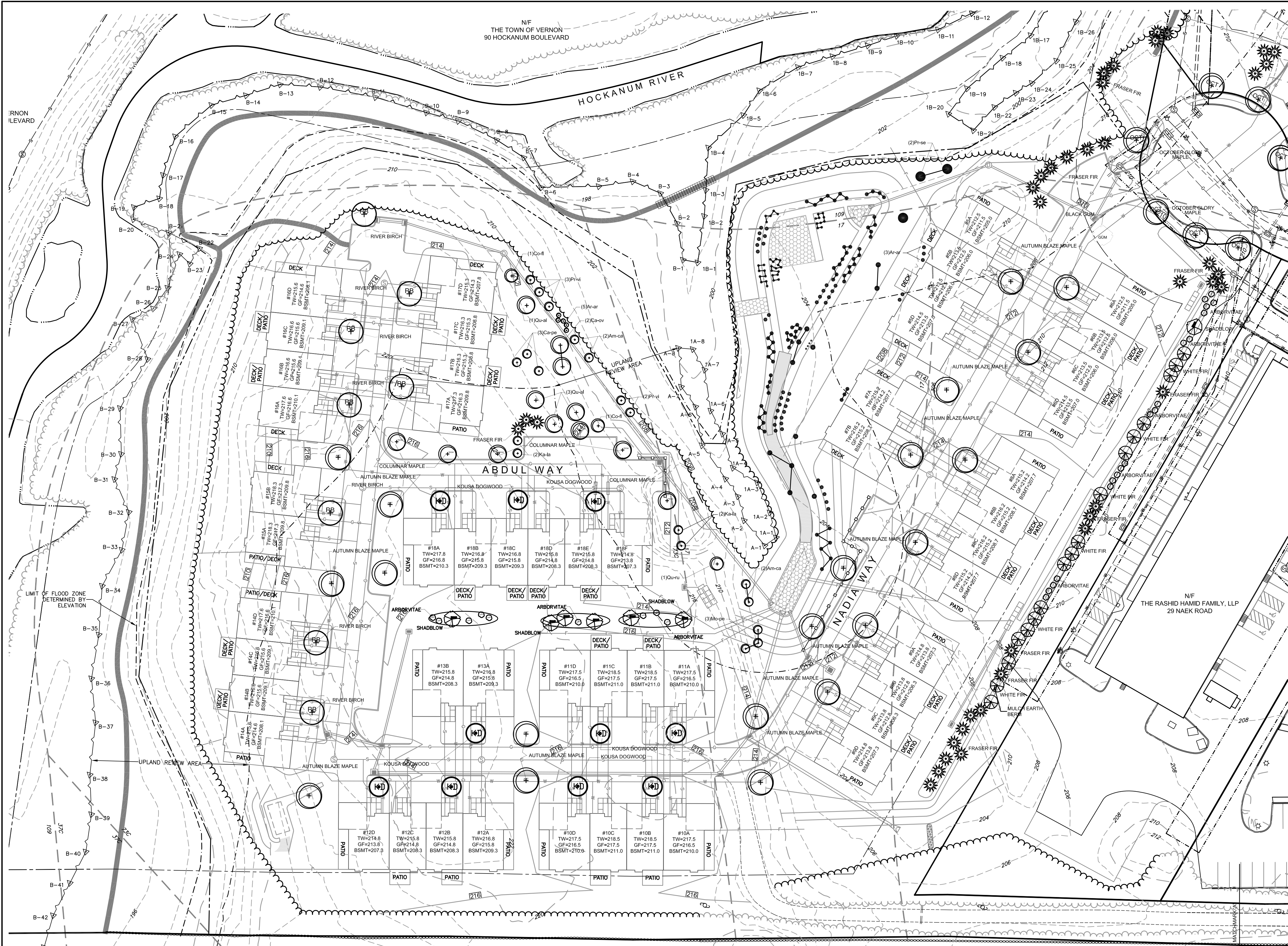
(SEE SHEET 11 FOR PLANTING INSTRUCTIONS AND MATERIALS)

| SYMBOL  | SCIENTIFIC NAME/COMMON NAME                       | SIZE            | QUANTITY |
|---|---|-----------------|----------|
|   | ABIES CONCOLOR/ WHITE FIR                         | 4 – 5'          | 24       |
|  | ABIES FRASERI/ FRASER FIR                         | 4 – 5'          | 42       |
|  | ACER X FREEMANII 'JEFFERSRED'/ AUTUMN BLAZE MAPLE | 3 – 3 1/2" CAL. | 20       |
|  | ACER RUBRUM COLUMNARIS/ COLUMNAR RED MAPLE        | 3 – 3 1/2" CAL. | 16       |
|  | ACER RUBRUM 'OCTOBER GLORY'/ RED MAPLE            | 3 – 3 1/2" CAL. | 18       |
|  | AMELANCHIER CANADENSIS/ SHADBLOW                  | 8 – 10'         | 13       |
|  | BETULA NIGRA 'HERITAGE'/ RIVER BIRCH              | 8 – 10'         | 15       |
|  | CORNUS KOUSA/ KOUSA DOGWOOD                       | 8 – 10'         | 14       |
|  | NYSSA SYLVATICA/ BLACK GUM                        | 3 – 3 1/2" CAL. | 5        |
|  | THUJA OCCIDENTALIS 'EMERALD GREEN'/ ARBORVITAE    | 4 – 5'          | 43       |
|  | JUNIPERUS CHIN PFITZ. COMPACTUM/ COMPACT JUNIPER  | 3 GAL.          | 23       |
|  | ROSA 'KNOCKOUT'/ KNOCKOUT SHRUB ROSE              | 3 GAL.          | 19       |

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|                         |   |                 |                    |                      |                  |
|-------------------------|---|-----------------|--------------------|----------------------|------------------|
|                         | LANDSCAPING PLAN<br>THE VILLAGE AT NAEK ROAD<br>291 & 293 TALCOTTVILLE ROAD<br>26, 32, 37, 38 & 46 NAEK ROAD<br>VERNON, CONNECTICUT |                 |                    |                      |                  |
|                         | GARDNER & PETERSON ASSOCIATES, LLC<br>178 HARTFORD TURNPIKE<br>TOLLAND, CONNECTICUT   |                 |                    |                      |                  |
|                         | PROFESSIONAL ENGINEERS      LAND SURVEYORS  |                 |                    |                      |                  |
| REVISIONS<br>05/21/2021 | BY<br>E.R.P.  | SCALE<br>1"=40' | DATE<br>03-17-2021 | SHEET NO.<br>9 OF 14 | MAP NO.<br>5768B |





SOUTHERLY BASIN PLANTINGS SCALE: 1"=20'  
(SEE SHEET 11 FOR PLANTING INSTRUCTIONS AND MATERIALS)

LANDSCAPING DESIGN BY:

JOHN ALEXOPOULOS,  
LANDSCAPE ARCHITECT  
CT LIC. NO. 550

AND

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MANCHESTER, CT 06040

LANDSCAPING PLAN  
THE VILLAGE AT NAEK ROAD  
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PROFESSIONAL ENGINEERS LAND SURVEYORS

|        |        |            |           |         |
|--------|--------|------------|-----------|---------|
| BY     | SCALE  | DATE       | SHEET NO. | MAP NO. |
| E.R.P. | 1"=40' | 03-17-2021 | 10 OF 14  | 5768B   |

REVISIONS  
05/21/2021



PLANTING PLAN FOR  
INFILTRATION BASINS AND VICINITY  
IMPLEMENTATION NOTES

1.0 Introduction

WETLAND MEADOW AND SHALLOW MARSH CREATION WITHIN THE PROPOSED INFILTRATION BASINS BY EXCAVATION, AND HERBACEOUS AND WOODY PLANTINGS, WILL TAKE PLACE IN TWO AREAS IN THE EAST AND WEST- CENTRAL PARTS OF THE SITE'S CLEARED AREA, AS SHOWN ON THE PLAN.

SOILS AT THE WETLAND CREATION SITE ARE WELL DRAINED AND SANDY WITH PERMEABILITY WELL-SUITED TO INFILTRATION.

THE GOAL FOR THE VEGETATED BASINS AND SEVERAL OTHER NEARBY OPEN AREAS IS 100% COVER, AND 95% COVER BY NATIVE SPECIES, BY THE END OF THE THREE-YEAR MONITORING PERIOD. IN ADDITION TO UPTAKE OF NUTRIENTS AND TOXICANTS IN PAVEMENT RTUNOFF, AND UPTAKE WATER THAT COULD OTHERWISE CAUSE EROSION AND CHANNEL DEGRADATION, PLANT SPECIES WERE SELECTED TO PROVIDE FOOD PLANTS FOR CATEPILLARS, BEETLES, AND OTHER INSECTS; FRUIT, SEED, AND NUT PRODUCTION IN DIFFERENT SEASONS, INCLUDING PERSISTENT WINTER FRUIT AND SPRING SEEDS; FORAGE FOR VERTEBRATE HERBIVORES; SUITABLE MICRO-HABITATS FOR OVERWINTERING INSECTS; AND NECTAR AND POLLEN THROUGH MUCH OF THE GROWING SEASON. SPECIES ALREADY PRESENT ON THE SITE, WERE SELECTED FIRST, AS THEY ARE ALREADY USED BY THE LOCAL FAUNAL ASSEMBLAGE.

*NOTE: ALL WETLAND REPLICATION WORK, SHALL BE SUPERVISED BY AN ECOLOGIST (OR WETLAND SCIENTIST), INCLUDING INITIAL GRADING, PLANTING, MARKING INVASIVES IN ADJACENT UPLAND BUFFER AREAS. A PRE-IMPLEMENTATION MEETING SHALL TAKE PLACE AT LEAST ONE MONTH PRIOR TO PLAN IMPLEMENTATION, BETWEEN THE WETLAND SCIENTIST, THE SITE CONTRACTOR, AND THE LANDSCAPER, AND THE TOWN'S WETLAND AGENT, AT THE TOWN'S DISCRETION.*

2.0 PLANTING OF STORMWATER BASINS

PREPARATION

- ORDER THE POTTED WOODY PLANTS AND THE SEED MIX, FOR DELIVERY RIGHT AFTER COMPLETION OF GRADING. STORE IN SHADE WHEN THEY ARRIVE.
- EARTHWORK FOR THE STORMWATER BASINS WILL TAKE PLACE IN APRIL / MAY, OR IN AUGUST OR EARLY SEPTEMBER, SO THAT PLANTINGS CAN BE INSTALLED IMMEDIATELY AFTERWARDS, EITHER IN LATE SPRING OR VERY EARLY FALL SEASONS. PREFERABLY IT SHALL COMMENCE DURING THE SAME YEAR THAT PROJECT CONSTRUCTION BEGINS.
- INSTALL *PERIMETER EROSION CONTROLS* AROUND THE STORMWATER MANAGEMENT AREAS AS SHOWN ON PLAN: CORRECTLY TRENCHED AND STAKED SILT FENCE PER THE *2002 CONNECTICUT EROSION & SEDIMENTATION CONTROL GUIDELINES* (2002 GUIDELINES).

EARTHWORK

- CLEAR AND GRUB THE PROPOSED STORMWATER MANAGEMENT AREAS. REMOVE THE TOPSOIL FROM THESE LOCATIONS & PLACE IN A DESIGNATED SOIL STOCKPILE AREA, AT LEAST 150 FEET AWAY. THIS TOPSOIL WILL BE USED ELSEWHERE ON THE SITE. IT CONTAINS TOO MANY INVASIVE SEEDS AND RHIZOMES FOR USE IN THE STORMWATER MANAGEMENT AREA. TOPSOIL AND SUBSOIL FROM THE STORMWATER MANAGEMENT AREAS WILL BE TRUCKED TO OTHER PARTS OF THE SITE, AND MAY BE STOCKPILED FOR USE IN AREAS OF MAINTAINED LAWN.
- CLEAR AND GRUB, AND SALVAGE INVASIVE-FREE TOPSOIL FROM ADJACENT UPLANDS TO THE EAST AND WEST, WHERE RESIDENTIAL BUILDINGS 3, 4, 15, 16, AND 17 ARE TO BE BUILT.
- STOCKPILE TOPSOIL TO BE USED WITHIN FIFTY FEET OF EACH BASIN, AND INSTALL PERIMETER PROTECTION.
- EXCAVATE BASINS FOLLOWING GRADING PLANS, WITH OVER EXCAVATION BY 6 INCHES TO ACCOMMODATE SALVAGED TOPSOIL.
- ALSO APPLY 6 INCHES OF HIGH-QUALITY SALVAGED TOPSOIL TO ADDITIONAL NEARBY AREAS TO RECEIVE NATIVE PLANTINGS.
- A **6-INCH** (MINIMUM) TOPSOIL LAYER OF SALVAGED SANDY-LOAM FOREST TOPSOIL, WITH 2-4% ORGANIC CONTENT, WILL BE PLACED TO REALIZE THE FINAL GRADES.
- EXCAVATION AND GRADING** WILL TAKE PLACE UNDER THE DIRECTION OF THE WETLAND SCIENTIST. GRADING WILL FOLLOW THE PLAN, BUT IN THE EVENT OF UNEXPECTED SOIL AND HYDROLOGIC CONDITIONS, THE WETLAND SCIENTIST MAY MAKE IN-FIELD ADJUSTMENTS.
- TO PREVENT COMPACTION, NO MACHINERY WILL BE ALLOWED WITHIN THE AREAS WHERE TOPSOIL HAS BEEN PLACED. TOPSOIL PLACEMENT SHALL PROCEED FROM BACK TO FRONT.

PLANTINGS

- ORDER THE **WOODY PLANTING MATERIALS** FOR DELIVERY DURING THE PLANTING WINDOWS LISTED ABOVE (MID TO LATE SPRING OR EARLY FALL). STORE IN SHADE WHEN THEY ARRIVE AND INSTALL WITHIN THREE DAYS OF DELIVERY.
- A WETLAND PROFESSIONAL OR ECOLOGIST SHALL SPECIFY PLANTING AND SEEDING LOCATIONS, AND MARK ANY SHRUBS AND PERENNIAL WILDFLOWERS TO BE TRANSPLANTED. THE PROFESSIONAL WILL DIRECT THE INSTALLATION, EITHER BY STAKING PLANTING LOCATIONS WITH A WIRE FLAG OR BAMBOO STAKE LABELED WITH THE SPECIES NAME OR CODE; OR POTTED STOCK MAY ALSO BE DIRECTLY PLACED AT PLANTING LOCATION.
- INSTALL THE PURCHASED WOODY MATERIALS FIRST, THEN SPREAD SEED..
- WOODY PLANTINGS** (SEE TABLE 1 AND TABLE 2) SHALL BE PLANTED IN SAME-SPECIES CLUSTERS, AS SHOWN ON THE PLANS.
- DIG HOLES *BY HAND* TO *MINIMIZE COMPACTION* OF SOIL (MECHANICAL AUGERS ARE PROHIBITED). WATER HOLES BEFORE PLANTING, UNLESS SOIL IS ALREADY MOIST. ADD *SLOW RELEASE FERTILIZER* (OSMACOTE, MILORGANITE OR EQUIVALENT) TO PLANTING HOLE. PLACE PLANTS INTO HOLES AND REPLACE SOIL, SO THAT THERE IS FULL COVERAGE OF ROOTS, WITH *NO AIR SPACES* AND LEVEL SOIL AROUND THE PLANT. HOLES SHALL BE OVERSIZED (2X THE ROOT MASS DIAMETER) AND BACKFILLED WITH THE HIGH QUALITY SALVAGED, STOCKPILED FOREST TOPSOIL IN AN OVERSIZED TRANSPLANT POT (NOT SUBSOIL REMOVED FROM BOTTOM PART OF HOLE).
- MULCH WITH A THREE-INCH LAYER OF WELL-ROTTED HARDWOOD MULCH TO REDUCE COMPETITION FROM EXISTING MEADOW VEGETATION IN A THREE-FOOT DIAMETER CIRCLE. LEAVE A GAP OF THREE INCHES AROUND EACH TRUNK. FORM *SAUCERS* AROUND ALL MULCHED TREE AND SHRUB PLANTINGS, TWO TO THREE INCHES HIGH, 36" ACROSS FOR NURSERY STOCK. WATER RIGHT AFTER PLANTING.

18. **SEEDING:** APPLY ONE POUND IN EACH BASIN OF THE "LOW GROW MIX FOR WET SITES" FROM PINELANDS NURSERY TO BASIN BOTTOMS AND LOWER SLOPES. FOR UPPER SLOPES AND OUTER PORTIONS OF STORMWATER MANAGEMENT AREA, TO BE MAINTAINED LONG-TERM BY MOWING, USE THE STANDARD CTDOT GRASS MIX FOR LOAMY SAND SOILS. AFTER MIXING SEED 1:1 WITH SAND, OR WITH NON-CLUMPING KITTY LITTER, SPREAD SEED OVER BARE SOIL AREAS, AVOIDING MULCHED CIRCLES AROUND SHRUB PLANTINGS. IF GERMINATION RATES ARE LOW, BASED ON LATE GROWING SEASON MONITORING, PURCHASE ADDITIONAL SEED, AND OVER-SEED IN FALL

19. FOR SPRING SEEDING IN MOIST, BUT NOT SATURATED SOIL, LIGHTLY RAKE IN SEED (LESS THAN ½ INCH DEEP), TAMP DOWN, AND LIGHTLY MULCH WITH STRAW (FREE OF SEEDS) TO HOLD MOISTURE FOR GERMINATION. FOR FALL SEEDING, WAIT UNTIL AFTER HARD FROST; SEED MAY SIMPLY BE SOWN, NOT INCORPORATED. SNOW AND FROST WILL INCORPORATE INTO THE SOIL. NOTE THAT COLD STRATIFICATION WILL INCREASE GERMINATION RATES ODF SOME SPECIES IN A FALL SEEDING, BUT MORE SEEDS WILL ALSO BE EATEN BY WILDLIFE OR WASHED AWAY. IF SOIL IS SATURATED, BROADCAST SOIL ON SURFACE WITHOUT RAKING. USE STANDARD CTDOT GRASS MIX FOR SLOPE STABILIZATION FOR UPLAND PERIMETER PORTIONS OF BASIN, BERM-TOP BENCHES, AND OUTER SLOPES.

20. SPREAD A THIN LAYER OF *STRAW MULCH* OVER ALL SEEDED AREAS WITHOUT STANDING WATER, ALLOWING SOME LIGHT PENETRATION.

3.0PROTECTION FROM HERBIVORY

- WOODY PLANTINGS WILL BE MONITORED DURING THE FIRST AND SECOND GROWING SEASONS AFTER PLAN IMPLEMENTATION FOR EXCESSIVE HERBIVORY. IF OBSERVED, THE WETLAND ECOLOGIST MAY PROPOSE ADDITIONAL CONTROLS/METHODS TO REDUCE HERBIVORY. A TEMPORARY DEER FENCE MAY BE CONSIDERED, AS THE STORMWATER MANAGEMENT AREAS ARE RELATIVELY SMALL.
- DEER HERBIVORY DID NOT APPEAR SEVERE DURING BASELINE INVESTIGATIONS. IF CONDITIONS WORSEN, THE ORGANIC FERTILIZER *MILORGRANITE* SHALL BE USED AT EACH SHRUB/TREE PLANTING, AND ALONG THE PERIMETER OF THE ENTIRE MITIGATION AREA. THIS FERTILIZER IS A MILD TO MODERATE DETERRENT TO HERBIVORY BY DEER, BUT MUST BE APPLIED EVERY FEW MONTHS TO BE EFFECTIVE.

4.0INITIAL FOLLOW-UP AND MAINTENANCE

- PERIMETER SEDIMENT CONTROLS. MAINTAIN PER THE 2002 CT E&S GUIDELINES, CHECK AFTER EACH RAIN MORE THAN ONE INCH. REMOVE SILT FENCE AS SOON AS GROUND IS VEGETATED (>80% COVER) TO PREVENT IMPEDING ANIMAL MOVEMENT TO AND FROM ADJACENT SEASONALLY FLOODED AND SATURATED WETLANDS. SEDIMENT COLLECTED BY THESE DEVICES WILL BE REMOVED AND PLACED UPLAND IN A MANNER THAT PREVENTS ITS EROSION AND TRANSPORT TO A WATERWAY OR WETLAND.
- IRRIGATION: WATER ALL SEEDED AREAS, PLANTINGS AND/OR TRANSPLANTS AT LEAST WEEKLY IN DROUGHTY PERIODS. MORE FREQUENT WATERING WILL INCREASE PLANTINGS SUCCESS.

5.0Invasive Plant Control

- IN THE FALL OF YEAR 1 AND IN THE EARLY SUMMER OF YEAR 2 THE ECOLOGIST WILL FLAG FOR REMOVAL AND/OR PULL WOODY INVASIVES WITHIN THE STORMWATER MANAGEMENT AREAS AND IN THE VICINITY, WITHIN FIFTY FEET. SIGNIFICANT, LOCALIZED INVASIVE SEED SOURCES FURTHER WITHIN 100 FEET WILL ALSO BE REMOVED.
- TARGETED TRICLOPYR HERBICIDE RATHER THSN BROAD-SPECTRUM GLYPHOSPATE CHALL BE USED, USING SPOT APPLICATION METHODS RATHER THAN FOLAR SPRAYING.
- INVASIVE PLANT CONTROL WITHIN THESE AREAS SHALL TAKE PLACE FOR **TWO (2) YEARS** FOLLOWING THE YEAR OF PLAN IMPEMENTATION (I.E., YEAR 2 THROUGH YEAR 3) FOLLOWING THE PROCEDURES PROMULGATED BY THE CT DEEP, NYDES, AND THE NATURE CONSERVANCY.

6.0Monitoring

- INSPECTIONS BY A QUALIFIED WETLAND PROFESSIONAL OR ECOLOGIST SHALL TAKE PLACE DURING THE GROWING SEASON, WITHIN THREE MONTHS FOLLOWING INSTALLATION, AND TWICE DURING EACH OF THE **TWO (2) NEXT GROWING SEASONS**, AT THE STORMWATER MANAGEMENT AREAS, ONCE IN LATE MAY THROUGH JUNE, AND ONCE IN EARLY FALL. ADDITIONAL INSPECTIONS MAY BE NECESSARY AT THE DISCRETION OF THE WETLAND SCIENTIST TO ENSURE THE SUCCESS OF THE WETLAND REPLICATION.
- DURING INSPECTIONS, CHECK STORMWATER MANAGEMENT AREAS FOR SEEDLINGS OF THE FOLLOWING *INVASIVE SPECIES* AND MECHANICALLY REMOVE: COMMON REED, MORROW'S HONEYSUCKLE, AUTUMN OLIVE, MULTIFLORA ROSE, ASIATIC BITTERSWEET, JAPANESE BARBERRY, GLOSSY BUCKTHORN, BURNING BUSH, MUGWORT, AND GARLIC MUSTARD. INSPECTIONS SHALL BE DONE BY THE WETLANDS PROFESSIONAL, WHO COULD ALSO IDENTIFY OTHER INVASIVE PLANT SPECIES, BUT PERSONNEL TRAINED BY THE PROFESSIONAL IN IDENTIFICATION OF INVASIVE SEEDLINGS MAY ASSIST WITH MECHANICAL REMOVAL (WEEDING).
- COMPETING PLANTS:* IF THE WETLANDS PROFESSIONAL DETERMINES THAT EXCESSIVE NUMBERS OF SEEDLINGS OF A PARTICULAR NATIVE SPECIES HAVE GERMINATED ON SITE (E.G. CATTAIL), REMOVE THEM BY HOEING OR HAND PULLING. COLONIZATION BY A VARIETY OF NATIVE SPECIES IS EXPECTED AND IS DESIRABLE.
- REMEDIAL MEASURES* SUCH AS REPLACEMENT PLANTINGS, HYDROLOGIC ADJUSTMENTS, AND DEER BROWSING PROTECTION, MAY BE RECOMMENDED AND SUPERVISED BY THE WETLAND SCIENTIST AND IMPLEMENTED BY THE PROPERTY OWNER, FOR SIGNIFICANT PROBLEMS. TOWN IS TO BE CONSULTED.
- A BRIEF *REPORT* TO THE TOWN'S INLAND WETLANDS AND WATERCOURSES AGENCY WILL SUBMITTED BY NOVEMBER 30TH OF THE MONITORING YEAR.

REMA Ecological Services, LLC

5/18/2021

TABLES OF PLANTING MATERIALS FOR WETLAND REPLICATION AREA &VICINITY  
VILLAGE AT NAEK RIOAD, VERNON, CONNECTICUT

Table 1. Trees

Hydrologic Zones: Zone A: Saturated/Shallow inundation; Zone B: seasonally saturated, moist  
Zone C: moderately well drained, usually moist; Zone D: well-drained to excessively well drained

| Scientific Name            | ID    | Zone  | Common Name       | Size  | Shade Tolerant? | E.Side | W.Side | Totals |
|----------------------------|-------|-------|-------------------|-------|-----------------|--------|--------|--------|
| TABLE 1a. FULL SIZE TREES  |       |       |                   |       |                 |        |        |        |
| Carya ovata                | Ca-ov | B,C   | Shagbark hickory  | 4'-6' | Y               |        | 4      | 4      |
| Prunus serotina            | Pr-se | C,D   | Black cherry      | 4'-6' | N               |        | 2      | 2      |
| Quercus alba               | Qu-al | D     | White oak         | 4'-6' | Y               |        | 4      | 4      |
| Quercus rubra              | Qu-ru | D     | Red oak           | 4'-6' | N               |        | 2      | 2      |
| Total:                     |       |       |                   |       |                 |        | 12     | 12     |
| TABLE 1b. SMALL SIZE TREES |       |       |                   |       |                 |        |        |        |
| Amelanchier canadensis     | Am-ca | B,C,D | Shadblow          | 2'-3' | N               |        | 6      | 6      |
| Carpinus caroliniana       | Ca-pe | B,C   | Ironwood          | 2'-3' | Y               |        | 3      | 3      |
| Cornus florida             | Co-fl | C,D   | Flowering Dogwood | 4'-6' | Y               |        | 2      | 2      |
| Prunus virginiana          | Pr-Vi | B,C,D | Choke Cherry      | 2'-3' | N               |        | 5      | 5      |
| Total:                     |       |       |                   |       |                 |        | 16     | 16     |

Table 2. Shrubs

| Scientific Name           | ID     | Zone  | Common Name         | Size     | Shade Tolerant? | E.Side | W.Side | Totals |
|---------------------------|--------|-------|---------------------|----------|-----------------|--------|--------|--------|
| Aronia arbutifolia        | Ar-ar  | B,C,D | Chokeberry          | 2'-3'    | N               | 4      | 12     | 16     |
| Cephalanthus occidentalis | Ce-oc  | AB    | Buttonbush          | 2'-3'    | Y               | 27     | 34     | 61     |
| Clethra alnifolia         | Cl- al | B,C   | Sweet pepperbush    | 2'-3'    | Y               | 0      | 8      | 8      |
| Ilex verticillata         | Il-ve  | ABC   | Winterberry         | 2'-3'    | Y               | 11     | 20     | 31     |
| Kalmia latifolia          | Ka-la  | BCD   | Mountain laurel     | 2'-3'    | Y               | 0      | 13     | 13     |
| Morella pensylvanica      | Mo-pe  | C,D   | Bayberry            | 2'-3'    | N               | 0      | 17     | 17     |
| Rhododendron nudiflorum   | Rh-nu  | C     | Pink azalea         | 2'-3'    | Y               | 0      | 4      | 4      |
| Rosa palustris            | Ro-pa  | A     | Swamp rose          | 2'-3'    | Y               | 13     | 0      | 13     |
| Salix sericea             | Sa-se  | B,C   | Silky willow        | 2'-3'    | N               | 7      | 3      | 10     |
| Sambucus canadensis       | Sa-ca  | B     | American elderberry | 2'-3'    | N               | 14     | 5      | 19     |
| Spiraea tomentosa         | Sp-to  | A,B   | Steeplebush         | 12"- 24" | N               | 30     | 0      | 30     |
| Swida amomum              | Sw-am  | B,C   | Silky dogwood       | 2'-3'    | N               | 21     | 6      | 27     |
| Swida racemosum           | Sw-ra  | B,C   | Gray dogwood        | 2'-3'    | N               | 0      | 27     | 27     |
| Vaccinium corymbosum      | Va-co  | B,C   | Highbush blueberry  | 2'-3'    | Y               | 22     | 5      | 27     |
| Viburnum dentatum         | Vi-de  | BC    | Arrowwood viburnum  | 2'-3'    | Y               | 0      | 9      | 9      |
| Viburnum lentago          | Vi-le  | BC    | Nannyberry viburnum | 2'-3'    | Y               | 0      | 3      | 3      |
| Totals:                   |        |       |                     |          |                 | 149    | 166    | 315    |

REMA Ecological Services, LLC

5/18/2021

PLANTING NOTES AND DETAILS

SITE PLAN OF DEVELOPMENT  
THE VILLAGE AT NAEK ROAD  
291 & 293 TALCOTTVILLE ROAD  
26, 32, 37, 38 & 46 NAEK ROAD  
VERNON, CONNECTICUT

REVISIONS  
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BY  
E.R.P.

SCALE  
N.T.S.

DATE  
03-17-2021

SHEET NO.  
11 OF 14

MAP NO.  
5768B

GARDNER & PETERSON ASSOCIATES, LLC

178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

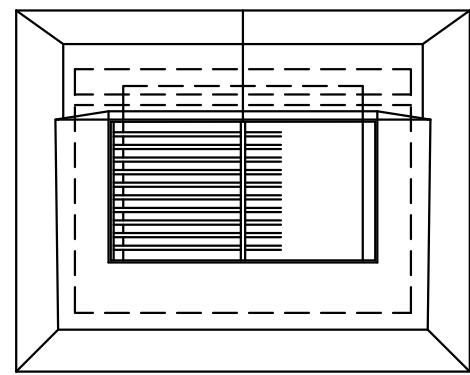
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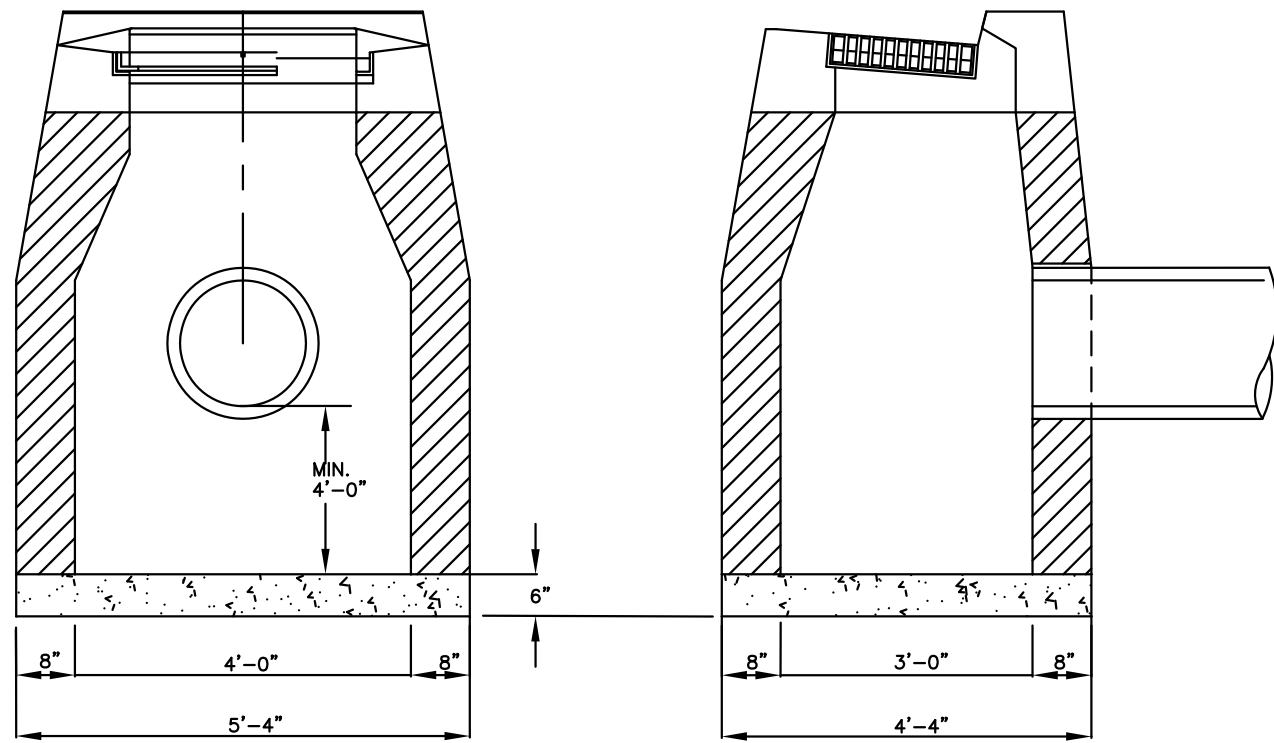
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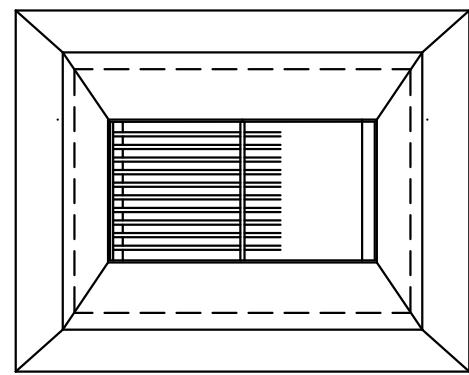




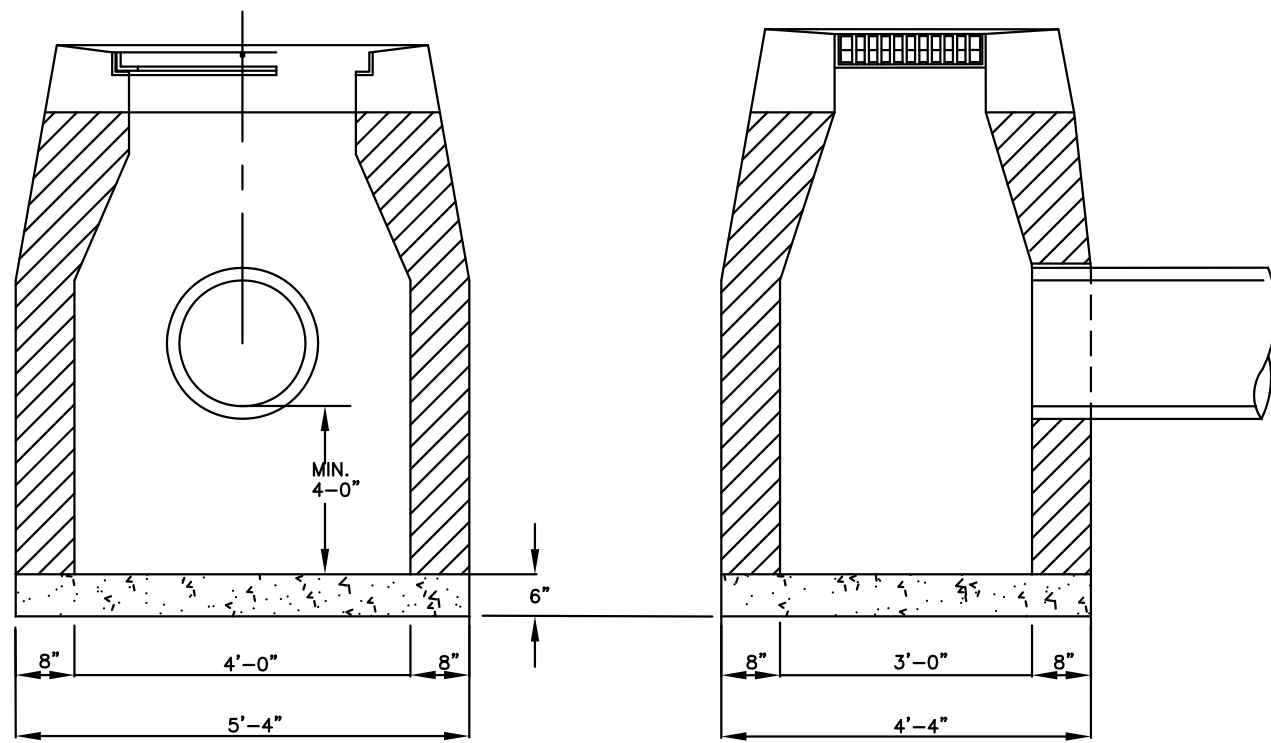
- NOTES:
1. TYPE 'C' CATCH BASIN TOPS SHALL CONFORM TO CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION M. 08. 02-4.
  2. STRUCTURE TO BE PRECAST CLASS 'A' CONCRETE, OR MASONRY CONCRETE UNITS. WHERE MASONRY CONCRETE UNITS ARE USED CORBELLING WILL BE PERMITTED. MAXIMUM CORBEL TO BE 3".
  3. SUMPS TO BE PRECAST CONCRETE OR CONSTRUCTED ON A CONCRETE SLAB. WHERE PRECAST UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETING FROM THE CATCH BASIN.
  4. WHERE CATCH BASIN IS CONSTRUCTED ON A SLOPE, GUTTER TO MATCH PAVEMENT SLOPE.



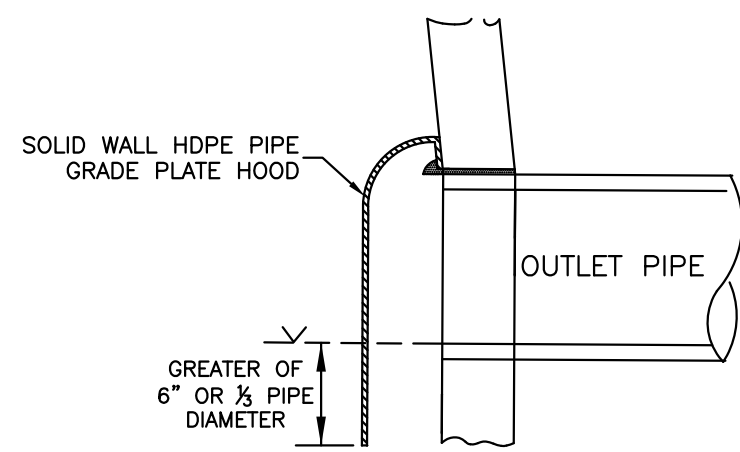
TYPE "C" CATCH BASIN



- NOTES:
1. TYPE 'C-L' CATCH BASIN TOPS SHALL CONFORM TO CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION M. 08. 02-4.
  2. STRUCTURE TO BE PRECAST CLASS 'A' CONCRETE, OR MASONRY CONCRETE UNITS. WHERE MASONRY CONCRETE UNITS ARE USED CORBELLING WILL BE PERMITTED. MAXIMUM CORBEL TO BE 3".
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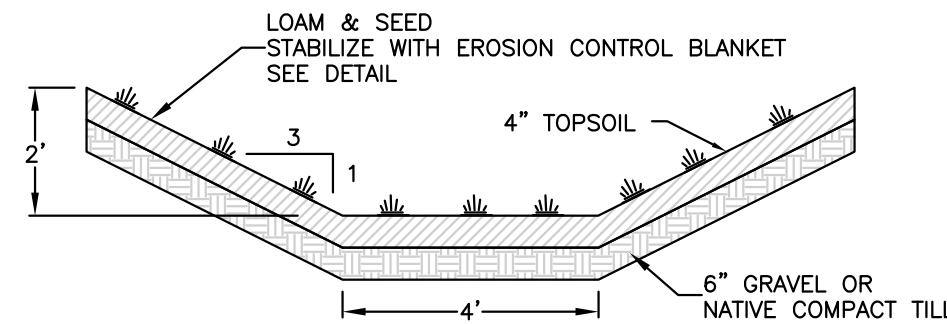


TYPE "C-L" CATCH BASIN

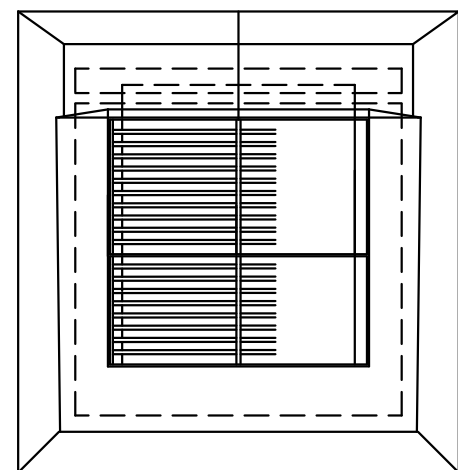


CATCH BASIN HOOD DETAIL

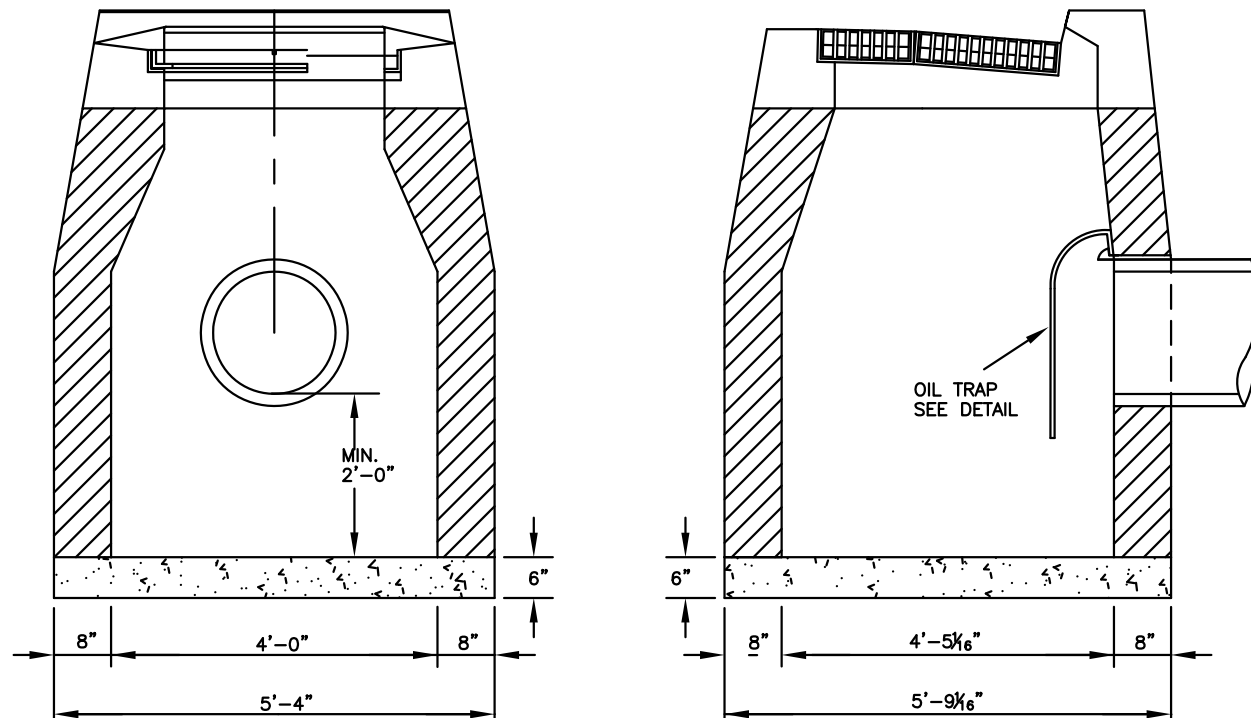
(CB 5, 16, 21, 30 & EX. CB IN NAEK ROAD)



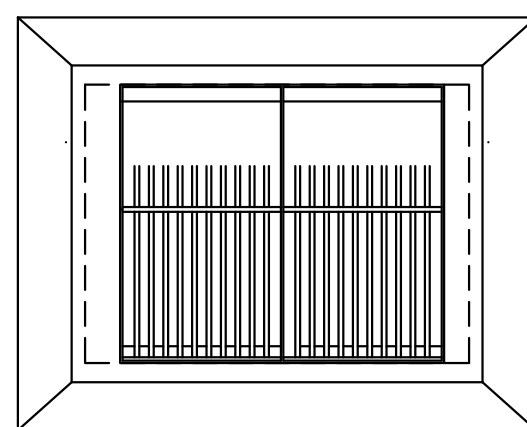
GRASS-LINED SWALE



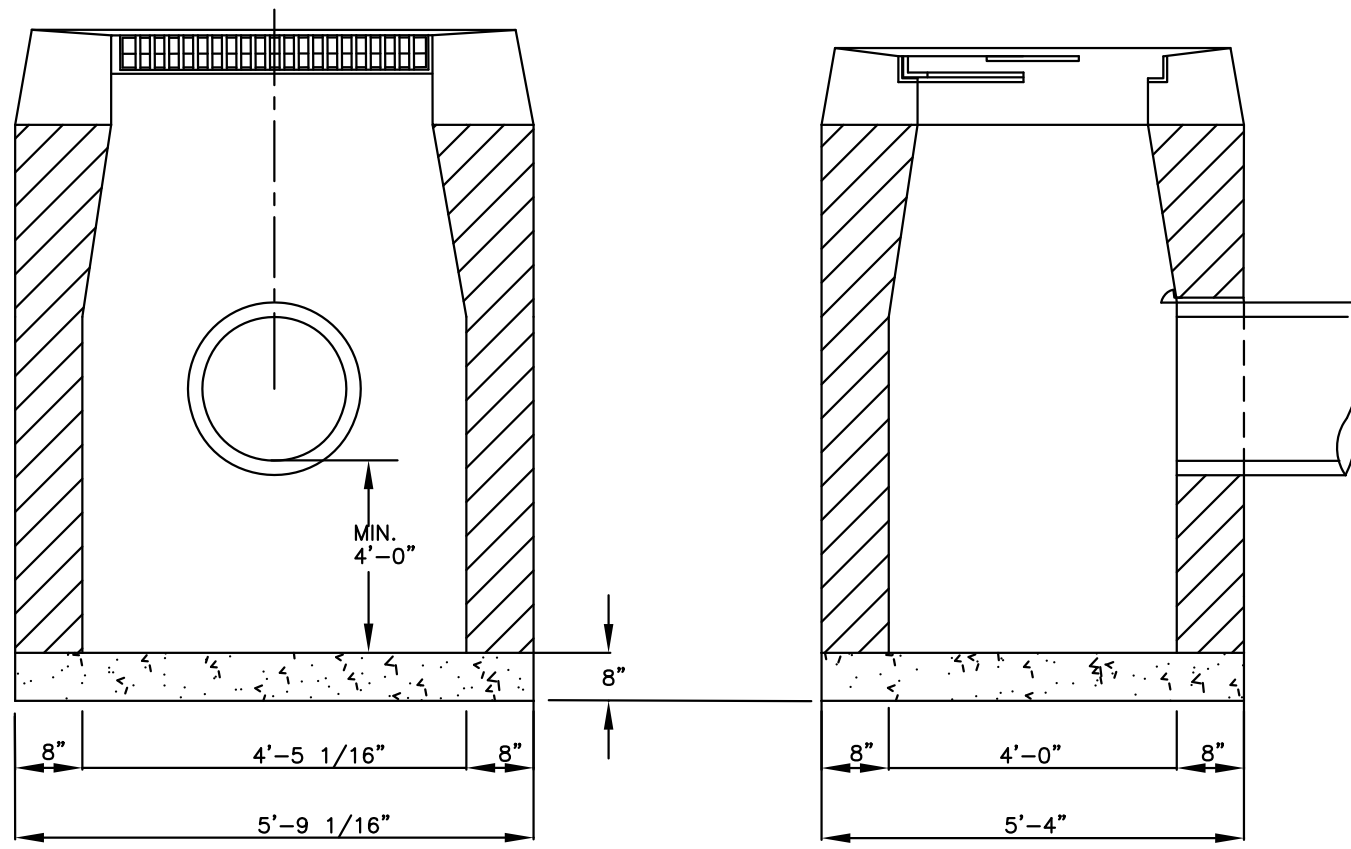
- NOTES:
1. TYPE 'C' CATCH BASIN TOPS SHALL CONFORM TO CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION M. 08. 02-4.
  2. STRUCTURE TO BE PRECAST CLASS 'A' CONCRETE, OR MASONRY CONCRETE UNITS. WHERE MASONRY CONCRETE UNITS ARE USED CORBELLING WILL BE PERMITTED. MAXIMUM CORBEL TO BE 3".
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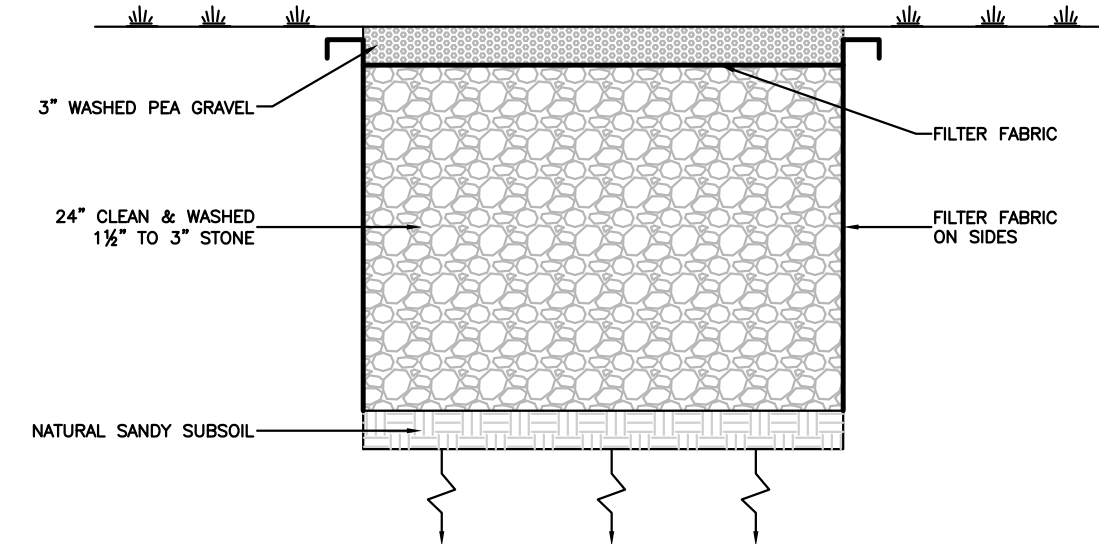
DOUBLE CATCH BASIN "C" TYPE I (CB 5, 25 & 27)



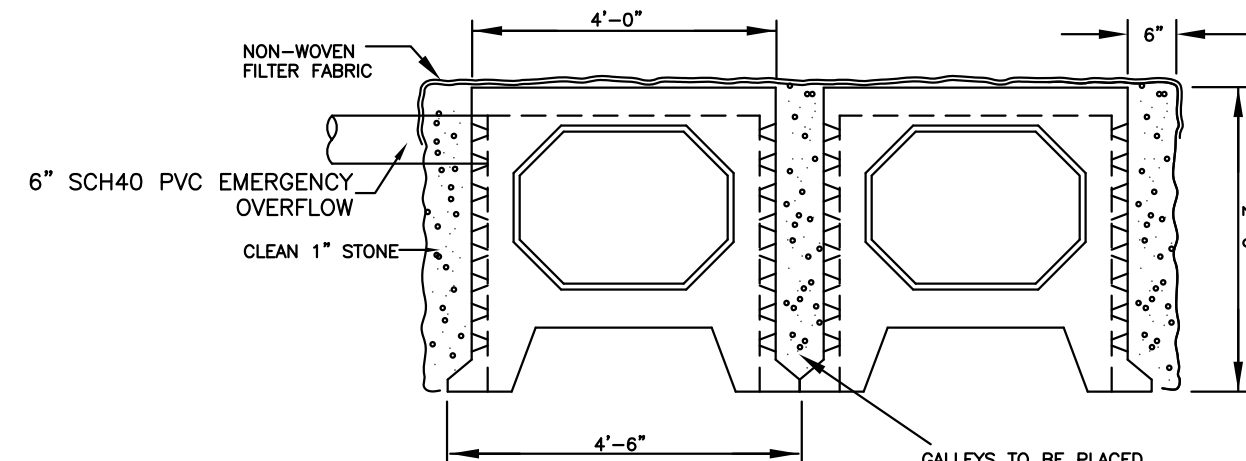
- NOTES:
1. TYPE 1 'C-L' CATCH BASIN TOPS SHALL CONFORM TO CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION M. 08. 02-4.
  2. STRUCTURE TO BE PRECAST CLASS 'A' CONCRETE, OR MASONRY CONCRETE UNITS. WHERE MASONRY CONCRETE UNITS ARE USED CORBELLING WILL BE PERMITTED. MAXIMUM CORBEL TO BE 3".
  3. SUMPS TO BE PRECAST CONCRETE OR CONSTRUCTED ON A CONCRETE SLAB. WHERE PRECAST UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETING FROM THE CATCH BASIN.
  4. WHERE CATCH BASIN IS CONSTRUCTED ON A SLOPE, GUTTER TO MATCH PAVEMENT SLOPE.



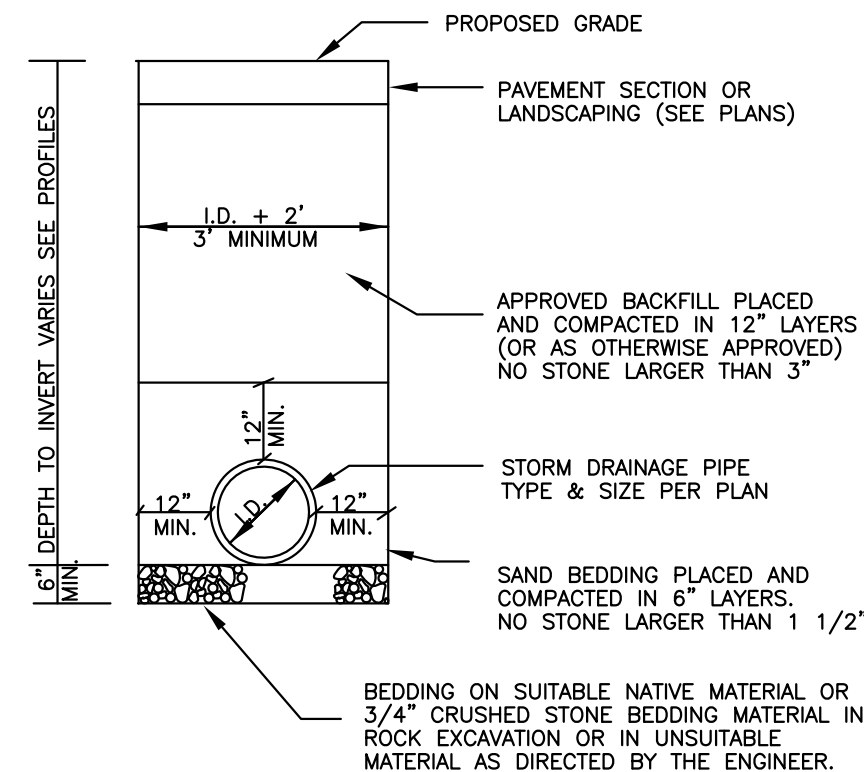
DOUBLE CATCH BASIN C-L TYPE 1 (CB 15)



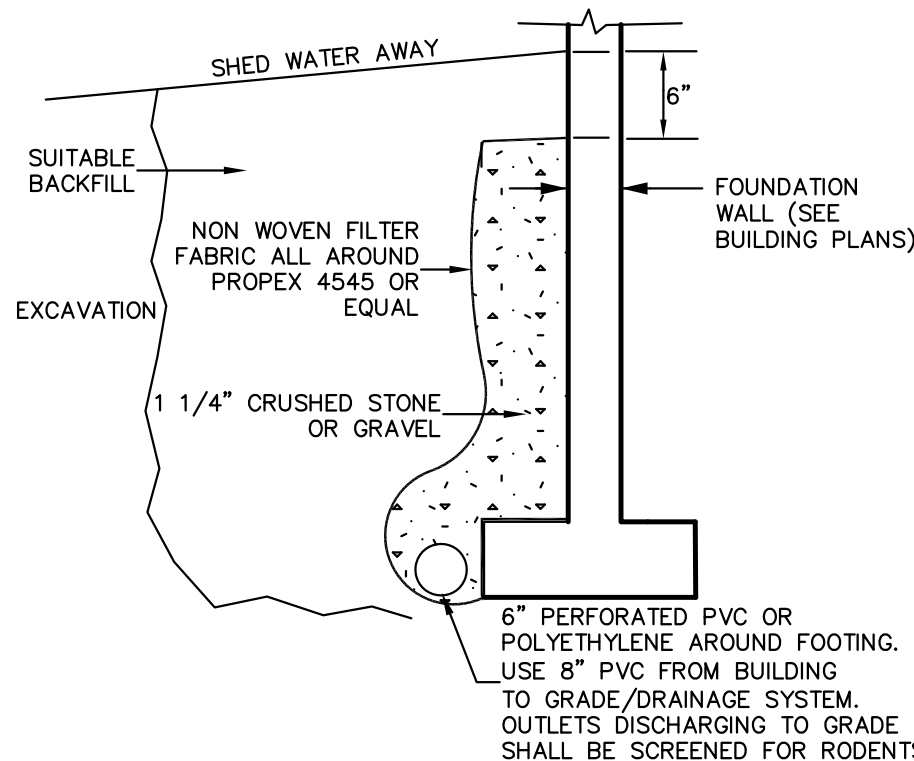
INFILTRATION TRENCH LOCATED WITHIN STORMWATER BASINS



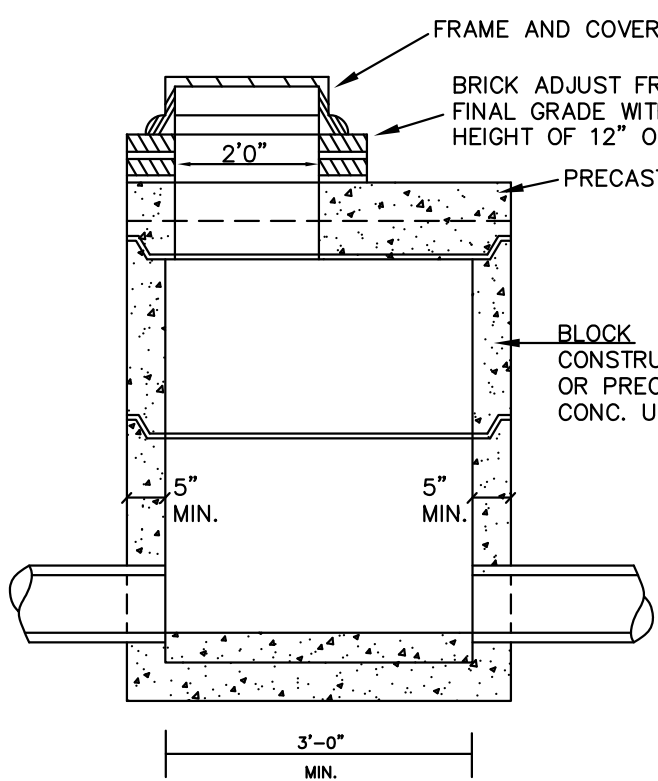
CONCRETE INFILTRATION GALLERY



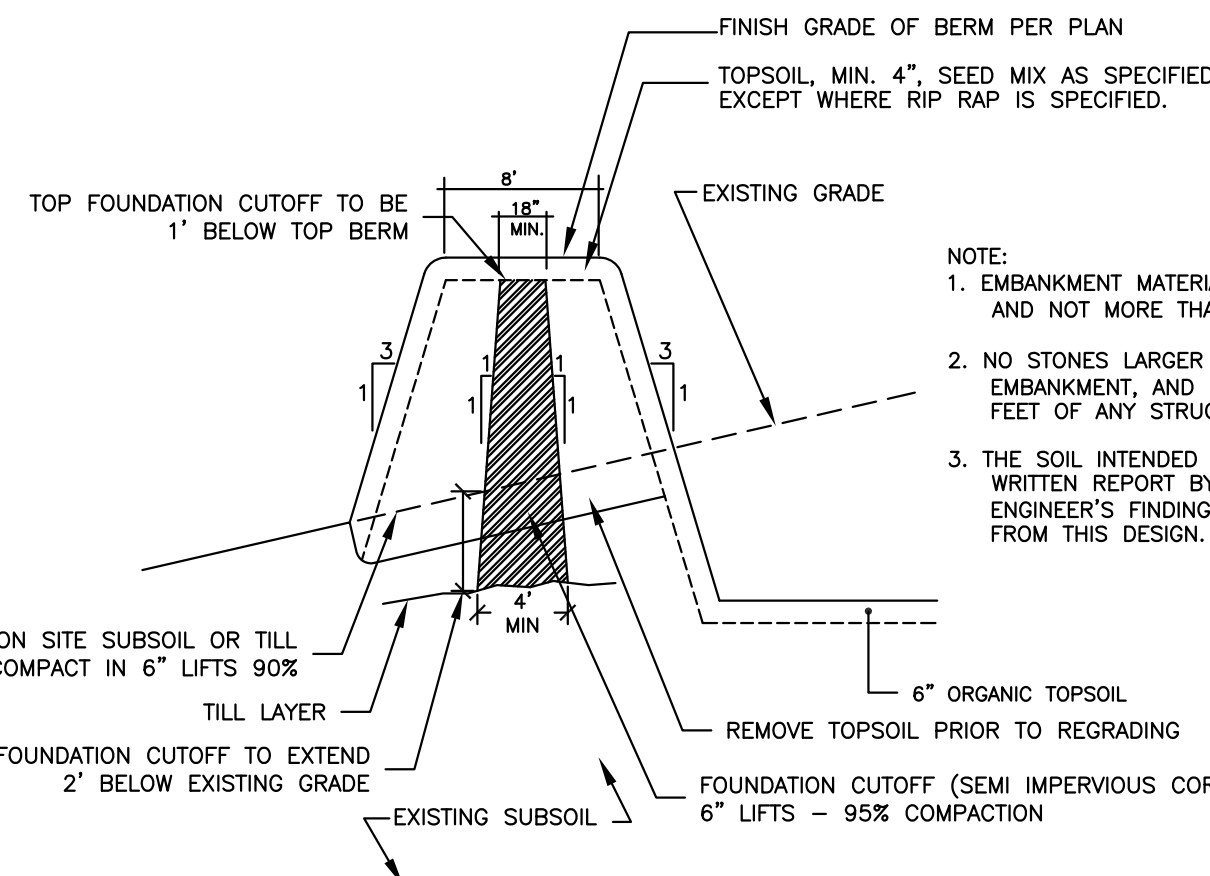
STORM DRAIN TRENCH DETAIL



FOUNDATION DRAIN DETAIL

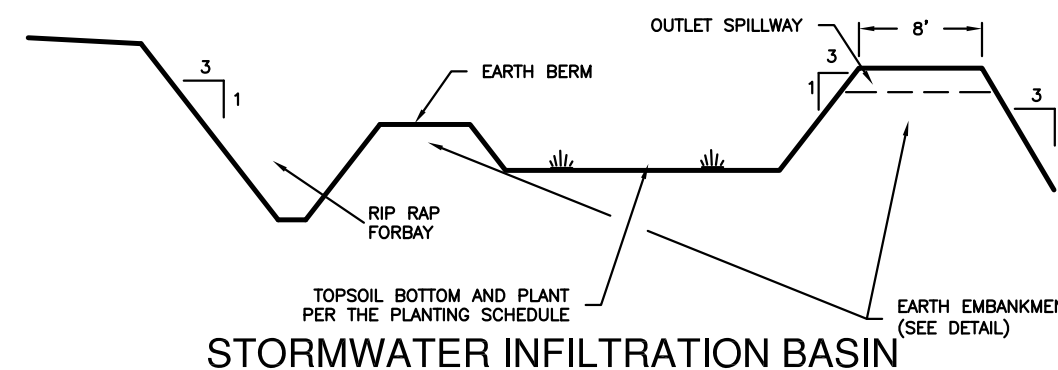


STORM MANHOLE

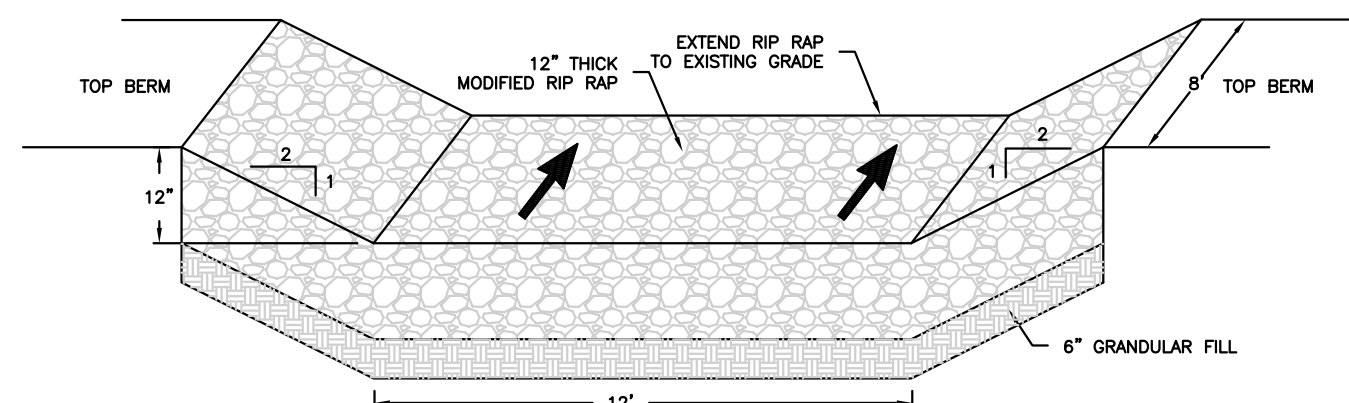


STORMWATER BASIN EMBANKMENT DETAIL

- NOTE:
1. EMBANKMENT MATERIAL SHALL CONTAIN AT LEAST 15% PASSING THE #200 SIEVE AND NOT MORE THAN 50% PASSING THE #200 SIEVE.
  2. NO STONES LARGER THAN 6" SHALL BE ALLOWED WITHIN THE COMPACTED EMBANKMENT, AND NO STONES LARGER THAN 3" SHALL BE ALLOWED WITHIN TWO FEET OF ANY STRUCTURE.
  3. THE SOIL INTENDED FOR THE EMBANKMENT SHALL BE LABORATORY TESTED WITH A WRITTEN REPORT BY A LICENSED PROFESSIONAL ENGINEER PROVIDING THE ENGINEER'S FINDINGS AND ANY SUGGESTED DESIGN PARAMETERS IF AT A VARIANCE FROM THIS DESIGN.



STORMWATER INFILTRATION BASIN



BASIN SPILLWAY

## CONSTRUCTION DETAILS

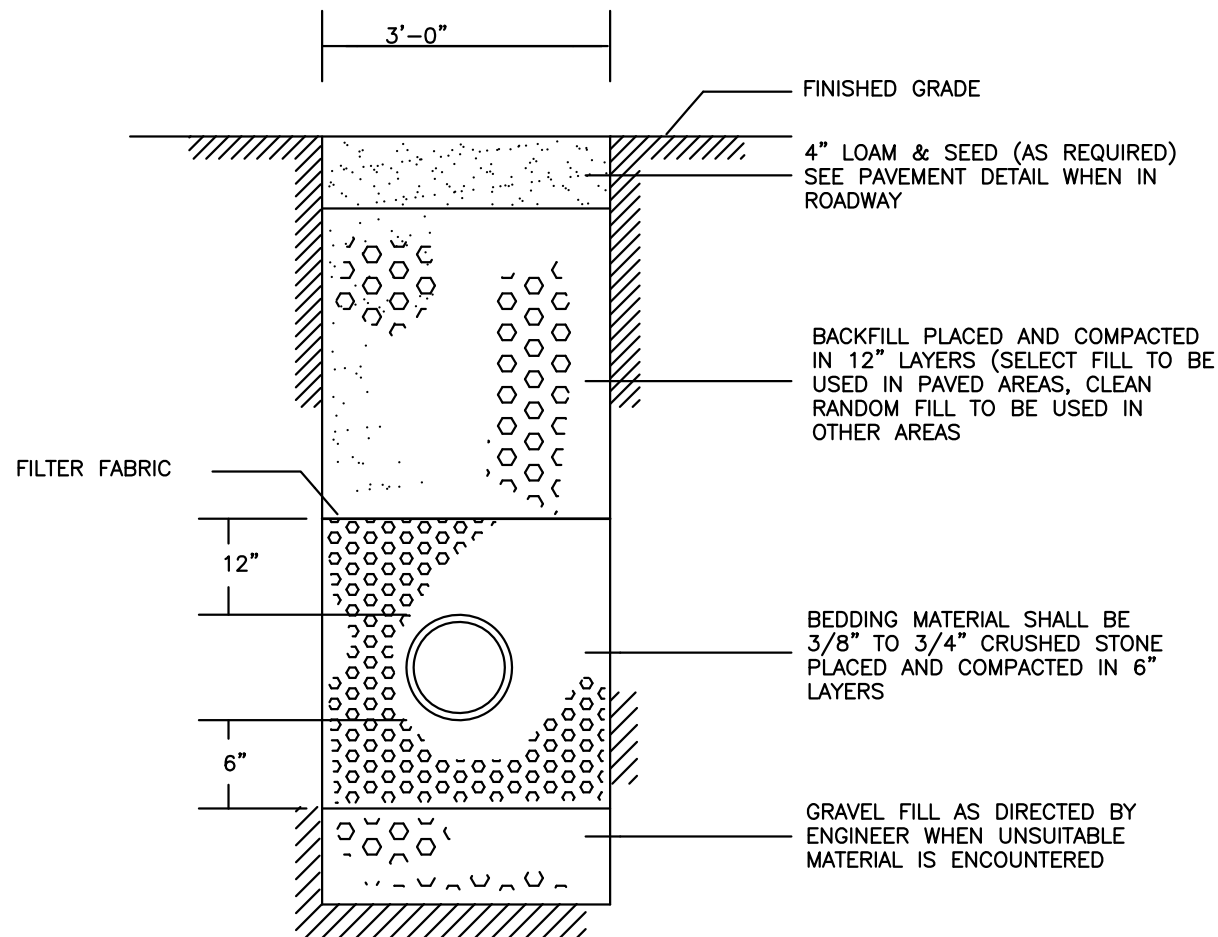
SITE PLAN OF DEVELOPMENT  
THE VILLAGE AT NAEK ROAD  
291 & 293 TALCOTTVILLE ROAD  
26, 32, 37, 38 & 46 NAEK ROAD  
VERNON, CONNECTICUT

**GARDNER & PETERSON ASSOCIATES, LLC**

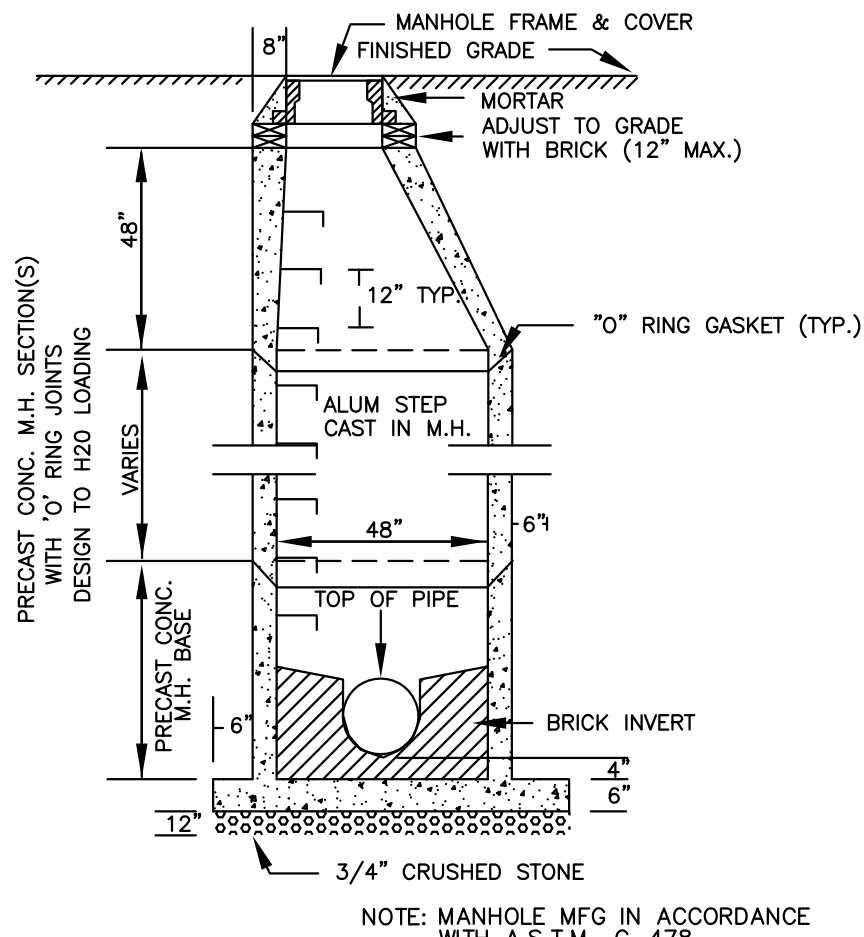
178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

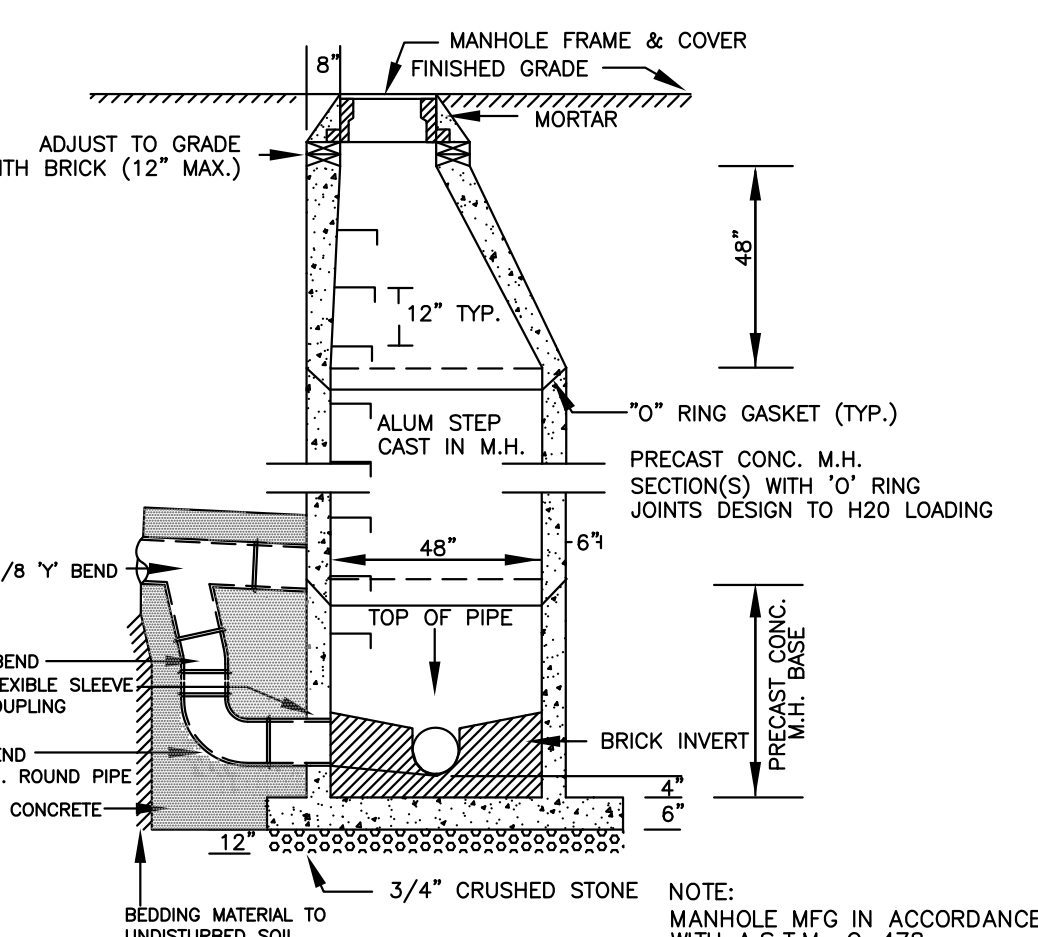
| REVISIONS  |        | DATE       |           | SHEET NO. |  |
|------------|--------|------------|-----------|-----------|--|
| 05/21/2021 |        | 03-17-2021 |           | 13 OF 14  |  |
| BY         | SCALE  | DATE       | SHEET NO. | MAP NO.   |  |
| E.R.P.     | N.T.S. | 03-17-2021 | 13 OF 14  | 57688     |  |



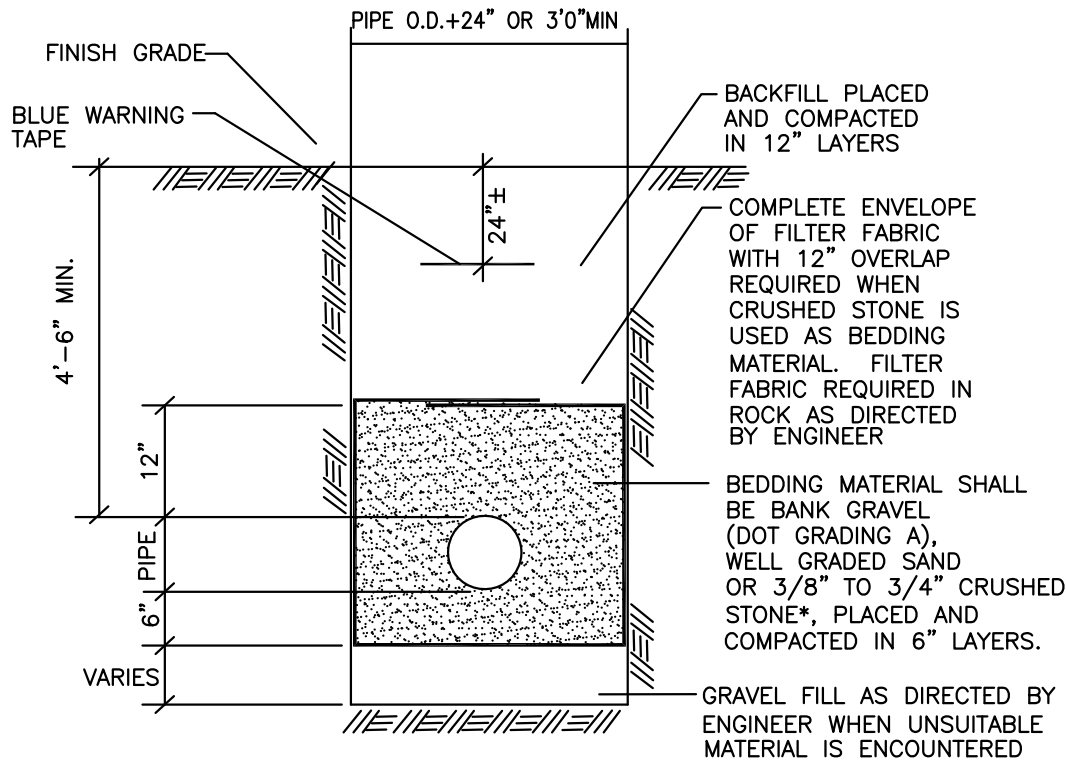
SANITARY SEWER TRENCH DETAIL



TYPICAL PRECAST MANHOLE DETAIL

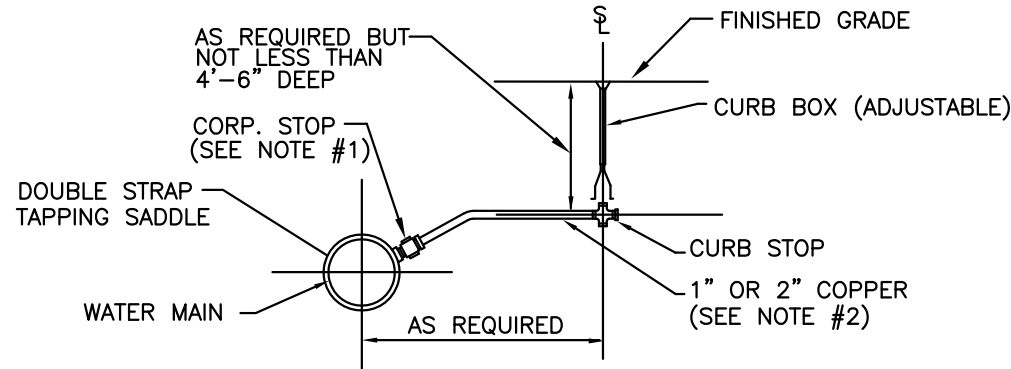


TYPICAL PRECAST DROP MANHOLE DETAIL

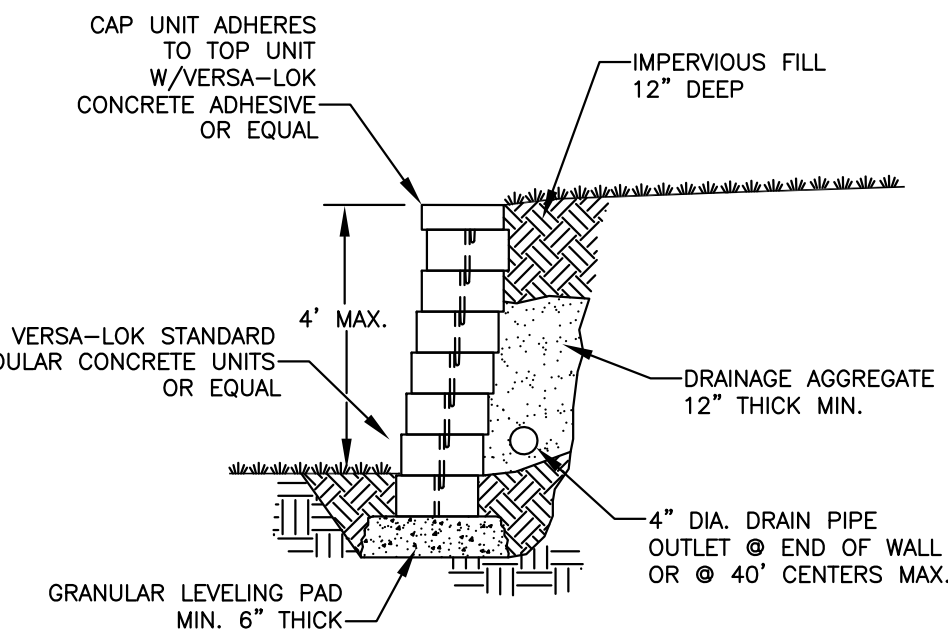


WATER TRENCH DETAIL

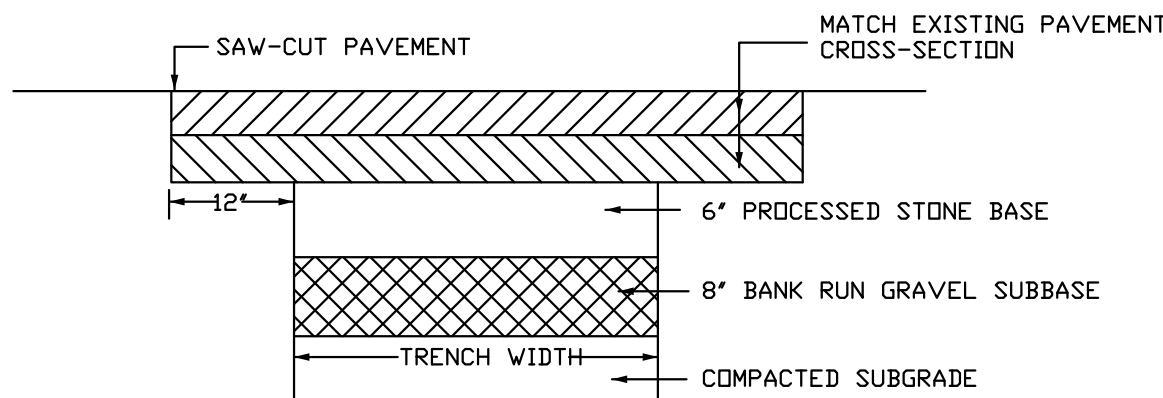
- NOTES:
1. THE TOP OF THE CORPORATION AND THE FIRST THREE (3) FEET OF COPPER TUBING SHALL BE INSTALLED NO HIGHER THAN THE TOP OF THE WATER MAIN.
  2. NO INTERMEDIATE SIZES (i.e. 3/4", 1-1/2", 1-3/4") ARE ALLOWED FOR COPPER SERVICES. ANY SERVICE REQUIREMENT GREATER THAN 2" COPPER SHALL BE CLDIP (4" MIN.) WITH THE SHUT-OFF LOCATED AT THE MAIN. COPPER TUBING SHALL BE CONTINUOUS BETWEEN THE CORPORATION STOP AND THE CURB STOP.



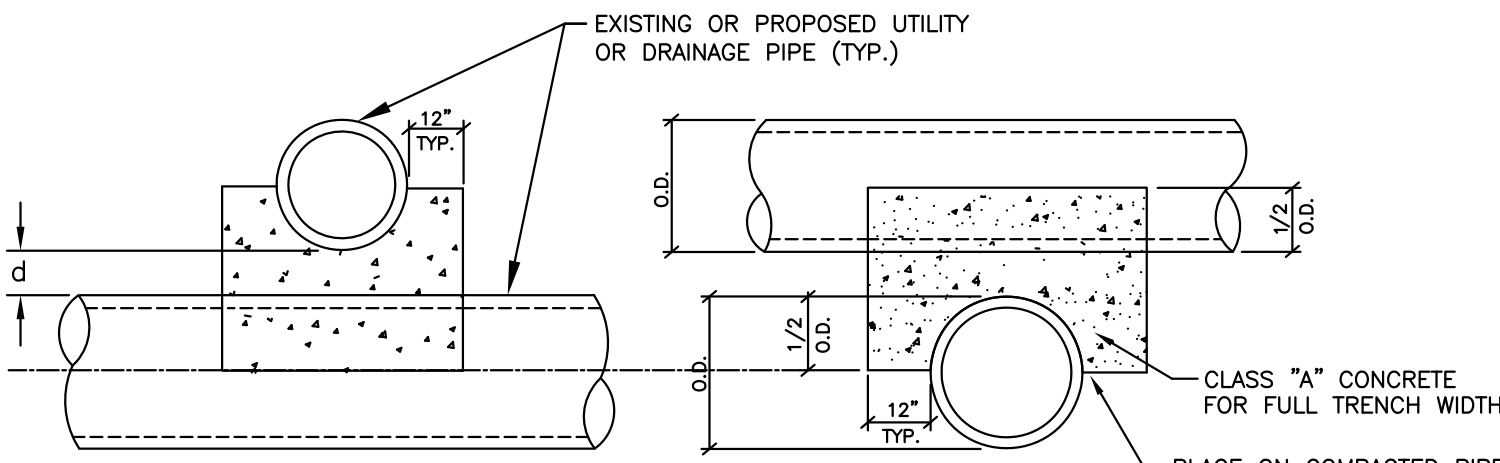
WATER SERVICE CONNECTION



TYPICAL SECTION-UNREINFORCED RETAINING WALL



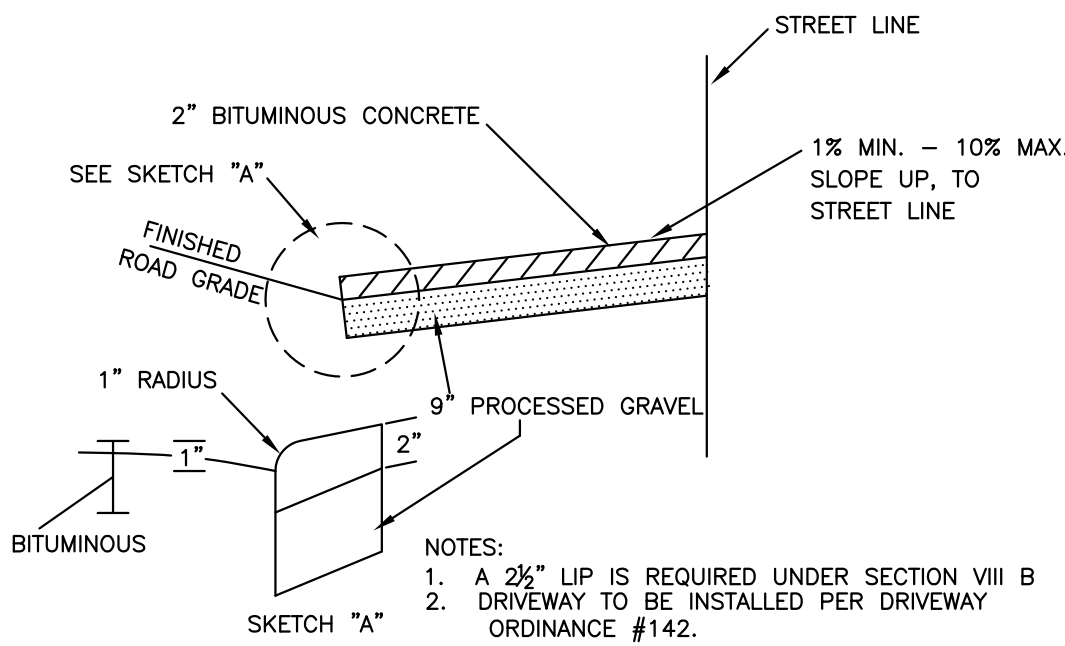
PAVEMENT REPAIR DETAIL



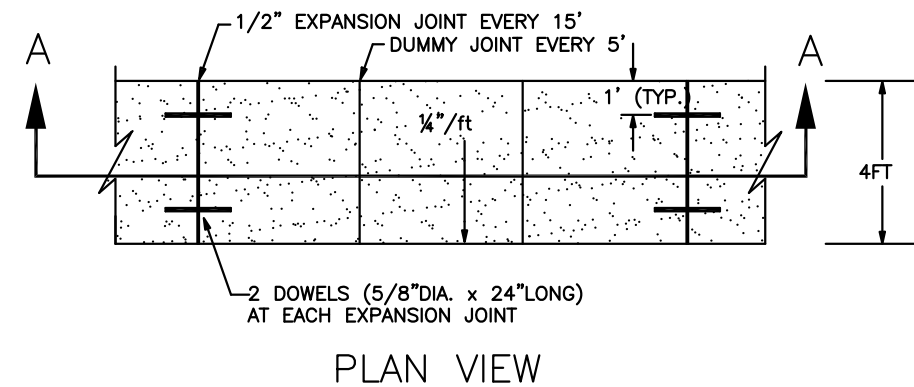
CONCRETE PIPE CRADLE WHEN  $d \leq 12"$

- NOTES:
1.  $d$  = DISTANCE BETWEEN UTILITY AND DRAINAGE PIPES.
  2. SUPPORTS SHALL BE INSTALLED WHERE SPECIFIED ON THE PLANS AND WHERE DIRECTED BY THE ENGINEER.
  3. CRUSHED STONE SUPPORTS SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY OR DRAINAGE PIPE AND CONCRETE PIPE CRADLES SHALL BE PAID FOR AS "MISCELLANEOUS CONCRETE".

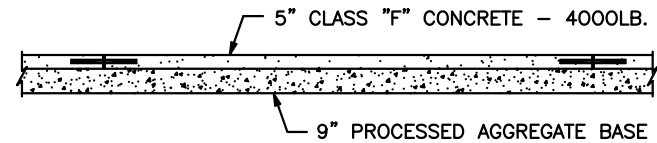
TYPICAL UTILITY SUPPORTS



TYPICAL DRIVEWAY DETAIL



PLAN VIEW

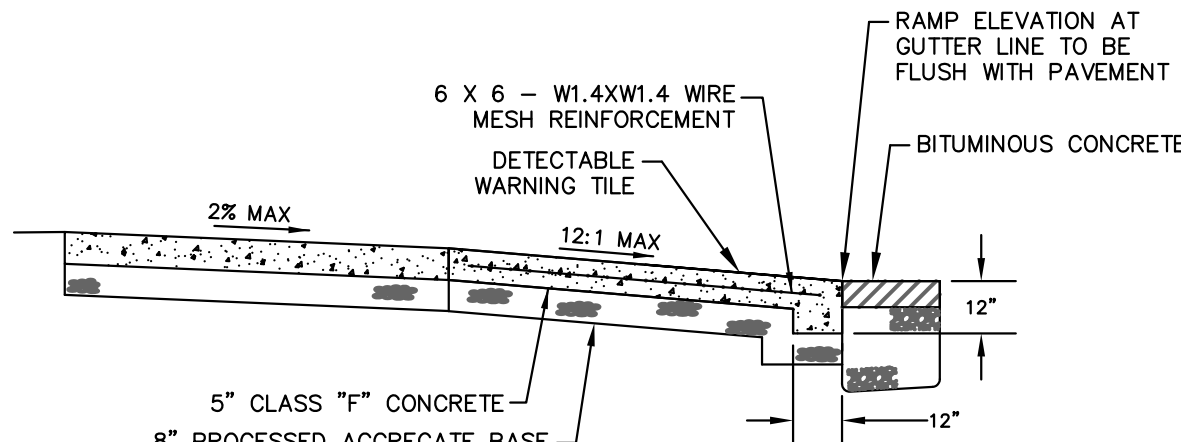


SECTION "A-A"

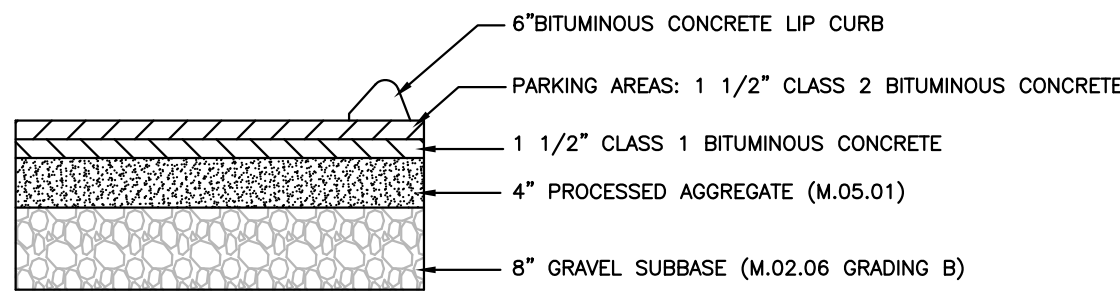
NOTE: PROVIDE TACTILE WARNING STRIP CONFORMING WITH SECTION 705 OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN AT ALL RAMPS, CHANGES IN SURFACE MATERIAL AND AS REQUIRED BY SAID STANDARDS.

BIT. CONC. CURB

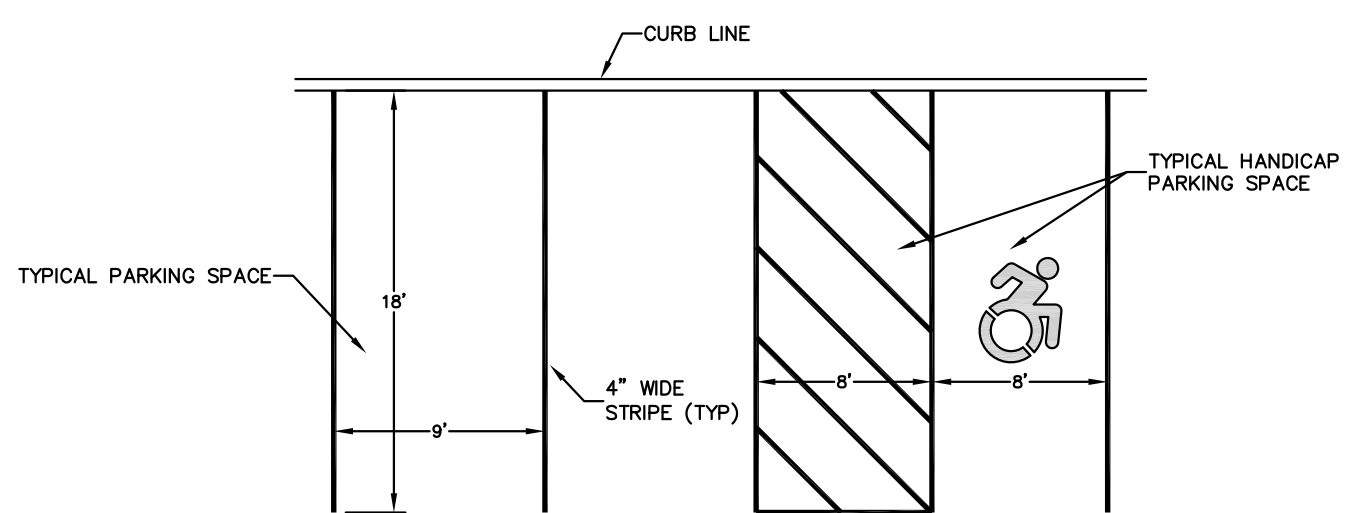
4' CONCRETE SIDEWALK



SIDEWALK RAMP DETAIL

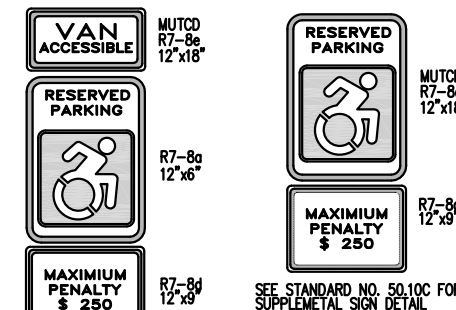


BITUMINOUS PAVEMENT CROSS SECTION



PAINTED PARKING STALL DETAIL

- PAVEMENT MARKING NOTES:
1. All work to conform to Form 816, Section 12.09 and the manufacturer's instructions and recommendations for application.
  2. Lines shall be four (4) inches wide, except as noted, and 15 mils thick, colored white, except as noted.
  3. Paint shall be either white or tinted ready-mixed paint conforming to AASHTO M70, Type 1.
  4. Epoxy Resins shall conform to Form 816 and project requirements for layout of crosswalks. Install glass beads by free fall method.
  5. Prior to painting, sweep pavement with power broom supplemented with hand brooms to eliminate loose material and dust.
  6. After applying paint, erect suitable barriers to prevent tracking of paint before drying. Retouch and paint all markings which become smeared, discolored, worn, or otherwise marred before final acceptance of the project. Remove any evidence of smearing of paint.

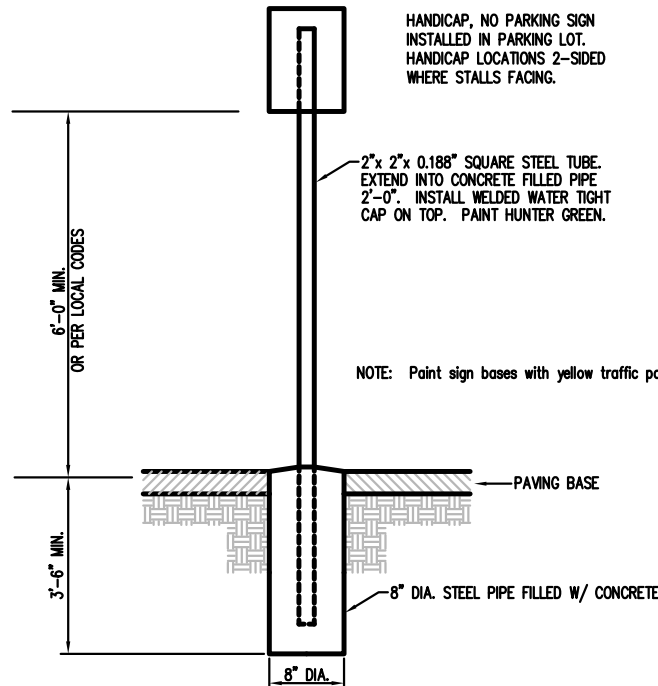


HANDICAP SIGN

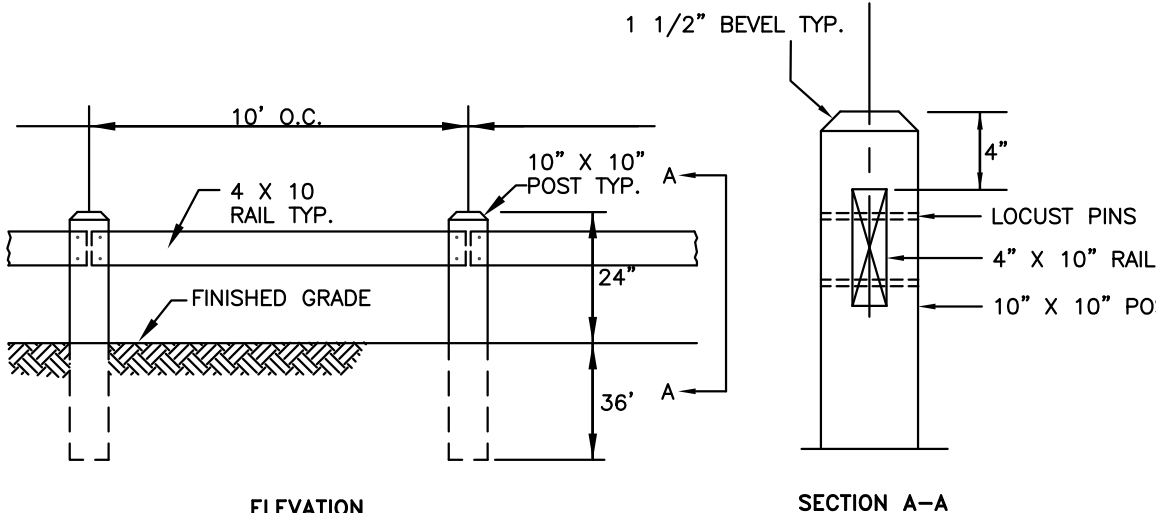
NOTE: ALL STRIPES TO BE 4" PAINTED WHITE



PAINTED HANDICAP SYMBOL



ACCESSIBLE PARKING AND SIGNAGE STANDARDS



WESTERN RED CEDAR GUIDE RAIL

## CONSTRUCTION DETAILS

SITE PLAN OF DEVELOPMENT  
THE VILLAGE AT NAEK ROAD  
291 & 293 TALCOTTVILLE ROAD  
26, 32, 37, 38 & 46 NAEK ROAD  
VERNON, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC

178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

BY SCALE DATE SHEET NO. MAP NO.  
E.R.P. N.T.S. 03-17-2021 14 OF 14 57688

REVISIONS  
05/21/2021

## **STAFF COMMENTS**



OFFICE OF THE  
TOWN PLANNER

# TOWN OF VERNON

55 WEST MAIN STREET, VERNON, CT 06066  
(860) 870-3640  
[gmcgregor@vernon-ct.gov](mailto:gmcgregor@vernon-ct.gov)

## MEMORANDUM

TO: IWC Members

FROM: George K. McGregor, AICP

SUBJECT: IWC 2021-04, Village at Naek

DATE: June 22, 2021

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On April 20, 2021 the Vernon Inland Wetlands Commission continued the public hearing on the above referenced application. The Applicant has submitted revisions based on Staff comments and is included in the packet. Follow up review comments from the Town Engineer and the Wetlands Agent are also included.

The Applicant's representatives have provided an extension to the June 22, 2021.

Please refer to the packet for the April 20, 2021 meeting or these links for all previously submitted application information:

<https://www.vernon-ct.gov/fs/resource-manager/view/f81227c1-c3d1-4704-b7e0-35f98b354ff2>

<https://www.vernon-ct.gov/fs/resource-manager/view/2d32b9c2-ff42-4748-aecb-8ce95511a953>

GKM

**From:** [Smith, David](#)  
**To:** [McGregor, George](#)  
**Cc:** [Perry, Craig](#)  
**Subject:** Village at Naek Road  
**Date:** Thursday, June 3, 2021 3:41:36 PM

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George -

I had a chance to review the 5/21/21 revised plan set for this project and it appears that the applicant and his team have addressed the concerns I raised in the preliminary review. While there are a few drafting issues that can be tuned up at some future time, I am pleased with the accommodations that were included to increase the distance between the active construction areas and the Wetlands; as well as the detail and density of the plantings along the retention and recharge basins. As you know, I will be unable to attend the next IWC meeting, but I do support this latest version of the plans.

Thank you

**David A. Smith, PE LS**

Vernon Town Engineer  
55 West Main Street  
Vernon, CT. 06066  
860-870-3663  
[dsmith@vernon-ct.gov](mailto:dsmith@vernon-ct.gov)

**From:** [Perry, Craig](#)  
**To:** [McGregor, George](#); [Smith, David](#)  
**Subject:** RE: Naek Village  
**Date:** Monday, June 14, 2021 12:27:09 PM

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George,

I reviewed the latest revision dated 5-21-21 and found the latest revisions that were made due to staff comments an acceptable improvement.

The only comment I have now is the existing drainage (catch basins and associated piping) that is located to the west of the Naek cul-de-sac, is not shown on the plans.

Thank you,  
Craig Perry

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**From:** McGregor, George  
**Sent:** Tuesday, May 25, 2021 4:07 PM  
**To:** Perry, Craig <[cperry@vernon-ct.gov](mailto:cperry@vernon-ct.gov)>; Smith, David <[dsmith@vernon-ct.gov](mailto:dsmith@vernon-ct.gov)>  
**Subject:** Naek Village

Eric Peterson drop revised plans off today.

Please take a look at your earliest opportunity.

I will have the complete file on my side desk.

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



# **WETLAND AGENT REPORT**



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](mailto:cperry@vernon-ct.gov)

To: Wetlands Commission  
From: Wetlands Enforcement Officer  
Subject: **IWC Project Status Report**

DATE: **2021 – June**

Note: **Red letters** indicate a change from the last report.

**IWC-2021-03 (152 West St – Repair Drainage Area on Mary Lane).**

- Driveway installed.

**IWC-2021-02 (7 Beechwood Rd – New residential home).**

- No construction activity at this time.

**IWC-2021-01 (58 Wildwood Rd – New residential home).**

- No construction activity at this time.

**IWC-2020-08 (6 Hartford Turnpike – Suburban Subaru).**

- No construction activity at this time.

**IWC-2020-06 (CT Golfland).**

- No erosion issues at this time.

**IWC-2020-05 (Dart Hill Rd Bridge Replacement).**

- Construction scheduled for the spring 2022.

**IWC-2020-04 (Windermere Rd. – Athletic Fields).**

- No construction activity at this time.

**IWC-2020-03 (Main St. Bridge Replacement).**

- Demolition of the existing deck was done.

**IWC-2019-05 (Chilstone, LLC 624 Dart Hill Rd – 4 unit apartment bldg.).**

- Still needs P & Z approval.
- Project is on hold.

**IWC-2019-04 (652 Dart Hill Rd – 15 lot development).**

- Erosion control appears to be working well.
- Construction is on-going with no issues.

**IWC-2019-02 WPCA (Wetlands Permit for site upgrades).**

- Construction continues.

**IWC-2017-05 (#133 Tunnel Road)**

- Property has been sold.

**IWC-2017-03 (Hyde Park LLC – #14 Hyde Ave - Apartments)**

- No construction activity at this time.

**IWC-2016-05 (129/145 Talcottville Rd – Storage Facility behind Wendy's)**

- Project is on hold.

**IWC-2015-05 (Kenneth Kaplan – Drainage System – 200 West Main St.)**

- No construction activity at this time.
- Expires on Oct. 9, 2025

**IWC-2015-02 (Kenneth Kaplan – Parking Area – 200 West Main St.)**

- No construction activity at this time.

- Expires on June 9, 2025

**IWC-2013-05 (133 Washington St. – House surrounded by wetlands)**

- No construction activity at this time.
- Expires on 3-17-2026 with total extension applied.

**IWC-2009-07 (Hotel at 53 Hartford Turnpike)**

- No construction at this time.
- Expiration date is 11/25/2023 with total extension applied

**IWC-2008-09 (380 Talcottville Road / Phase 2 The Shoppes at Vernon Valley)**

- No construction at this time
- Expiration date is 7/28/2022 with total extension applied.

**IWC-2005-26 (Bolton Branch Road – Laurel Woods Development)**

- Tree clearing continues.
- The new expiration date is 9/4/2022 with total extension applied.

**IWC-2003-05 (117 Reservoir Rd. – Home Depot)**

- There is no construction activity at this time.
- Expiration date is 3/27/2022 with total extension applied.

**Other Information of Importance:**

Notice of Violation – Juliano Pools

Site restoration work continues.

**Wetland Agent Report:**

**Approval for;**