

TOWN OF VERNON  
**Planning & Zoning Commission (PZC)**  
Virtual Meeting Notice & Agenda  
**Thursday, August 5, 2021 7:30 PM**

Zoom Meeting Information

<https://us02web.zoom.us/j/88463298838?pwd=WXdodXhNTXp3djNFYk5CTmplbkZ0UT09>

Meeting ID: 884 6329 8838 Passcode: kZcwn2

By Phone: (646) 876-9923

Meeting ID: 884 6329 8838

Passcode: 416644

AGENDA

1. **Call to Order & Roll Call by Roland Klee, Chairman**
2. **Administrative Actions/Requests**
  - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #7 "Other Business" requires Commission vote
  - 2.3 Approval of the Minutes from the **July 15, 2021**.
3. **New Application(s) for receipt, if any:**
  - 3.1 **PZ 2021-08** is an application of A. Vets Real Estate, LLC requesting a modification to an approved site plan and a special permit pursuant to section 4.10.4.11.6 to permit lot coverage in excess of 40% for a 1.19-acre parcel located at 965 Hartford Tpke (Assessor ID 26, Block 72, Parcel 0031H) and a .43-acre portion of a parcel located at 933 Hartford Tpke (Assessor ID 26, Block 72, Parcel 0031J).
4. **Public Hearing(s) and Action on Applications**

**None**
5. **8-24 Referrals, If any**

**None**
6. **Other Business/Discussion**
7. **Adjournment**

Roland Klee, Chairman  
Planning & Zoning Commission

# **DRAFT MINUTES**

TOWN OF VERNON  
**Planning & Zoning Commission (PZC)**  
**Thursday, July 15, 2021 7:30 PM**

**VIA ZOOM**

DRAFT MINUTES

1. **Call to Order & Roll Call by Susan Reudgen, Vice-Chairperson at 7:30 PM**

- Regular members present: Robin Lockwood, Joseph Miller, Mike Mitchell, Susan Reudgen and Jesse Schoolnik
- Alternate Member: Carl Bard, sitting for Roland Klee
- Absent Members: - Roland Klee and Iris Mullan
- Staff present: George McGregor, Town Planner, Shaun Gately, EDC/Asst. Planner
- Recording secretary: Jill Rocco

2. **Administrative Actions/Requests**

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

Robin Lockwood **MOVED** to **ADOPT** the agenda as is. Joseph Miller seconded and the motion carried unanimously.

- 2.3 Approval of the Minutes from the **June 17, 2021**.

Robin Lockwood **MOVED** to **APPROVE** the minutes from June 17, 2021. Mike Mitchell seconded and the motion carried with Susan Reudgen abstaining.

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

**None**

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

**None**

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

**None**

6. **Other Business/Discussion**

6.1 **2021 CT Legislative Session Land Use related initiatives.**

- Town Planner George McGregor provided a copy of the 2021 Guide to Legislation Impacting Development and Land Use Procedures (found online with the agenda).
- Town Planner George McGregor gave a briefing on 2021 Legislation that was passed.
- Discussion ensued.
- Jesse Schoolnik excused himself from the meeting at 8:14 PM.
- Discussion continued.

7. **Adjournment**

Carl Bard **MOVED** to **ADJOURN** at 8:29 PM. Joseph Miller seconded and the motion carried unanimously.

Jill Rocco  
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

[info@GardnerPeterson.com](mailto:info@GardnerPeterson.com)  
[www.GardnerPeterson.com](http://www.GardnerPeterson.com)

## Project Narrative:

A.Vets Real Estate, LLC is seeking a Site Plan approval for American Vets Abatement Experts, LLC (the owners of which are the same) for site modifications at 965 Hartford Turnpike and across a portion of land to be acquired from JAJL, LLC at 933 Hartford Turnpike. They would like to remove the existing storage garage and construct a new, larger garage with associated parking and stormwater management.

## Traffic Statement

The proposed Site Plan will not increase the volume of traffic entering/exiting the site. The proposed improvements are for staff use and the business has minimal customers visiting the site.

**TOWN OF VERNON PLANNING & ZONING COMMISSION (PZC)**

**APPLICATION**

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

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

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

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

Provide all the information requested:

**I. APPLICANT:**

Name: A. Vets Real Estate, LLC

Title: c/o Mark Peterson

Company: Gardner & Peterson Associates, LLC

Address: 178 Hartford Turnpike  
Tolland, CT 06084

Telephone: 860-871-0808 Fax: \_\_\_\_\_

E-mail mpeterson@gardnerpeterson.com

**II. PROPERTY OWNER (S): - 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 PLANNING & ZONING COMMISSION (PZC)**

**APPLICATION**

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

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

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

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

Provide all the information requested:

**I. APPLICANT:**

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

**II. PROPERTY OWNER (S): - Property #2**

Name: JAJL, LLC

NE Portion of  
965 Hartford Tpke.

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: jmchugh@cfmlawfirm.com

**III. PROPERTY**

Address: 965 Hartford Turnpike

Assessor's ID Code:     Map # \_\_\_ Block # \_\_\_ Lot/Parcel # \_\_\_ Tax ID# 26-0072-0031H

Land Record Reference to Deed Description: Volume: <sup>2396</sup> \_\_\_ Page 101

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

No      Yes

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

IWC application has been submitted  
 IWC application has not been submitted

Zoning District Industrial

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

No  
 Yes:

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

Check if Historic Status Applies: N/A

Located in historic district:

- Rockville
- Talcottville

Individual historic property

**III. PROPERTY - #2**

Northeasterly Portion

Address: 933 Hartford Turnpike

Assessor's ID Code:     Map # \_\_\_ Block # \_\_\_ Lot/Parcel # \_\_\_ Tax ID# 26-0072-0031J

Land Record Reference to Deed Description: Volume: <sup>1386</sup> \_\_\_ Page 327

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

No

Yes

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

IWC Application

Previously Approved

7/27/2021

IWC application has been submitted

IWC application has not been submitted

Zoning District Industrial

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

No

Yes:

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

Check if Historic Status Applies: N/A

Located in historic district:

- Rockville
- Talcottville

Individual historic property

---

#### IV. PROJECT

**Project Name:** 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. PZC APPLICATION PROJECT SUMMARY

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

**Purpose:** Provide additional indoor storage of vehicles & equipment

**General Activities:** Removal of existing garage and  
construction of larger garage and designated  
parking areas.

## VI. APPROVAL (S) REQUESTED

### Subdivision or Resubdivision

- Subdivision (Sub. Sec. 4, 5, 6)
- Resubdivision (Sub. Sec. 4, 5, 6)
- Minor modification of subdivision or resubdivision (Sub. Sec. 4.6)
- Town acceptance of a road (Sub. Sec. 6.5-6. 8 & 9)
- Amendment of Subdivision Regulations (Sub. Sec. II)

See Subdivision Regulations Sec. 4 for application fee schedules.

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

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

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

       Special Permit(s) (ZR Section 17.3)

- Special Permit in an aquifer area (ZR Sec. 2.4; 2.5; 2.119; 20)
- Special Permit for excavation (ZR Sec. 2.52; 2.79; 15)
- Special Permit for use in a district (ZR Sec. 1.2 & 4)
  
- X Special Permit for lot coverage (ZR Sec. 1.2; 2.61; 2.68; 4)
- Special Permit for signs (ZR Sec. 1.2; 2.106-115; 4; 16; 21.7)
- Special Permit for parking (ZR Sec. 4; 12; 21.4)
  
- Special Permit for elderly housing (ZR Sec. 2.60; 17.4)
- Special Permit for Bed & Breakfast (B & B) (ZR Sec. 2.9; 17.3.4)
- Special Permit for serving alcohol (ZR Sec. 2.103, 17.1)
  
- Special Permit for massage (ZR Sec. 2.76-78; 4)
- Special Permit for telecommunications (ZR Sec. 2.21; 3.23 & 23)
- Special Permit for dumps and/or incinerators (ZR Section 8)

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

---

---

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

---

---

---

---

\_\_\_\_ **Zoning:**

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

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

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

*See Zoning Regulations Section 22 for application fee schedules.*

\_\_\_\_ Dealer or Repairer License (location approval for DMV)

For Commission Order Form (CFO) Section 4.04. If an application submitted to the Planning & Zoning Commission (PZC) contains any errors @ was rejected under the contract process, the application for the zoning must be filed with the Initial Wetlands Determination (IWD) on or before the day the Planning & Zoning Commission (PZC) approves to fund by the applicant. (PZC Sec. 1.11)

By CFO Sec. 4.04: If the proposed activity is in this plan within a watershed of a Water Company, the applicant is required to file a copy of the application with the Water Company (as outlined and within section 4.04) days of the date of the application. (PZC Sec. 4.1.4)

The applicant, undersigned, has reviewed the "Terms of Wetland Planning and Zoning Regulations and Initial Wetlands and Watercourse Regulations" and has prepared this application with complete and accurate information.

Property Owner, Applicant, or Applicant's Agent

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

**TO BE FILLED IN BY THE PLANNING DEPARTMENT**

Date Application Received \_\_\_\_\_

Date Application Reviewed by Commission \_\_\_\_\_

PZC File # \_\_\_\_\_

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

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

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

Property Owner, Applicant, or Applicant's Agent:



\_\_\_\_\_  
Signature

8/02/2021

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

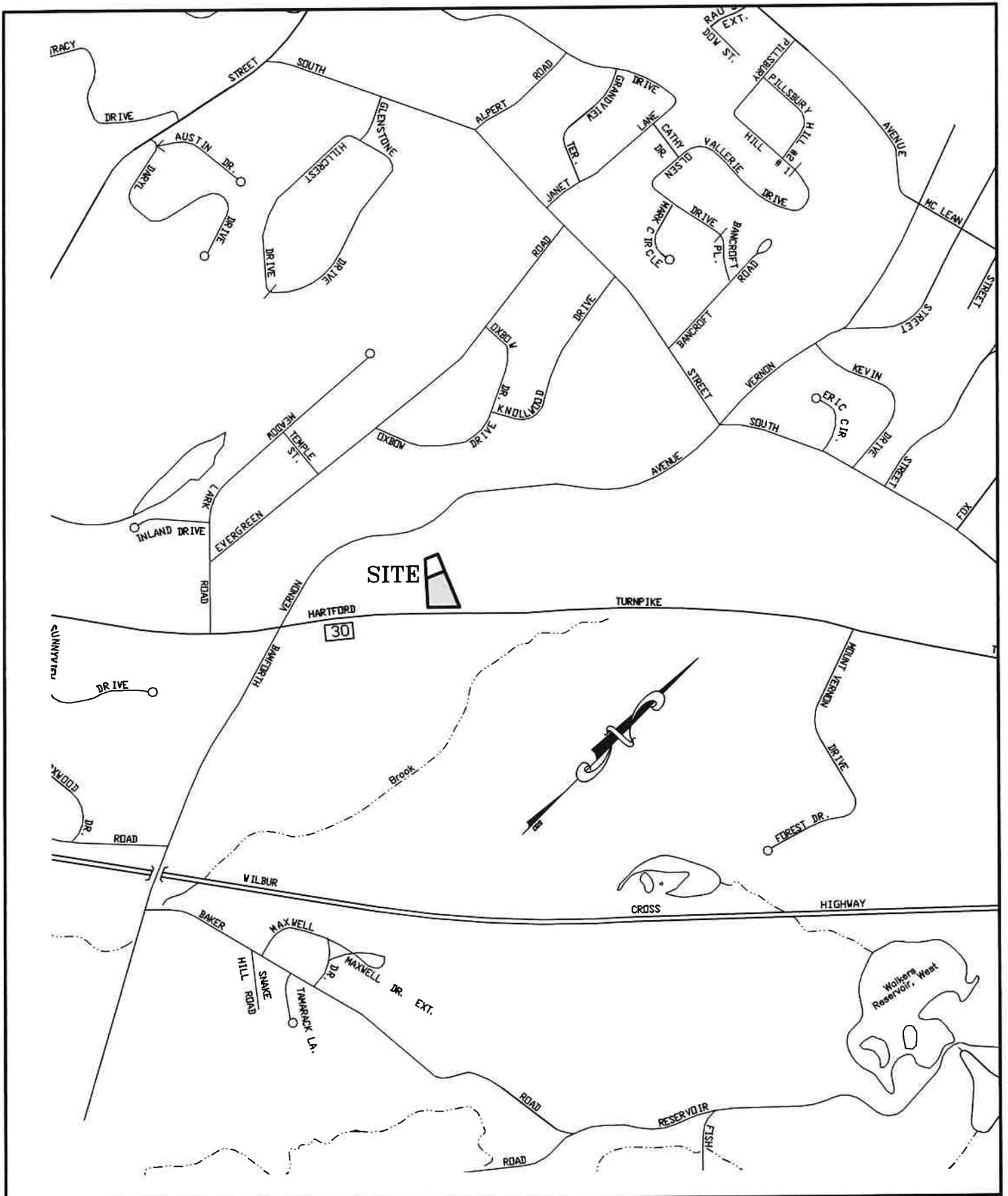
\_\_\_\_\_  
Date

***TO BE FILLED IN BY THE PLANNING DEPARTMENT***

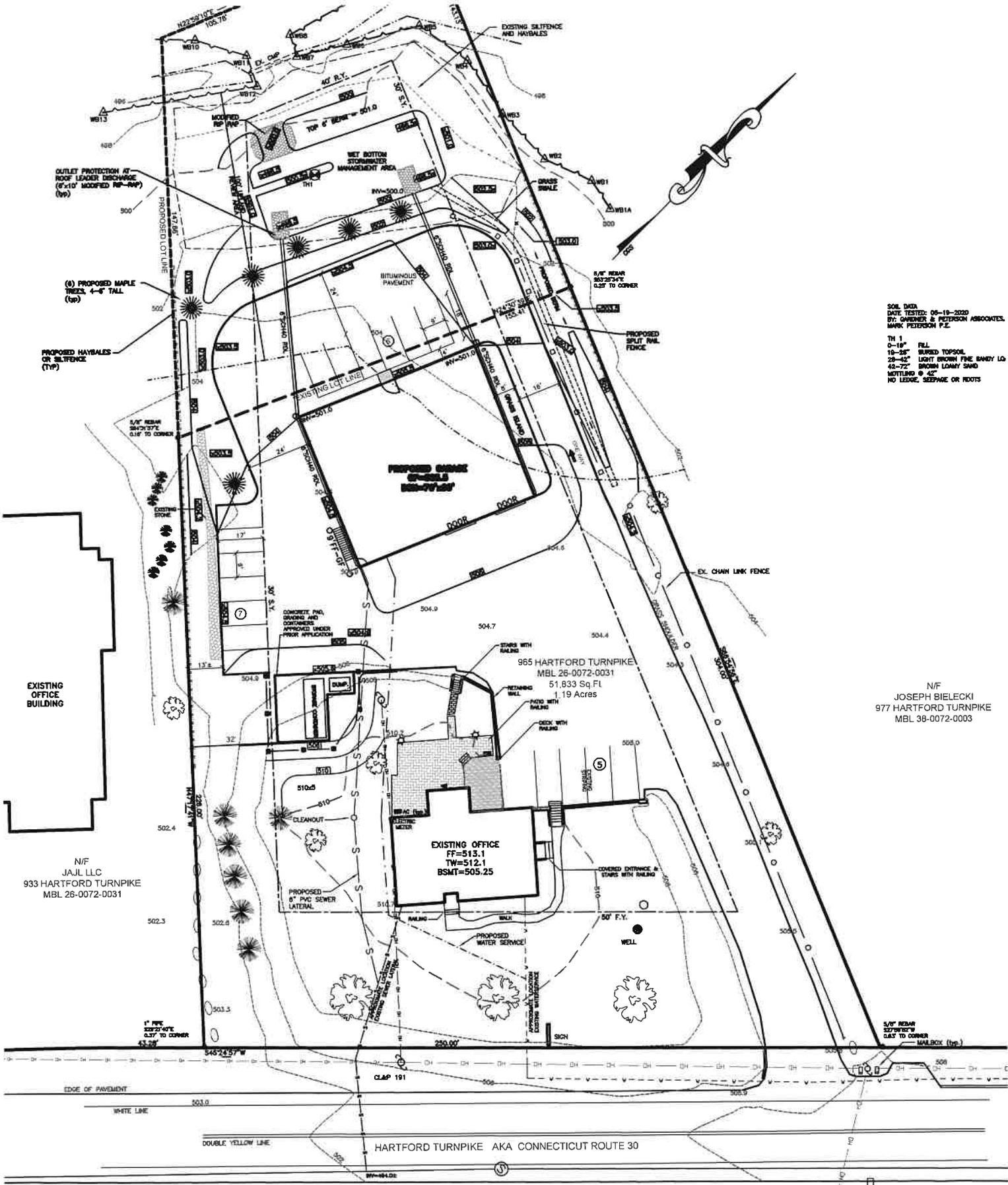
Date Application Submitted \_\_\_\_\_

Date Application Received by Commission \_\_\_\_\_

PZC File: \_\_\_\_\_



KEY MAP SCALE: 1" = 1000'



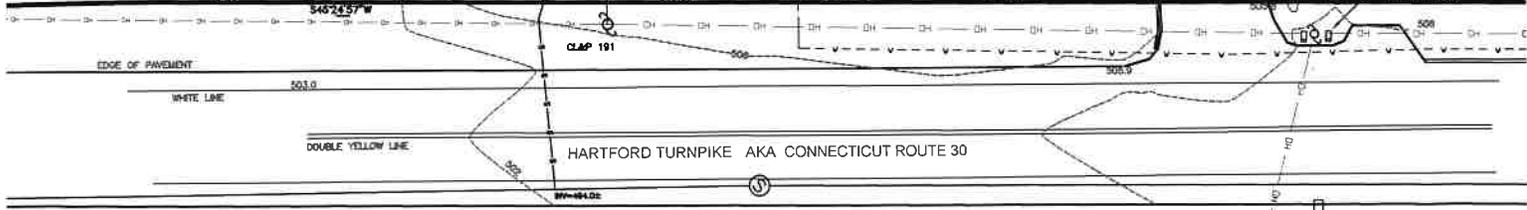
SOIL DATA  
 DATE TESTED: 05-19-2020  
 BY: GARDNER & PETERSON ASSOCIATES,  
 MARK PETERSON P.E.  
 TH 1  
 0-18" FILL  
 18-25" BURIED TOPSOIL  
 25-42" LIGHT BROWN FINE SANDY LO  
 42-72" BROWN LOAMY SAND  
 MOTTLING @ 42"  
 NO LEDGE, SEEPAGE OR ROOTS

N/F  
 JOSEPH BIELECKI  
 977 HARTFORD TURNPIKE  
 MBL 38-0072-0003

N/F  
 JAJL LLC  
 933 HARTFORD TURNPIKE  
 MBL 26-0072-0031

**EXISTING OFFICE**  
 FF=513.1  
 TW=512.1  
 BSMT=505.25

955 HARTFORD TURNPIKE  
 MBL 26-0072-0031  
 51,833 Sq Ft  
 1.19 Acres



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 Delimits Parcel "A", Revised October 3, 1997 Parcel "A", Stanley W. Szostowski, 623 Telcottville 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-three and 28/100 (43 28") feet from a CHD monument in 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 56° 01' 50" E along land now or formerly of Bielecki, 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

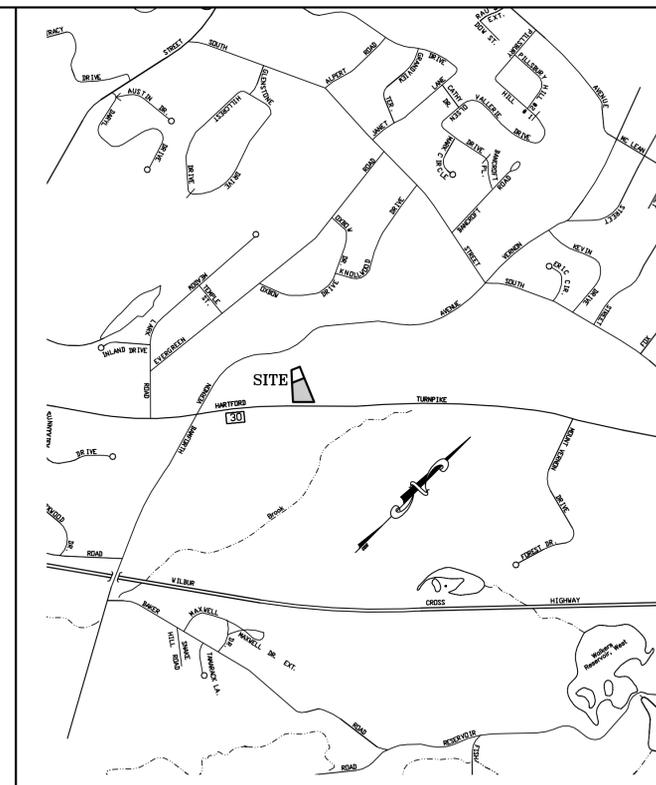
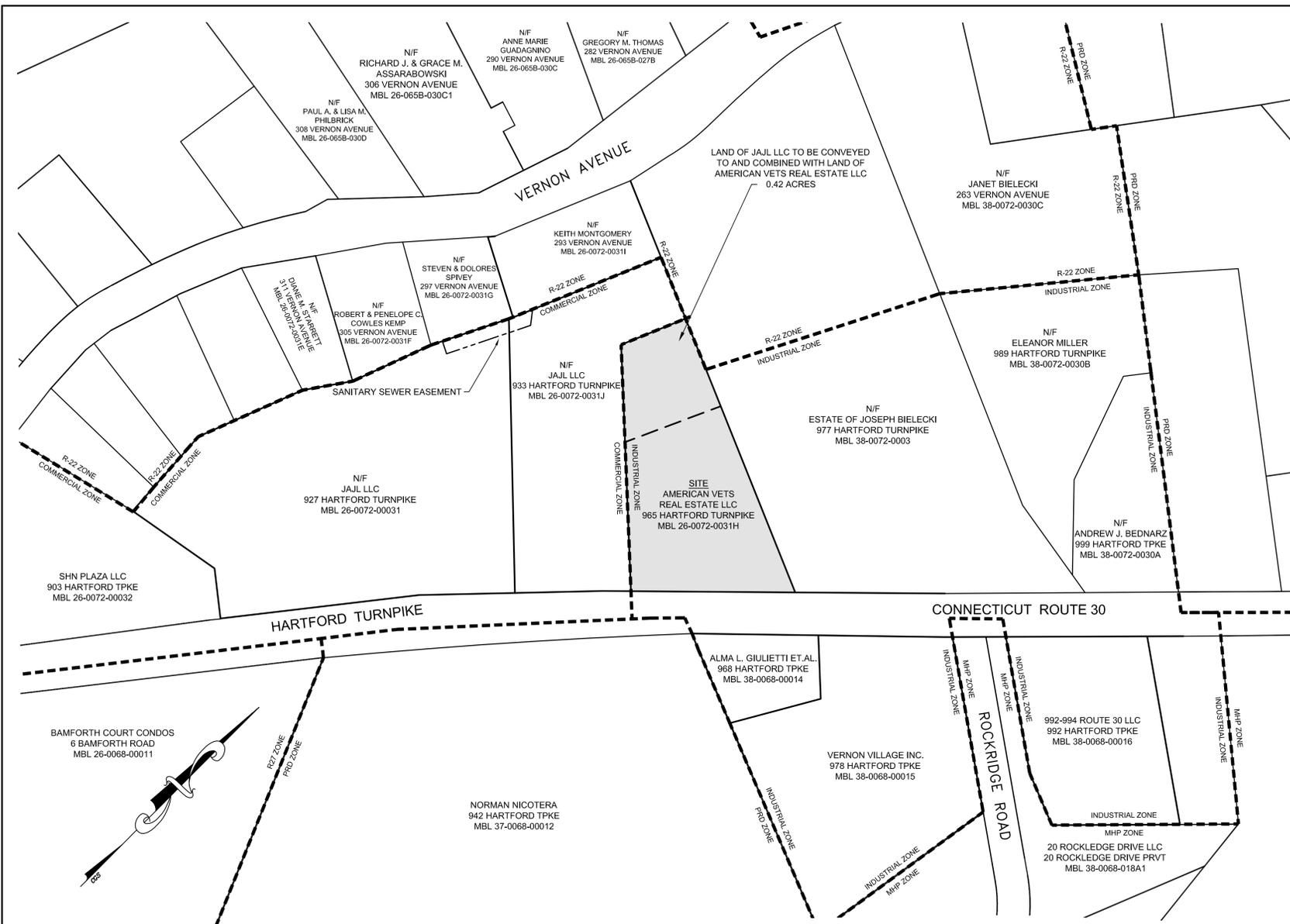
This parcel is conveyed along with the right to drain storm water as it exists at the time of this conveyance

RECORDED IN  
VERNON LAND RECORDS  
Barnes K. Dixon  
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.



APPROVED BY TOWN OF VERNON  
PLANNING & ZONING COMMISSION

\_\_\_\_\_, Chairman 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 1-2.
  - REFERENCE IS MADE TO THE FOLLOWING MAPS:
    - "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."
    - "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 JAII LLC IS UNDER CONTRACT TO BE PURCHASED BY THE APPLICANT.
  - PROPOSED LOT COVERAGE: 43% (INCLUDES ALL BITUMINOUS & CONCRETE SURFACES, ROOFS, DECK AND PAVERS)

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

*Kenneth R. Peterson*  
KENNETH R. PETERSON L.S. 10839  
REGISTRATION NO.

LEGEND

BOUNDARY \_\_\_\_\_

SITE \_\_\_\_\_

EXISTING ZONE BOUNDARY - - - - -

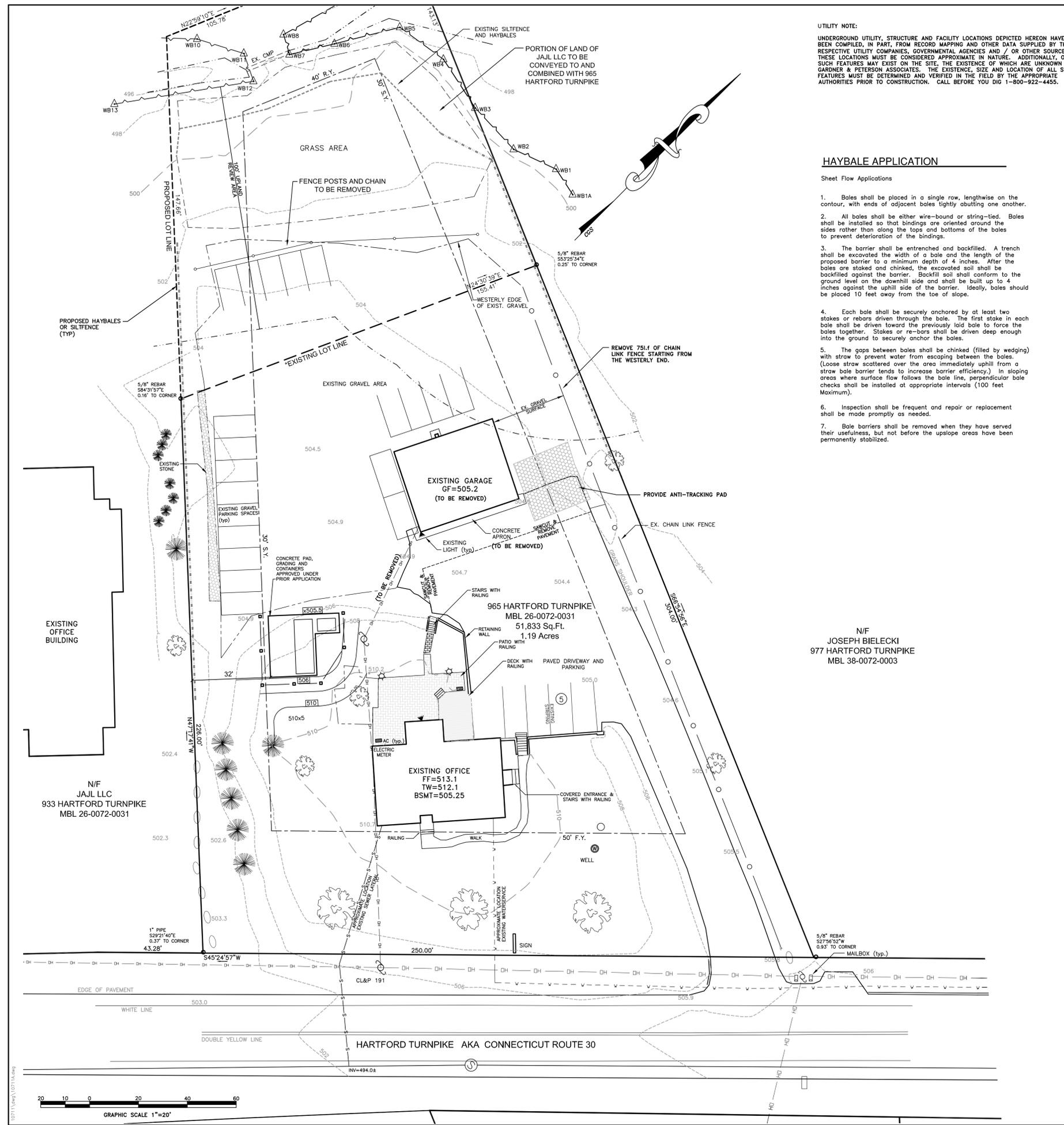
IMPROVEMENT LOCATION SURVEY

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

REVISIONS		SCALE		DATE		SHEET NO.		MAP NO.	
07-19-2021 STAFF COMMENTS		1"=100'		06-15-2021		1 OF 3		10711S	
07-28-2021 IWC CONDITIONS									



**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 through 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, SURFACE, 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.
- FILL 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 CULTPACKER 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 CULTPACKER 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:

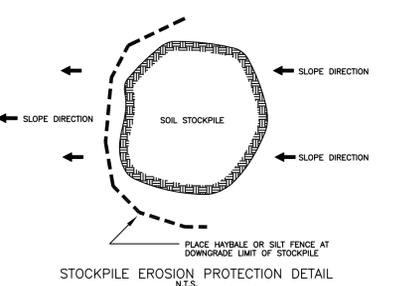
SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	0.9	3/1-6/15, 8/1-10/1
WINTER RYE	40	0.9	4/15-6/15, 8/15-10/1
SUDANGRASS	11	0.25	5/15-8/15

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 SEEDING AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE. 70 TO 90 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	



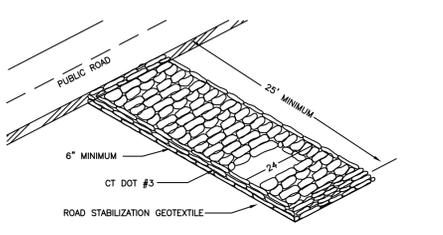
CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST

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

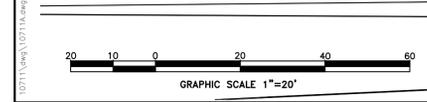
**EROSION & SEDIMENT CONTROL PLAN**  
 PREPARED FOR  
**A. VETS REAL ESTATE, LLC**  
 965 HARTFORD TURNPIKE  
 VERNON, CONNECTICUT

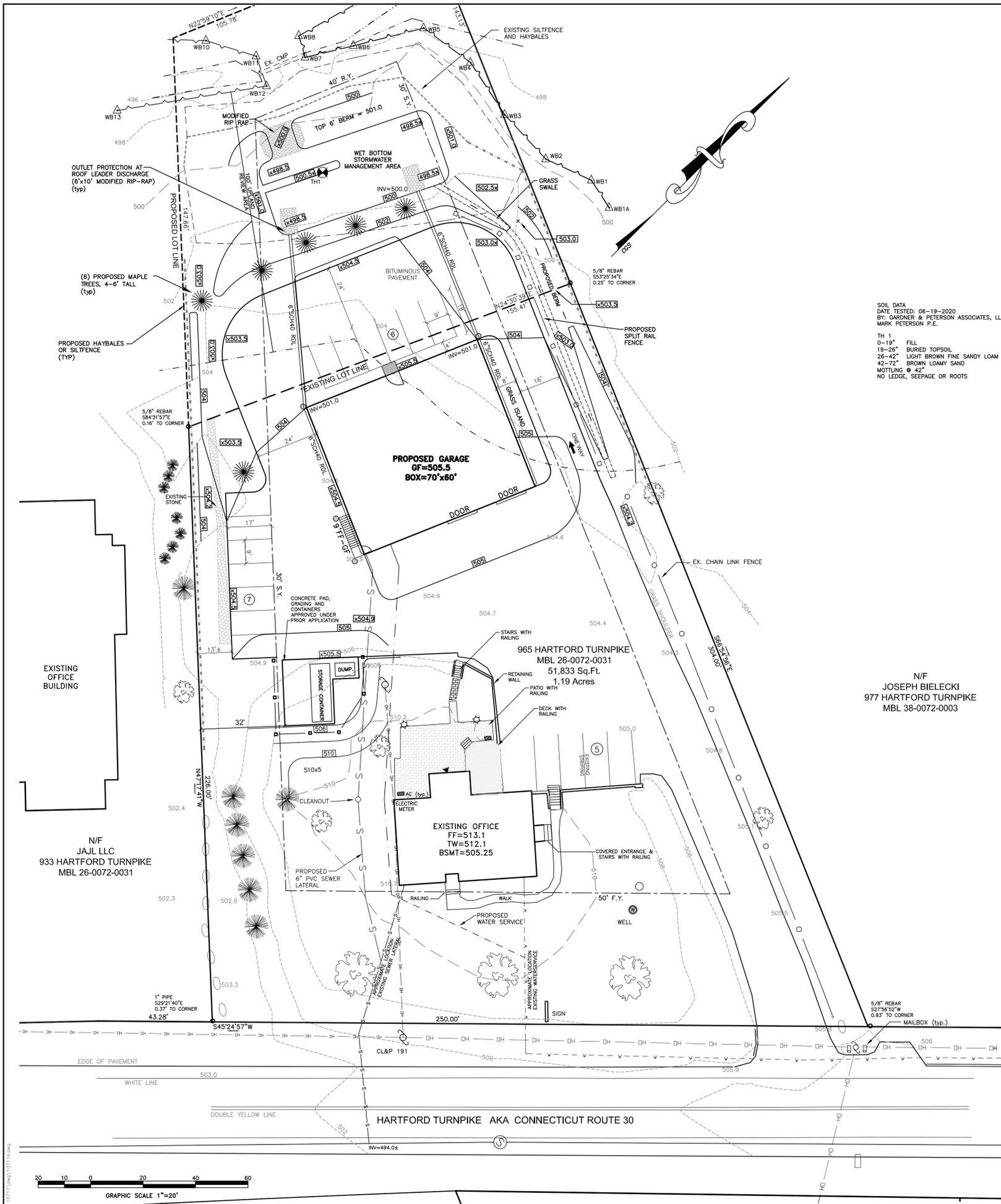
**GARDNER & PETERSON ASSOCIATES, LLC**  
 178 HARTFORD TURNPIKE  
 TOLLAND, CONNECTICUT

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1" = 20'	06-15-2021	2 OF 3	107115

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.

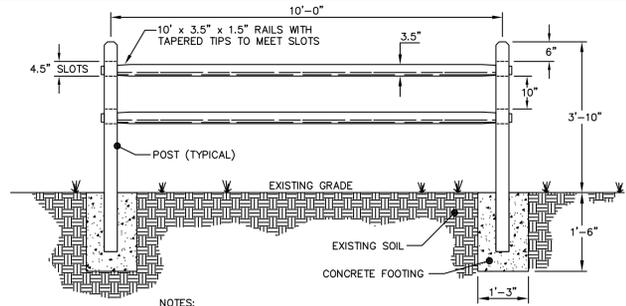
RICHARD ZULICK C.S.S.





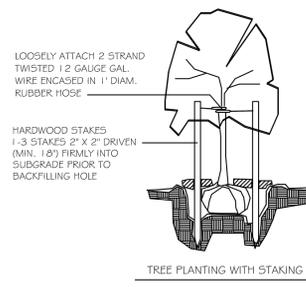
SOIL DATA  
 DATE TESTED: 06-19-2020  
 BY: GARDNER & PETERSON ASSOCIATES, LLC  
 MARK PETERSON P.E.

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

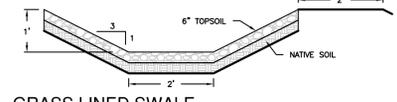


**TIMBER SPLIT RAIL FENCE DETAIL**

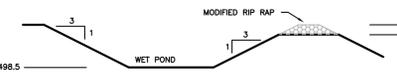
NOTES:  
 1) ALL WOOD FOR SPLIT RAIL FENCE TO BE PRESSURE TREATED.  
 2) END POST SHALL BE TERMINAL POST.



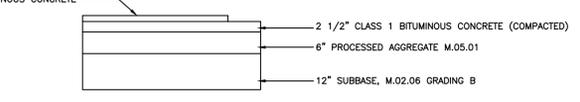
**PLANTING DETAILS**  
 N.T.S.



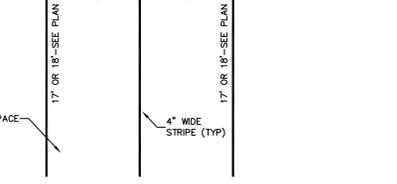
**GRASS LINED SWALE**  
 N.T.S.



**WET POND DETAIL**  
 N.T.S.

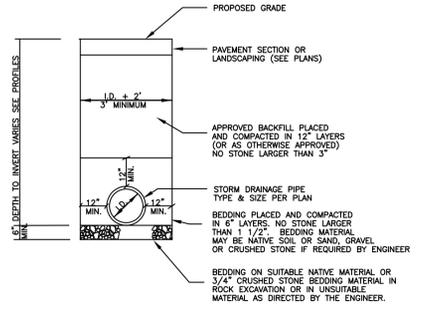


**HEAVY DUTY PAVEMENT SECTION**  
 N.T.S.



**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.



**STORM DRAIN TRENCH DETAIL**  
 N.T.S.

Maintenance Item	Frequency	Maintenance
Grass Swale	Monthly	<ul style="list-style-type: none"> <li>Maintain grass at a height of 4 to 6 inches during the growing season</li> </ul>
	Semi-Annually	<ul style="list-style-type: none"> <li>Remove debris/sediment in swale</li> <li>Check for evidence of water overflowing swale</li> </ul>
Stormwater Basin	Semi-Annually	<ul style="list-style-type: none"> <li>Repair eroded areas</li> <li>Clean/remove sediment and debris</li> <li>Monitor sediment accumulation and remove when pool volume is reduced significantly</li> <li>Mow side slopes</li> </ul>

The stormwater basin and associated swales allow for the conveyance, treatment and control of the stormwater runoff from the rear of the site. These elements shall be maintained accordingly and used only for their intended purpose. Storage of material, equipment and/or snow is not allowed in these areas to allow them to function as designed.

**Maintenance Schedule**

**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
- PROPOSED SPOT ELEVATION
- PROPOSED SPLIT RAIL FENCE
- PROPOSED TREE

**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

REVISIONS	PROFESSIONAL ENGINEERS	LAND SURVEYORS
07-19-2021 STAFF COMMENTS		
07-28-2021 IWC CONDITIONS		
BY	SCALE	DATE
M.A.P.	1" = 20'	06-15-2021
		SHEET NO.
		3 OF 3
		MAP NO.
		107115

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.

