

**TOWN OF VERNON
CONSERVATION COMMISSION**

Meeting Notice
Monday, July 19, 2021, 7:00 P.M.
Town Hall
14 Park Place, Third Floor
Town Council Chambers
Vernon, CT

AGENDA

1. Call to Order and roll call
2. Administrative Actions/Requests
 - 2.1 Amendment(s) to Agenda, if any
 - 2.2 Approval of the Minutes of the March 15, 2021 meeting
 - 2.3 Communications received not related to Agenda items, if any
 - 2.4 Letters sent by Conservation Commission last month, if any
 - 2.5 Organizational considerations
3. Open Space Program Update
4. New Business
 - 4.1 Pending Inland Wetlands Applications, if any

*Application **IWC 2021-05**, An Application for a wetlands permit by Commission submitted by A. Vets Real Estate for property located at 965 Hartford Tpke., in order to construct a new 4,000 garage facility, reconfigure parking, and establish a stormwater management facility within a regulated area.*
 - 4.2 Pending Planning & Zoning Applications, if any
 - 4.3 Natural Resources
 - Vernal Pools
 - Bolton Lakes Issues
 - Non-Point Source Pollution
 - Open Space/Greenways
5. Other Business/Goals/Discussion
 - 5.1 POCD Update
6. Adjournment

C. Ryan Goad, Chairman
Conservation Commission

**Town of Vernon, CT Conservation Commission
Regular Meeting via Zoom Teleconference
Monday, March 15, 2021 at 7:00 PM**

RECEIVED
VERNON TOWN CLERK

Zoom Weblink Information

<https://us02web.zoom.us/j/87961298391?pwd=N2NZehpvM2JNdStTMWNza1ZsSINUdz09>

Meeting ID: 879 6129 8391 Passcode: A2j1nF

Dial In Information:

Phone Number: (646) 876-9923 Meeting ID: 879 6129 8391 Passcode: 758750

21 APR 13 PM 3:53

DRAFT MEETING MINUTES

1. Call to Order and Roll Call Chairperson Ryan Goad called the meeting to order at 7:00PM.

Regular members present: Ryan Goad, Richard Clark, James Simon

Members absent: Jason Seacat

Staff members present: George McGregor, Town Planner

Recording Secretary: Kathleen Minor

2. Administrative Actions/Requests

2.1. Amendment(s) to Agenda – none

2.2. Approval of the Minutes of the January 25, 2020 2021 Meeting

Ryan Goad, seconded by James Simon, made a motion to approve the minutes from the January 25, 2021 regular meeting as presented. Motion carried unanimously.

2.3. Communications received not related to Agenda items – none

2.4. Letters sent by Conservation Commission last month

Ryan Goad has had email correspondence with Marty Sitler, Director of Parks and Recreation, regarding commission recruitment posters

2.5. Organizational considerations – no discussion

3. Open Space Program Update

Discussion ensued regarding the future vision of the Conservation Commission's roll in Open Space now that it is maxed.

4. New Business

4.1. Review of Pending Planning & Zoning Applications

Application **IWC-2101-01**, of Richard and Julie Clay for a wetlands permit by commission, for the construction of a +- 2,400 s.f. single-family home located at 58 Wildwood Rd., (Assessors ID: Map 52, Block 0139, Parcel 00050)

James Simon, seconded by Richard Clark, made a motion for Ryan Goad to send an email to the Town Planner with the commission's recommendation to leave existing vegetation along the lake side. Motion carried unanimously.

Application **IWC-2101-02**, of Pamela Gieras for a wetlands permit by Commission, for the construction of a +-2,200 s.f. single-family home located at 7 Beechwood Rd. (Assessors ID: Map 52, Block 140F, Parcel 00005)

No action taken by commission

Application **PZ-2021-02**, of Krause Realty Trust, requesting a zone change for two parcels, one located at 34 Acorn Rd. (Assessor's ID: Map 01, Block 159A, Parcel 00002) and the other located at 42 Acorn Rd. (Assessor's ID: Map 01, Block 159A, Parcel 00001). Both parcels are currently zoned R-27. The requested change is to rezone 1.1457 acres of the

parcels to Commercial, in order to merge that portion into adjacent Commercial land to provide additional inventory parking at an automobile dealership, and to rezone 1.2407 acres of the parcels to Open Space Zone.

Town Planner provided updates to project. No action taken.

4.2. Natural Resources –

4.2.1. Vernal Pools – No discussion

4.2.2. Bolton Lake Issues

Ryan Goad provided updates regarding the status of the Watershed Management Plan and the Small Town Economic Assistance Program (STEAP) Grant being used. An email will be sent to the commission.

Discussion ensued regarding the trails throughout town. Town Planner George McGregor will reach out to the Director of Parks and Recreation, Marty Sitler, and ask him to join a future meeting.

4.2.3. Non-Point Source Pollution – No discussion

5. Other Business/Goals/Discussion

5.1. Future Activities – No discussion

5.1.1. Annual Goals

5.1.2. Potential Activities

5.2. POCD Updates

Town Planner George McGregor updated the commission on the status and progress of the POCD.

6. Adjournment – Richard Clark, seconded by James Simon, made a motion to adjourn the meeting at 7:53 PM. Motion carried unanimously.

Respectfully submitted,



Kathleen Minor
Recording Secretary

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
www.GardnerPeterson.com
info@GardnerPeterson.com

June 18, 2021

A. Vets Real Estate, LLC
965 Hartford Turnpike
Vernon, CT 06066

Re: Project Narrative

American Vets Abatement Expert, LLC has their office and storage garage located at 965 Hartford Turnpike. Due to their growing business, they would like to tear down the existing garage, construct a larger storage building measuring 50'x60' and provide additional paved staff parking.

The enclosed site plan depicts the site's existing conditions and proposed sedimentation & erosion controls and details on page 2. Page 3 depicts the proposed site improvements and site grading. Stormwater runoff from the new impervious surfaces will sheet flow to grass lined swales on the north and south side of the rear parking area which discharge to a wet stormwater basin. Treated runoff will discharge to the grass area abutting the existing silt fence prior to reaching the wetland that was field delineated by Richard Zulick C.S.S.



Mark A. Peterson P.E.

RECEIVED

JUN 21 2021

TOWN PLANNERS OFFICE



RECEIVED

JUN 21 2021

TOWN OF VERNON
TOWN PLANNERS OFFICE
INLAND WETLANDS COMMISSION (IWC)

APPLICATION

This form is to be used to apply to the Vernon Inland Wetlands Commission (IWC) for approval for a redesignation of a wetlands area, a change to the Inland Wetlands and Watercourses Regulations, and/or a permit to conduct a regulated activity in a wetland, watercourse, or upland review area (URA), which are defined as areas within one hundred (100) feet from the boundary of a wetland, watercourse, or intermittent watercourse and areas within two hundred (200) feet from the boundary of Gage's Brook, Hockanum River, Ogden Brook, Railroad Brook, Tankerhoosen River, Valley Falls Pond, Walker Reservoir East, Walker Reservoir West. Any activity that the Commission determines is likely to impact or affect wetlands or watercourses may be considered a regulated activity. **Provide all the information requested.**

The Applicant must be the property owner, the property owner's agent, the Town of Vernon, or someone with a direct financial interest in the subject property. Said interest shall be explained. If the applicant is not the property owner, written permission for this Application must be obtained from the property owner and submitted by letter signed by the property owner authorizing submission of the Application.

The Applicant understands that the Application is complete only when all information and documents required by IWC have been submitted and that any approval by the IWC relies upon complete and accurate information being provided by the Applicant. Incorrect information provided by the Applicant may make the approval invalid. The IWC may require additional information to be provided by the Applicant.

I. APPLICANT (S)

Name: A. Vets Real Estate, LLC
Title: c/o Mark Peterson
Company: Gardner & Peterson Associates, LLC
Address: 178 Hartford Turnpike
Telephone: 860-871-0808 Fax: _____
E-mail: mpeterson@gardnerpeterson.com

II. PROPERTY OWNERS - Property #1

Name: A. Vets Real Estate, LLC 965 Hartford Tpke.
Title: Attn: Ana Ciotto
Company: _____
Address: 965 Hartford Turnpike
Vernon, CT 06066
Telephone: 860-922-9724 Fax: _____
E-mail: ana@american.vets.com



TOWN OF VERNON

INLAND WETLANDS COMMISSION (IWC)

APPLICATION

This form is to be used to apply to the Vernon Inland Wetlands Commission (IWC) for approval for a redesignation of a wetlands area, a change to the Inland Wetlands and Watercourses Regulations, and/or a permit to conduct a regulated activity in a wetland, watercourse, or upland review area (URA), which are defined as areas within one hundred (100) feet from the boundary of a wetland, watercourse, or intermittent watercourse and areas within two hundred (200) feet from the boundary of Gage's Brook, Hockanum River, Ogden Brook, Railroad Brook, Tankerhoosen River, Valley Falls Pond, Walker Reservoir East, Walker Reservoir West. Any activity that the Commission determines is likely to impact or affect wetlands or watercourses may be considered a regulated activity. **Provide all the information requested.**

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The Applicant understands that the Application is complete only when all information and documents required by IWC have been submitted and that any approval by the IWC relies upon complete and accurate information being provided by the Applicant. Incorrect information provided by the Applicant may make the approval invalid. The IWC may require additional information to be provided by the Applicant.

I. APPLICANT (S)

Name: _____

Title: _____

Company: _____

Address: _____

Telephone: _____ Fax: _____

E-mail: _____

II. PROPERTY OWNERS - Property #2 NE Portion of 933 Hartford Tpke.

Name: JAJL, LLC

Title: c/o Attorney John P. McHugh

Company: Cranmore, Fitzgerald & Meaney

Address: 1010 Wethersfield Ave., Suite 206

Hartford, CT 06114

Telephone: 860-522-9100 Fax: 860-522-3379

E-mail: jmcugh@cfmlawfirm.com

III. PROPERTY

Address: 965 Hartford Turnpike

Assessor ID Code: Map # _____ Block # _____ Lot/Parcel # _____ Tax ID# 26-0072-0031H

Land Record Reference to Deed Description: Volume: 2396 Page 101

USGA Location: 41.84844, -72.45155

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

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

Zoning District: Industrial

IV. PROJECT

Project Name: Site Plan A. Vets Real Estate, LLC

Project Contact Person:

Name: Mark Peterson

Title: _____

Company: Gardner & Peterson Associates, LLC

Address: 178 Hartford Turnpike

Tolland, CT 06084

Telephone: 860-871-0808

Fax: _____

E-mail: mpeterson@gardnerpeterson.com

V. PROJECT SUMMARY

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

Purpose: Construction of a garage and additional parking

General Activities: Site grading, paving and stormwater management

Regulated Activities:

Watercourse disturbance (linear feet): None

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

Upland Review Area (URA) disturbance: 0.35 acres

Nonregulated activities & activities outside URA: 0.35 acres

III. PROPERTY - #2 Northeasterly Portion

Address: 933 Hartford Turnpike

Assessor ID Code: Map # _____ Block # _____ Lot/Parcel # _____ Tax ID# 26-0072-0031J

Land Record Reference to Deed Description: Volume: 1386 Page 327

USGA Location:

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

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

Zoning District: _____

IV. PROJECT

Project Name: _____

Project Contact Person:

Name: _____

Title: _____

Company: _____

Address: _____

Telephone: _____ Fax: _____

E-mail: _____

V. PROJECT SUMMARY

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

Purpose: _____

General Activities: _____

Regulated Activities:

Watercourse disturbance (linear feet): _____

Wetlands disturbance (acres or sq. ft.): _____

Upland Review Area (URA)disturbance: _____

Nonregulated activities & activities outside URA: _____



VI. APPLICATION

- ☐ Redesignation of Wetlands
- ☐ Amendment of Inland Wetlands and Watercourses Regulations
- ☐ Modification of a Wetlands Redesignation
- ☒ Wetlands Permit
- ☒ Non-significant activity
- ☐ Significant activity with less than 1/2 acre site disturbance
- ☐ Significant activity with site disturbance from 1/2 acre to and including 2 acres
- ☐ Significant activity with site disturbance greater than 2 acres
- ☐ Commission modification of a wetland permit in effect
- ☐ Modification of a wetland permit by the Wetlands Agent
- ☐ Approval of a license by the Wetlands Agent for activities in an upland
- ☐ Appeal of a decision by the Wetlands Agent
- ☐ Subdivision review per CGS Section 8-26
- ☐ Jurisdictional ruling regarding permitted and nonregulated uses
- ☐ Waiver, reduction, or delayed payment of fees (attach statement of justification)
- ☐ Waiver
- ☐ Reduction to \$ _____
- ☐ Delay of payment to _____

VII. CERTIFICATION AND SIGNATURE

I, the undersigned Applicant or applicant's Agent, hereby certify that I have reviewed the "Town of Vernon Inland Wetlands and Watercourses Regulations" and have prepared this Application with complete and accurate information.

Property Owner, Applicant, or Applicant's Agent:

	<u>Apa Crotto</u>	<u>6/18/21</u>
Applicant or Agent Signature	Printed Name	Date
	<u>Apa Crotto</u>	<u>6/18/21</u>
Owner's Signature, if different	Printed Name	Date

TO BE FILLED IN BY THE PLANNING DEPARTMENT

DATE APPLICATION SUBMITTED _____

DATE APPLICATION RECEIVED BY COMMISSION _____

IWC FILE: _____

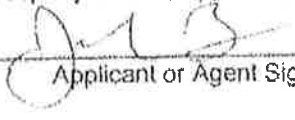
VI. APPLICATION

- ☐ Redesignation of Wetlands
☐ Amendment of Inland Wetlands and Watercourses Regulations
☐ Modification of a Wetlands Redesignation
☐ Wetlands Permit
☐ Non-significant activity
☐ Significant activity with less than ½ acre site disturbance
☐ Significant activity with site disturbance from ½ acre to and including 2 acres
☐ Significant activity with site disturbance greater than 2 acres
☐ Commission modification of a wetland permit in effect
☐ Modification of a wetland permit by the Wetlands Agent
☐ Approval of a license by the Wetlands Agent for activities in an upland
☐ Appeal of a decision by the Wetlands Agent
☐ Subdivision review per CGS Section 8-26
☐ Jurisdictional ruling regarding permitted and nonregulated uses
☐ Waiver, reduction, or delayed payment of fees (attach statement of justification)
☐ Waiver
☐ Reduction to \$ _____
☐ Delay of payment to _____

VII. CERTIFICATION AND SIGNATURE

I, the undersigned Applicant or applicant's Agent, hereby certify that I have reviewed the "Town of Vernon Inland Wetlands and Watercourses Regulations" and have prepared this Application with complete and accurate information.

Property Owner, Applicant, or Applicant's Agent:

	JEFFREY A. SMITH	6-18-21
Applicant or Agent Signature	Printed Name	Date
_____	_____	_____
Owner's Signature, if different	Printed Name	Date

TO BE FILLED IN BY THE PLANNING DEPARTMENT

DATE APPLICATION SUBMITTED _____

DATE APPLICATION RECEIVED BY COMMISSION _____

IWC FILE: _____

965 Hartford Turnpike

Schedule "A"

A piece or parcel of land known as Parcel "A" on a map entitled Property of William B and Helen M. Kania, Vernon, Connecticut, Scale 1" = 50', July 8, 1987, Revised August 4, 1997 To Delinquent Parcel "A", Revised October 3, 1997 Parcel "A", Stanley W. Skotowicki, 623 Telgoville Road, Vernon, Connecticut, which map of plan is on file or to be filed in the office of Vernon Town Clerk which piece or parcel is more particularly described as follows

Beginning at a point in the Westerly line of Connecticut Route 30 (Hartford Turnpike) which point is marked by an iron pin marking the Northeast corner of the parcel herein conveyed, thence running S 56° 18' 03" W along the Westerly line of Hartford Turnpike a distance of Two Hundred Fifty (250.00) feet to a point, which point is located Forty-two and 28/100 (42.28) feet from a CHD monument to the Westerly line of Hartford Turnpike, thence turning and running N 36° 27' 00" W along land now or formerly of the Grantors a distance of Two Hundred Twenty-six (226.00) feet to a point, thence turning and running N 35° 34' 20" E along land now or formerly of the Grantors a distance of One Hundred Fifty-five and 41/100 (155.41) feet to a point marking the Northwest corner of the parcel herein conveyed, thence turning and running S 36° 01' 50" E along land now or formerly of Bielco, a distance of Three Hundred Four (304.00) feet to the point or place of beginning

Said parcel conveyed herein contains One and 19/100 (1.19) acres

This parcel is conveyed along with the right to drain storm water as it exists at the time of this conveyance

RECORDED IN
VERNON LAND RECORDS
BACHMAN K. DICKINSON
VERNON TOWN CLERK
ON APR 23, 2015 AT 10:28A

Portion of 933 Hartford Turnpike

The piece or parcel of land shown as "Land of JAJL LLC To Be Conveyed To And Combined With Land of A. Vets Real Estate LLC 0.42" on a map or plan entitled, "Data Accumulation Plan Zone Change Map From Commercial To Industrial Zone Prepared For A.Vets Real Estate LLC 933 & 965 Hartford Turnpike Vernon, Connecticut Gardner & Peterson, LLC Tolland, Connecticut Date 4-15-2020 Sheet No. 1 of 1."

The premises is a portion of the property shown on the Fiduciary's Deed recorded at Volume 1386, Page 327 of the Vernon Land Records.



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions, only use one code): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

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

5. TOWN IN WHICH THE ACTION IS OCCURRING (print name): Vernon
does this project cross municipal boundaries (check one)? yes ☐ no ☒
if yes, list the other town(s) in which the action is occurring (print name(s)): _____
6. LOCATION (see instructions for information): USGS quad name: Box Kille or number: 39
subregional drainage basin number: 39
7. NAME OF APPLICANT, ~~VIOLATOR OR PETITIONER~~ (print name): A Vets Real Estate, LLC
8. NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 9605 Hartford Trpk
briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: Construction of a building and parking in the upland reach area.
9. ACTIVITY PURPOSE CODE (see instructions, only use one code): D
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 12 9
11. WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 0.35 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

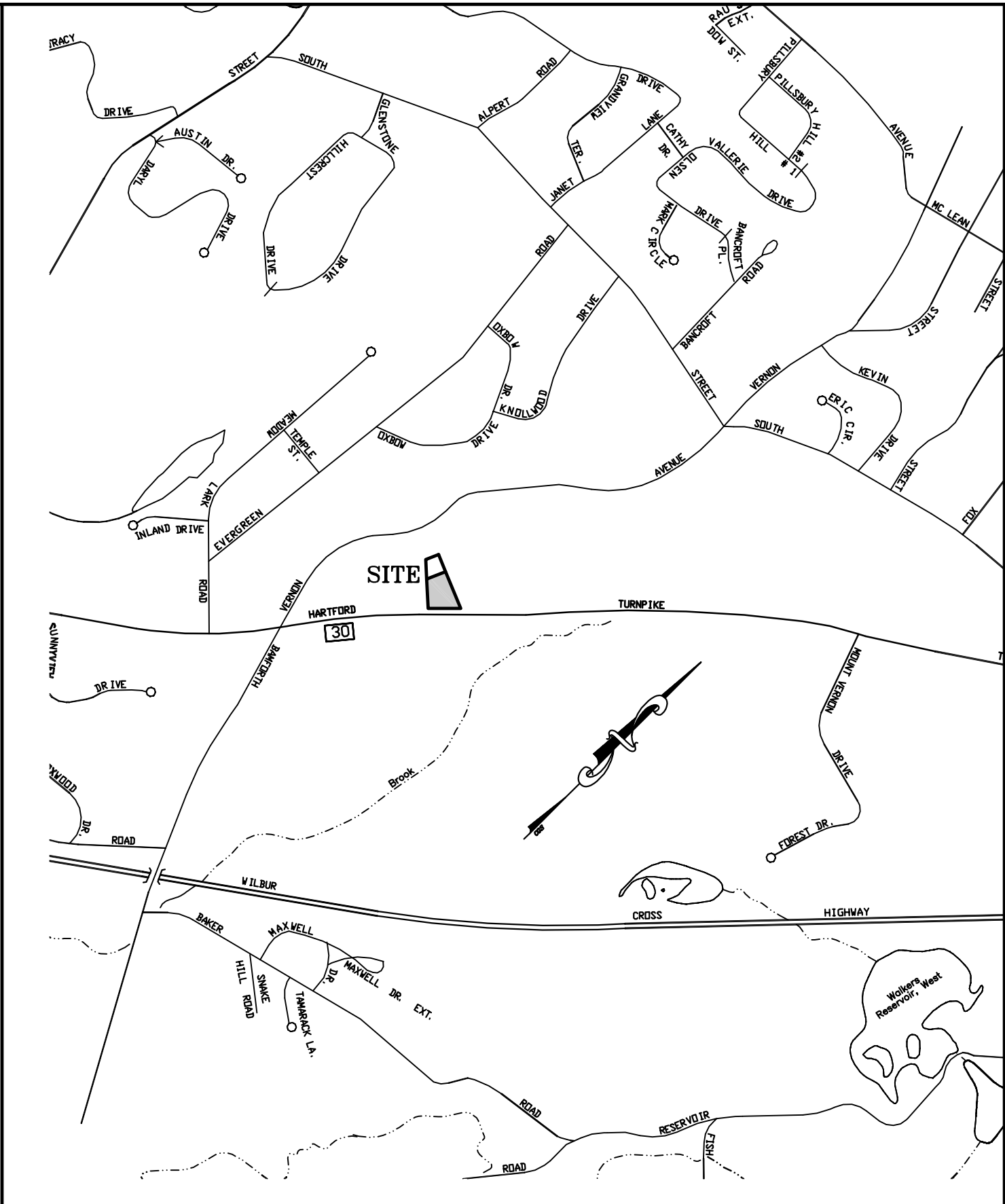
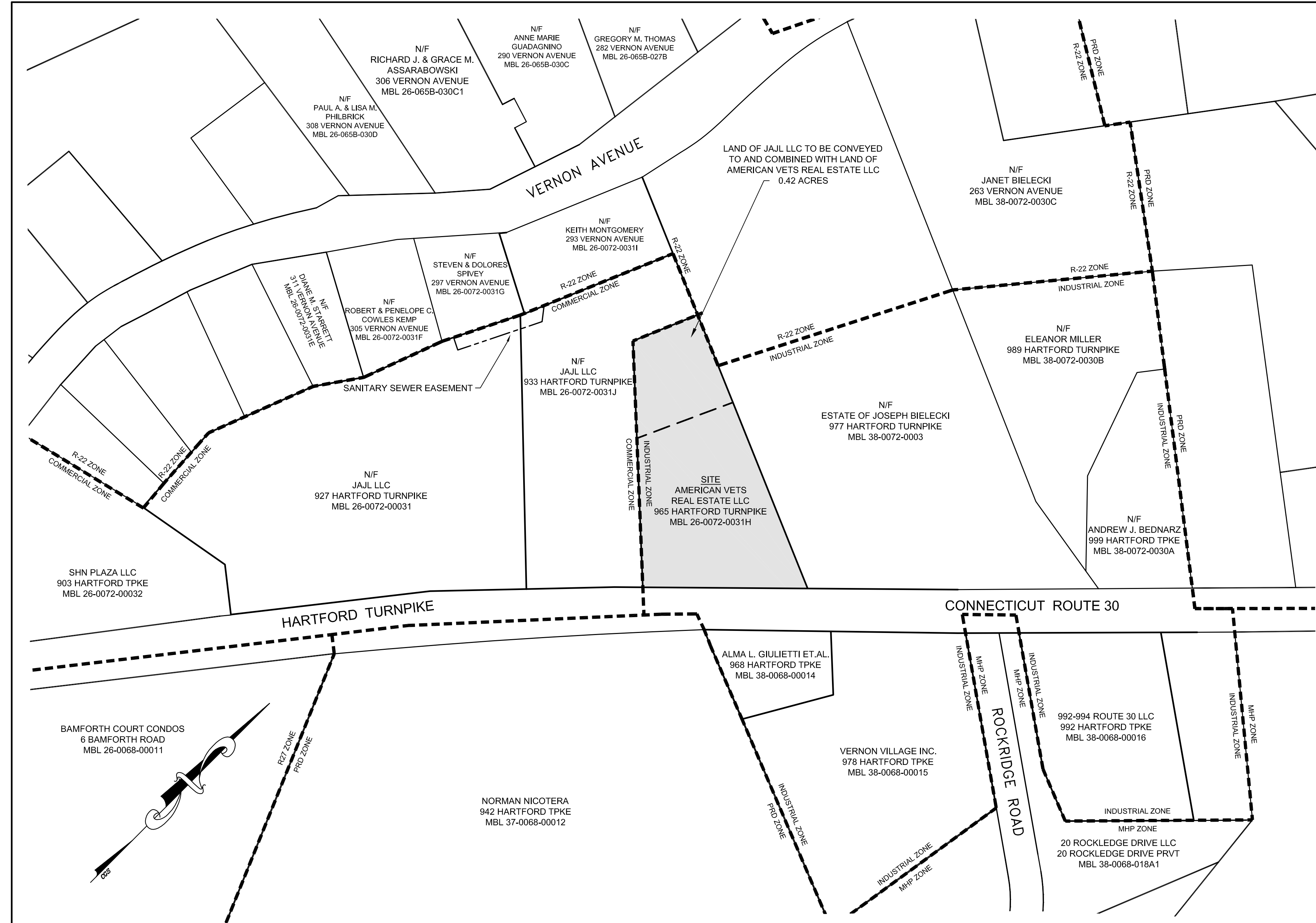
DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

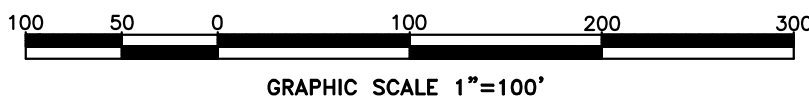
FORM CORRECTED / COMPLETED: YES NO



KEY MAP SCALE: 1" = 1000'

APPROVED BY TOWN OF VERNON
PLANNING & ZONING COMMISSION

_____, Chairmam Date: _____
_____, Secretary Date: _____



- NOTES:
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". THIS IS AN IMPROVEMENT LOCATION SURVEY BASED UPON A DEPENDANT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2.
 - REFERENCE IS MADE TO THE FOLLOWING MAPS:
A. "PROPERTY OF WILLIAM B. & HELEN M. KANIA VERNON, CONNECTICUT SCALE: 1"=50' JULY 8, 1987 REVISED TO AUGUST 4, 1997 TO DELINEATE PARCEL "A" BY: STANLEY W. SZESTOWICKI AND RECORDED IN THE TOWN OF VERNON LAND RECORDS OCT. 10, 1997."
B. "DATA ACCUMULATION PLAN ZONE CHANGE MAP PREPARED FOR AMERICAN VETS 933 & 965 HARTFORD TURNPIKE VERNON, CONNECTICUT BY: GARDNER & PETERSON ASSOCIATES, LLC SCALE: 1"=100', DATE 04-15-2020, SHEET NO. 1 OF 1, MAP NO. 107112"
 - THE AREA OF 965 HARTFORD TURNPIKE IS 1.19 ACRES. 0.42 ACRES OF LAND TO THE NORTH CURRENTLY OWNED BY JAHL LLC IS UNDER CONTRACT TO BE PURCHASED BY THE APPLICANT.

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

KENNETH R. PETERSON L.S. 10839
REGISTRATION NO.

- LEGEND
- BOUNDARY _____
- SITE
- EXISTING ZONE BOUNDARY - - - - -

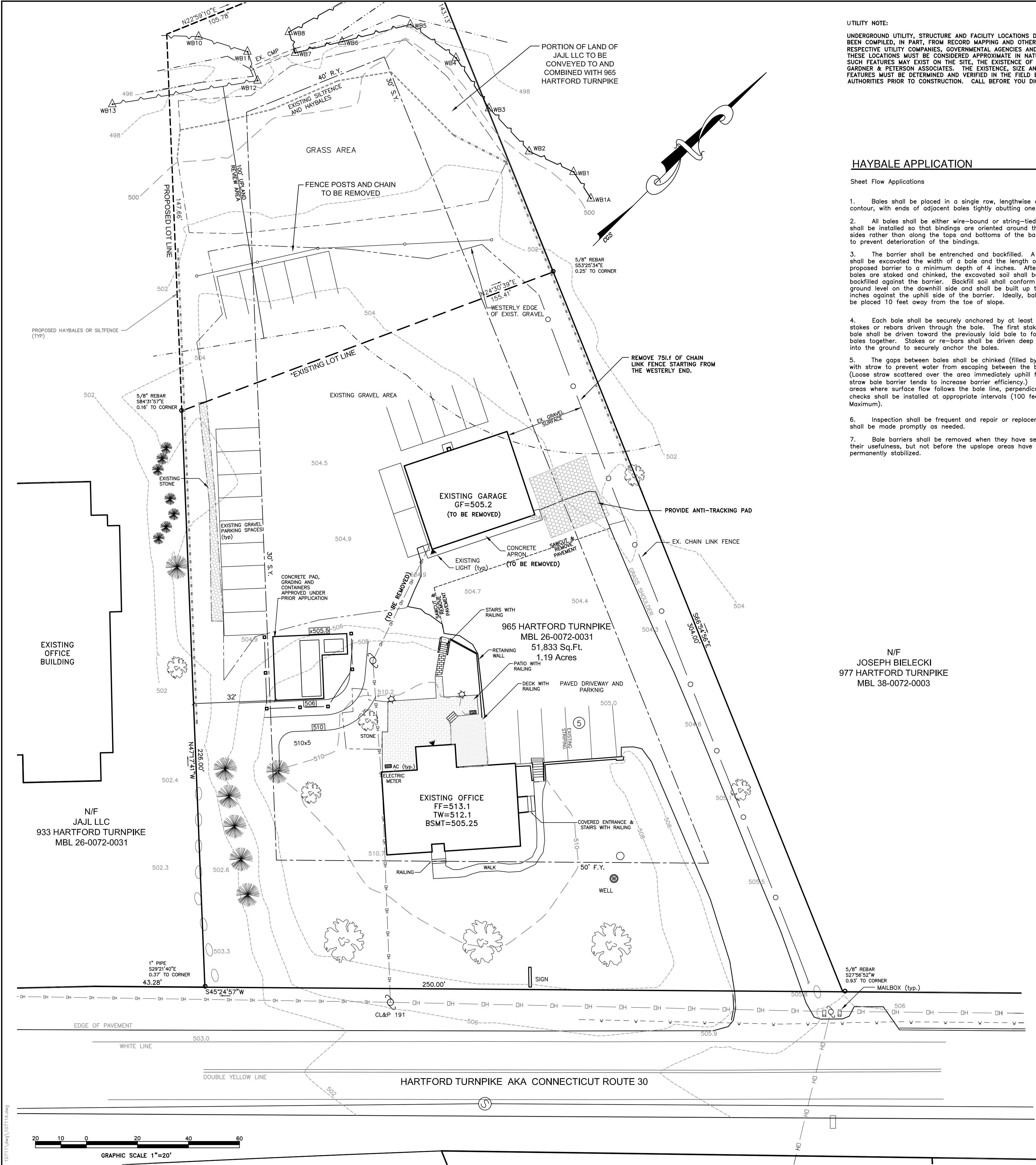
IMPROVEMENT LOCATION SURVEY

SITE PLAN
PREPARED FOR
A. VETS REAL ESTATE, LLC
965 HARTFORD TURNPIKE
VERNON, CONNECTICUT

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

PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=100'	06-15-2021	1 OF 3	10711S



UTILITY NOTE:

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND / OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

HAYBALE APPLICATION

Sheet Flow Applications

- Bales shall be placed in a single row, lengthwise on the contour, with ends of adjacent bales tightly abutting one another.
- All bales shall be either wire-bound or string-tied. Bales shall be installed so that bindings are oriented around the sides rather than along the tops and bottoms of the bales to prevent deterioration of the bindings.
- The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of 4 inches. After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfill soil shall conform to the ground level on the downhill side and shall be built up to 4 inches against the uphill side of the barrier. Ideally, bales should be placed 10 feet away from the toe of slope.
- Each bale shall be securely anchored by at least two stakes or rebars driven through the bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes or re-bars shall be driven deep enough into the ground to securely anchor the bales.
- The gaps between bales shall be chinked (filled by wedging) with straw to prevent water from escaping between the bales. (Loose straw scattered over the area immediately uphill from a straw bale barrier tends to increase barrier efficiency.) In sloping areas where surface flow follows the bale line, perpendicular bale checks shall be installed at appropriate intervals (100 feet Maximum).
- Inspection shall be frequent and repair or replacement shall be made promptly as needed.
- Bale barriers shall be removed when they have served their usefulness, but not before the upslope areas have been permanently stabilized.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
- ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SLIPPAGE, AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR LOCAL SPECIFICATIONS.
- FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIAL, COMPRESSIBLE MATERIAL, AND OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIAL OR SOFT MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
- ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICE.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING. IF FINISH GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE IS COMPLETE, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS SHALL BE CONSIDERED "LONG TERM" AND SHALL RECEIVE TEMPORARY SEEDING WITHIN THE FIRST 15 DAYS.
- SITE IS TO BE GRADED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE UNLESS OTHERWISE SPECIFIED IN THE PLANS.
- CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". ADDITIONAL TOPSOIL MAY BE REQUIRED TO MEET MINIMUM DEPTHS. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
- APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULPACKER TYPE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2" INCH. HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SOIL SURFACE.
- WHERE FEASIBLE, EXCEPT WHERE EITHER A CULPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
- FERTILIZER AND LIME ARE TO BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISC OPERATION SHOULD BE ALONG THE CONTOUR.
- REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, OR OTHER UNSUITABLE MATERIALS.
- INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED BEFORE SEEDING, THEN FIRMED AS DESCRIBED ABOVE.
- WHERE GRASSES PREDOMINATE, FERTILIZE ACCORDING TO SOIL ANALYSIS, OR SPREAD 300 POUNDS OF 10-10-10 OR EQUIVALENT PER ACRE (7.5 POUNDS PER 1000 S.F.).
- CALCIUM CHLORIDE WILL BE AVAILABLE FOR DUST CONTROL ON GRAVEL TRAVEL SURFACES.

TEMPORARY SEEDING SCHEDULE:

SPECIES	LBS./ACRE	LBS./1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	0.9	3/1-6/15, 8/1-10/1
WINTER RYE	40	0.9	4/15-6/15, 8/15-10/1
SUDANGRASS	11	0.25	5/15-6/15

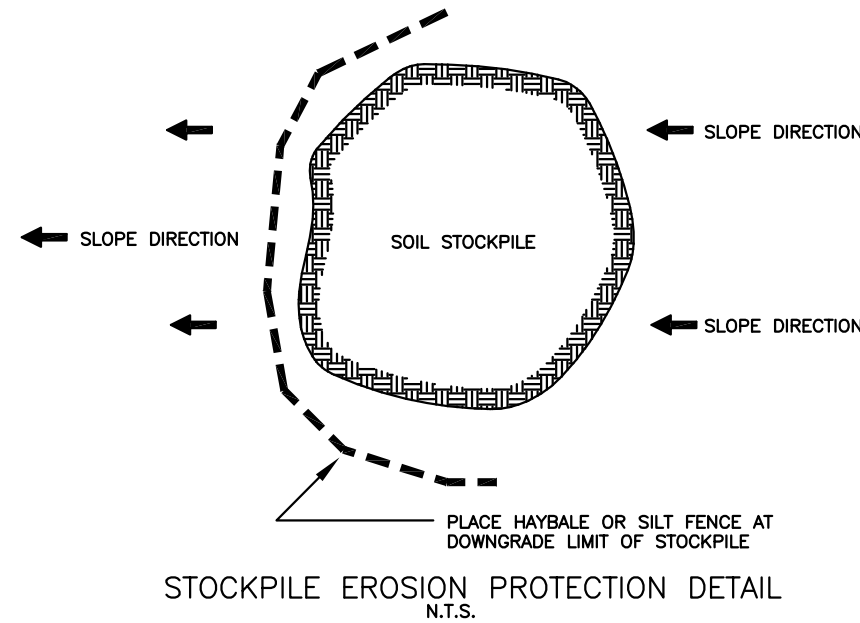
TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

STRAW MULCH IS TO BE APPLIED TO SEEDBED AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE. 70 TO 80 LBS. PER 1000 SQ. FT.

FINAL SEEDING SCHEDULE:

PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBJECTS.

SPECIES	LBS./ACRE	LBS./1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	40	0.90	4/15-6/15, 8/15-9/15
CREeping RED FESCUE	120	2.75	
PERENNIAL RYEGRASS	40	0.90	



STOCKPILE EROSION PROTECTION DETAIL N.T.S.

CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST

PROJECT NAME: A. VETS REAL ESTATE, LLC

LOCATION: 965 HARTFORD TURNPIKE VERNON

PROJECT DESCRIPTION: PROPOSED DRIVEWAY, BUILDING AND PARKING

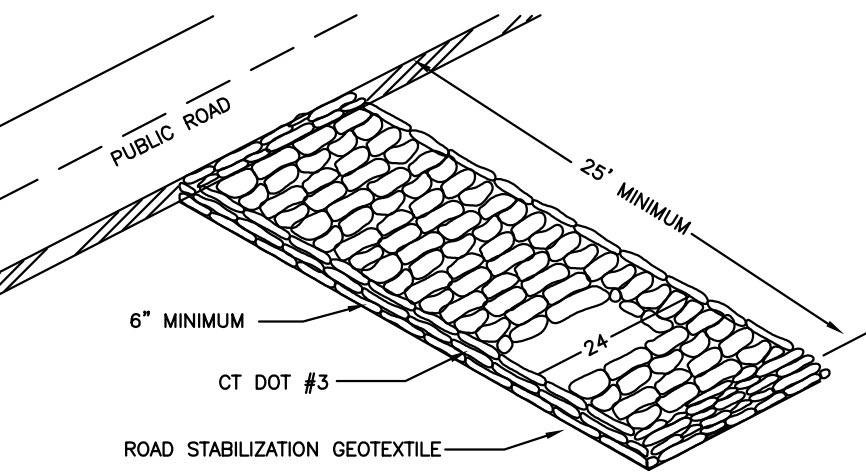
PARCEL AREA: 1.5+ ACRES

RESPONSIBLE PERSONNEL: SITE CONTRACTOR, TO BE DETERMINED

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
CONTRACTOR TO OBTAIN ENCROACHMENT PERMIT			
CONTRACTOR TO CONTACT CALL BEFORE YOU DIG			
INSTALL ANTI-TRACKING PAD			
CLEAR TREES/BRUSH			
INSTALL EROSION CONTROL			
REMOVE STUMPS			
CONSTRUCT STORMWATER BASIN TO ACT AS TEMPORARY SEDIMENT BASIN. SHED DISTURBED AREA TO BASIN.			
ROUGH GRADE SITE			
CONSTRUCT BUILDING & DRIVE			
PAVE DRIVEWAY			
FINAL GRADE SITE			
LOAM AND SEED ALL DISTURBED AREAS			
REMOVE EROSION CONTROLS WHEN SITE IS STABILIZED			

PROJECT DATES:
DATE OF CONSTRUCTION START: APPROXIMATELY SEPTEMBER 2021
DATE OF CONSTRUCTION COMPLETION: ONE YEAR FROM START OF WORK

EROSION AND SEDIMENT CONTROL PROCEDURES SHALL ESSENTIALLY BE IN ACCORDANCE WITH THESE PLANS, AS REQUIRED BY TOWN REGULATIONS, AND THE MANUAL, "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" FOR CONNECTICUT, BY THE COUNCIL ON SOIL AND WATER CONSERVATION, 1985, REVISED TO 2002.



CONSTRUCTION ENTRANCE

LEGEND

SIGN	
UTILITY POLE	
WELL	
STONE WALL	
REMAINS OF STONE WALL	
LIMIT OF WETLANDS	
WETLAND FLAG	
100' UPLAND REVIEW AREA	
PROPOSED SILTFENCE	
OVERHEAD WIRES	
PROPERTY LINE	
EXISTING IRON ROD OR PIN	
WIRE FENCE	
EXISTING SILTFENCE	
LOT LINE TO BE REMOVED	
PROPOSED BOUNDARY LINE	
EXISTING CONTOUR	
EXISTING SPOT ELEVATION	
EXISTING GRAVEL	
EDGE SEASONAL WATERCOURSE	
EXISTING LAMP POST	

IMPROVEMENT LOCATION SURVEY

EROSION & SEDIMENT CONTROL PLAN
PREPARED FOR
A. VETS REAL ESTATE, LLC
965 HARTFORD TURNPIKE
VERNON, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

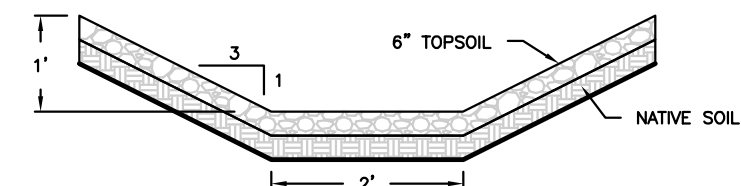
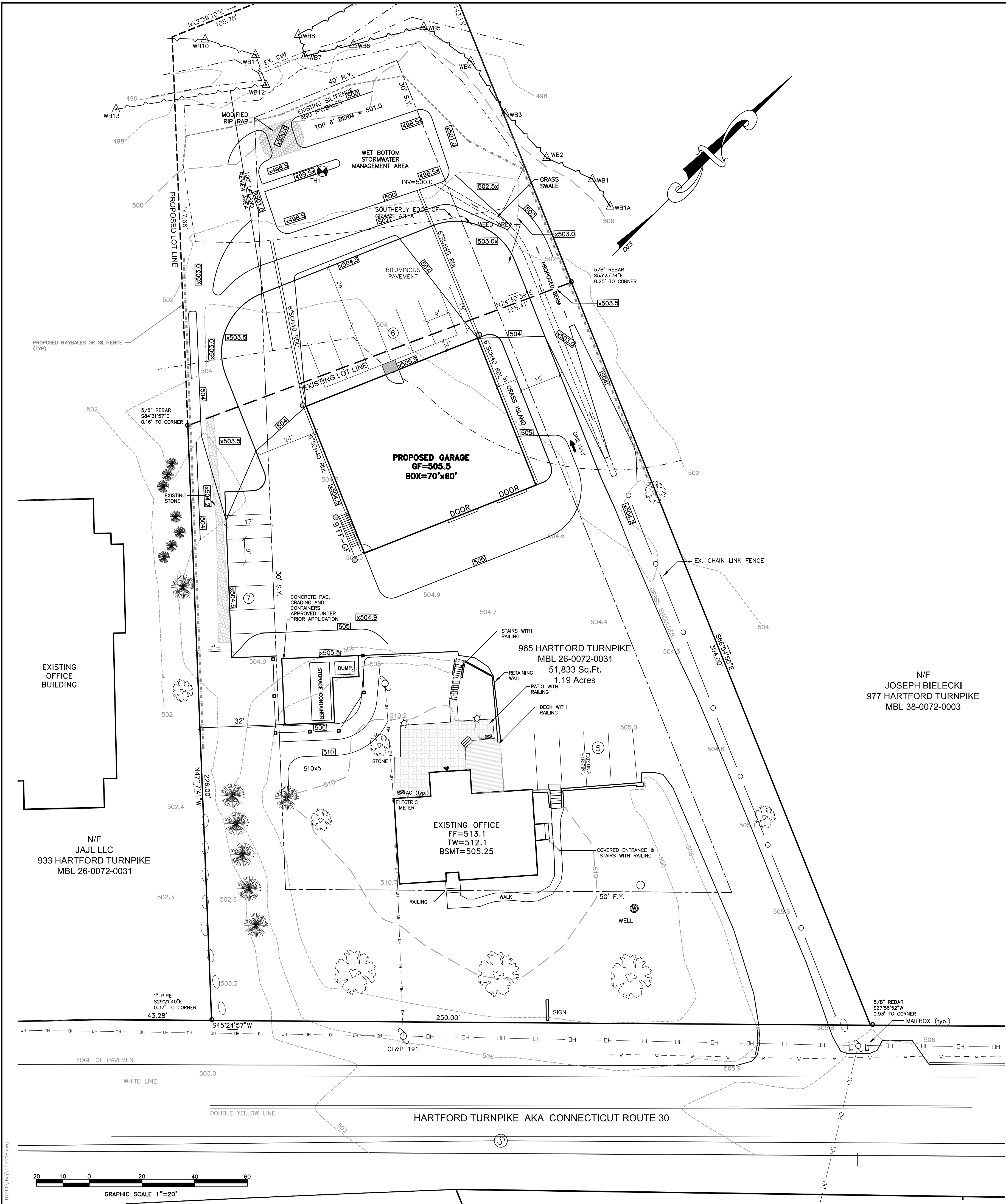
PROFESSIONAL ENGINEERS

LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1" = 20'	06-15-2021	2 OF 3	10711S

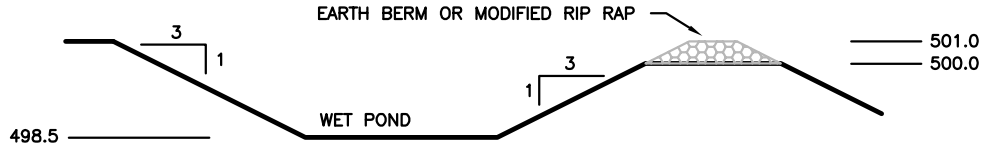
THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

RICHARD ZULICK C.S.S.

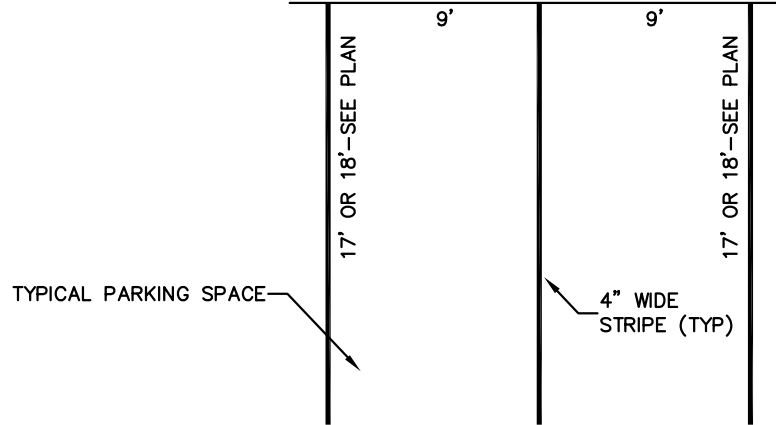


GRASS LINED SWALE
N.T.S.

SOIL DATA
DATE TESTED: 06-19-2020
BY: GARDNER & PETERSON ASSOCIATES, LLC
MARK PETERSON P.E.
TH 1
0-19" FILL
19-26" BURIED TOPSOIL
26-42" LIGHT BROWN FINE SANDY LOAM
42-72" BROWN LOAMY SAND
MOTTLING @ 42"
NO LEDGE, SEEPAGE OR ROOTS

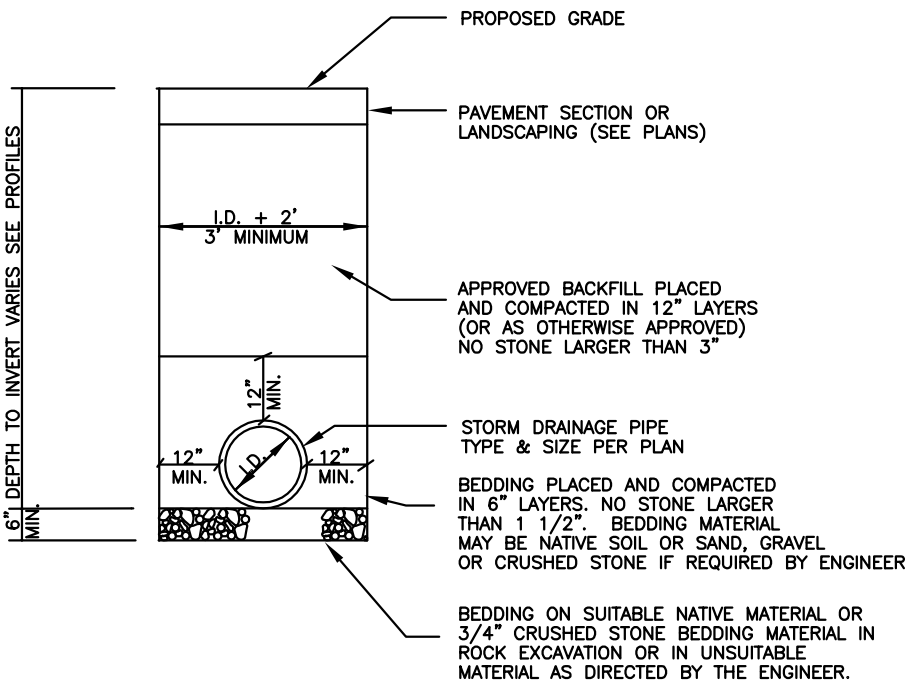


WET POND DETAIL
N.T.S.



- PAVEMENT MARKING NOTES:
- All work to conform to Form 816, Section 12.09 and the manufacturer's instructions and recommendations for application.
 - Lines shall be four (4) inches wide, except as noted, and 15 mils thick, colored white, except as noted.
 - Paint shall be either white or tinted ready-mixed paint conforming to AASHTO M70, Type 1.
 - Epoxy Resins shall conform to Form 816 and project requirements for layout of crosswalks. Install glass beads by free fall method.
 - Prior to painting, sweep pavement with power broom supplemented with hand brooms to eliminate loose material and dust.
 - 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.

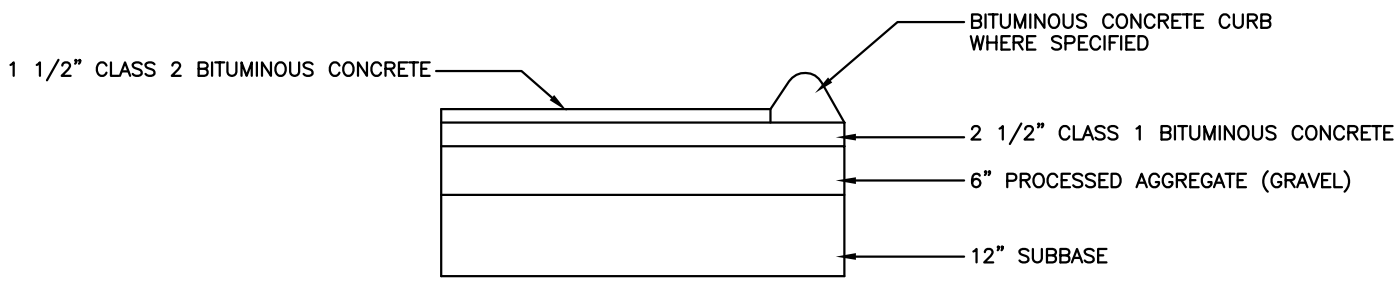
PAINTED PARKING STALL DETAIL



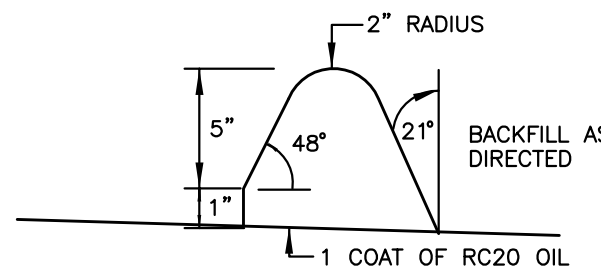
STORM DRAIN TRENCH DETAIL
N.T.S.

LEGEND

- | | |
|---------------------------|---|
| SIGN | — |
| UTILITY POLE | — |
| WELL | — |
| STONE WALL | — |
| REMAINS OF STONE WALL | — |
| LIMIT OF WETLANDS | — |
| WETLAND FLAG | — |
| 100' UPLAND REVIEW AREA | — |
| PROPOSED SILTFENCE | — |
| OVERHEAD WIRES | — |
| PROPERTY LINE | — |
| EXISTING IRON ROD OR PIN | — |
| WIRE FENCE | — |
| EXISTING SILTFENCE | — |
| LOT LINE TO BE REMOVED | — |
| PROPOSED BOUNDARY LINE | — |
| EXISTING CONTOUR | — |
| EXISTING SPOT ELEVATION | — |
| EXISTING GRAVEL | — |
| EDGE SEASONAL WATERCOURSE | — |
| EXISTING LAMP POST | — |
| PROPOSED CONTOUR | — |
| EXISTING SPOT ELEVATION | — |



HEAVY DUTY PAVEMENT SECTION
N.T.S.



BITUMINOUS CONCRETE
LIP CURBING
NOT TO SCALE

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.
RICHARD ZULICK C.S.S.

SITE PLAN/DETAIL SHEET
PREPARED FOR
A. VETS REAL ESTATE, LLC
965 HARTFORD TURNPIKE
VERNON, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"= 20'	06-15-2021	3 OF 3	10711S