

TOWN OF VERNON
Inland Wetlands Commission (IWC)
Meeting Notice & Agenda **Tuesday,**
January 25, 2022, 7:00 PM

VIA Virtual Zoom Meeting

<https://us02web.zoom.us/j/6149852850?pwd=NUZwVkEwWkRxS1EweC94cFNHVUxBdz09>

Meeting ID: 614 985 2850

Passcode: h72Vs7

Dial by your location

646 876 9923

Meeting ID: 614 985 2850

Passcode: 786221

AGENDA

1. Call to Order & Roll Call
2. Administrative Actions
 - 2.1 2022 Election of Officers
 - 2.2 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #8 "Other Business" requires Commission vote
 - 2.3 Approval of the Minutes from the December 21, 2021 meeting
 - 2.4 Call for filing(s) of Intervener Petitions and Determination of Status
3. New Applications for Receipt and Determination of Significance, if any
 - 3.1 **IWC 2022-01, 501 Talcottville Rd.** An Application by Vernon Development LLC for a Wetlands Re-designation and a Wetlands Permit for activity in a regulated area, in order to develop a child-care facility at 501 Talcottville Rd. (Tax Map 09, Block 007, Parcel 0001D).
4. Public Hearing and Action on New Applications
 - 4.1 **IWC 2021-07, 57 Hartford Turnpike.** An Application by Jerry Fornarelli for a Wetlands Re-designation and a Wetlands Permit for activity in a regulated area, in order to construct a deck addition, pavilion structure, and storage building at 57 Hartford Turnpike (Tax Map 01, Block 0158, Parcel 00057)
 - 4.2 **IWC 2021-08, 95 Hartford Turnpike.** An application of Jerry Fornarelli for a Wetlands Permit by Commission for site grading, new construction, and other development activities in an upland review area, at the Golf Land recreation center located at 95 Hartford Turnpike, (Assessor's ID: Map 1, Block 158, Parcel 00095).
5. Status of Cease & Correct Orders, if any
 - 5.1 26 Naek Rd. & 321 Talcottville Rd.

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)
Meeting Notice & Agenda
Tuesday, December 21, 2021, 7:00 p.m.
Virtual ZOOM Meeting

DRAFT MINUTES

1. Call to Order and Roll Call

Chairperson Rachel Stansel called the meeting to order at 7:00pm. In attendance were Commission Members Don Schubert and Kathy Minor. Absent were Frank Galat and Jeff Pescosolido. Staff member present was George McGregor, Town Planner.

2. Administrative Actions

2.1 Amendment/Adoption of Agenda – Additional business to be considered under agenda item #7 “Other Business” requires Commission vote
None

2.2 Approval of Minutes from November 23, 2021, meeting
Kathy Minor MOVED to approve the minutes of November 23, 2021, regular meeting. Don Schubert seconded. Motion carried unanimously.

3. New Applications for Receipt and Determination of Significance

3.1 **IWC-2021-07**, 57 Hartford Turnpike. An Application by Jerry Fornarelli for a Wetlands Redesignation and a Wetlands Permit for activity in a regulated area, in order to construct a deck addition, pavilion structure, and storage building at 57 Hartford Turnpike (Tax Map 01, Block 0158, Parcel 00057).

Present for the meeting were Jerry Fornarelli, applicant, Steve Lamesa, and Mark Peterson, of Gardner & Peterson Associates, LLC.

Town Planner introduced the application with maps.

*Kathy Minor MOVED that the Inland Wetlands Commission receive **IWC-2021-07** as an application of significant impact and schedule the application for a Public Hearing at the January 25, 2022, regular meeting. Don Schubert seconded. Motion carried unanimously.*

3.2 **IWC-2021-08**, 95 Hartford Turnpike. An Application by Jerry Fornarelli for a Wetlands Permit by Commission for site grading, new construction, and other development activities in an upland review area at the Golf Land recreation center located at 95 Hartford Turnpike (Assessor’s ID: Map 1, Block 158, Parcel 00095).

Town Planner introduced the plan maps.

*Chairperson Stansel MOVED that the Inland Wetlands Commission receive **IWC-2021-08** as an application of significant impact and schedule the application for a Public Hearing at the January 25, 2022, regular meeting. Don Schubert seconded. Motion Carried unanimously.*

4. Status of Cease & Correct Orders if any
None

5. Wetlands Enforcement Officer Report if any
IWC Project Status Report was included in Commission packet.

6. Inland Wetlands Agent Approvals if any
None

7. Other Business
None

8. Adjournment
Chairperson Stansel adjourned the meeting at 7:09pm.

Respectfully Submitted,

Susan Hewett,
Recording Secretary

APPLICATION For RECEIPT



January 12, 2022

Vernon Inland Wetlands Commission
56 West Main Street, 2nd Floor
Vernon, CT 06066

Re: The Learning Experience (TLE)
501 Talcottville Road, Vernon

Dear Commissioners,

On behalf of the Vernon Development LLC, I am pleased to submit the attached application for a wetland redesignation and a wetland permit for regulated activities associated with the development of The Learning Experience (TLE) Academy of Early Education at 501 Talcottville Road in Vernon, Connecticut. The subject parcel currently consists of 4.6 acres of undeveloped woodland located at the intersection of Dart Hill Road and Talcottville Road (Rte. 83). A wooded wetland, delineated by REMA Ecological Services, LLC in May of 2021, occupies the southwestern portion of the parcel. In conjunction with the proposed TLE development, the owner is proposing to divide the existing parcel into two lots, including a 2.0 acre lot adjacent to Dart Hill Road to be developed with the TLE facility, and a remaining 2.6 acre lot fronting on Talcottville Road for potential future development. The subdivision application to split the parcel will be submitted to be considered concurrently with the applications for the Wetland Permit and Special Permit/Site Plan approval for the TLE development. However, the permits for the TLE should not be conditioned on the approval of the subdivision, but should be valid regardless of whether the lot is split or remains a single 4.6 acre parcel.

The proposed TLE development will involve the construction of a 10,000 square foot building, 5,000 square foot playground and associated parking. Runoff from the building and parking lot will be directed to a subsurface infiltration system and surface infiltration basin for treatment, groundwater recharge and detention prior to discharge at the edge of the existing on-site wetland. A retaining wall is proposed along the southern edge of the development in order prevent any direct wetland disturbance. However, the project will involve approximately 0.82 acres of work within wetland regulated area associated with the construction of the building, playground, parking lot, and stormwater management system. The plans call for the removal of existing invasive species along the project perimeter and installation of wetland buffer plantings along the existing wetland.

If there are any questions, or you require further information, please call me at (860) 623-0569.

Very truly yours,

Timothy A. Coon, P.E.
J.R. Russo & Associates, LLC

Attachments

cc: Eric Spungin



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.**

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: Eric Spungin
Title: Member
Company: Vernon Development LLC
Address: 56 East Main Street, Avon, CT 06001
Telephone: 860-677-5607 Fax: _____
E-mail: espungin@hotmail.com

II. PROPERTY OWNERS

Name: James Basile
Title: _____
Company: 501 Talcottville Road LLC
Address: 43 Ridgecrest Lane, Bristol, CT 06010-2910
Telephone: 860-202-9540 Fax: _____
E-mail: _____

III. PROPERTY

Address: 501 Talcottville Road

Assessor ID Code: Map # 09 Block # 007 Lot/Parcel # 0001D

Land Record Reference to Deed Description: Volume: 2026 Page 51

USGA Location:

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

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

Zoning District: Commercial (C)

IV. PROJECT

Project Name: The Learning Experience

Project Contact Person:

Name: Timothy Coon

Title: Project Engineer

Company: J.R. Russo + Associates LLC

Address: P.O. Box 938, East Windsor, CT 06088

Telephone: 860-623-0569 Fax: 860-623-2485

E-mail: tcoon@jrusso.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 10,000 SF Daycare Facility

General Activities: Filling, excavation, and building construction within the upland review area.

Regulated Activities:

Watercourse disturbance (linear feet): 0

Wetlands disturbance (acres or sq. ft.): 0

Upland Review Area (URA) disturbance: 0.82 ± acres

Nonregulated activities & activities outside URA: 0.89 ± acres

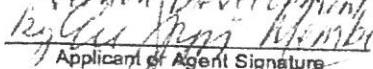
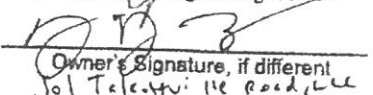
VI. APPLICATION

- ☒ 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:

 Applicant or Agent Signature	<u>Eric Spangin</u> Printed Name	<u>12/22/21</u> Date
 Owner's Signature, if different Sol Tele. 411-116 Road, LLC	<u>James J Dasile</u> Printed Name	<u>12/22/21</u> Date

TO BE FILLED IN BY THE PLANNING DEPARTMENT

DATE APPLICATION SUBMITTED _____

DATE APPLICATION RECEIVED BY COMMISSION _____

IWC FILE: _____



CONNECTICUT DEPARTMENT OF
ENVIRONMENTAL PROTECTION
79 Elm Street
Hartford, CT 06106-5127

GIS CODE #: _____
For DEP Use Only

Gina McCarthy, Commissioner

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions. Please print or type.

PART I: To Be Completed By The Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN: Year _____ Month _____
2. ACTION TAKEN (circle one): A B C D E F G H
3. WAS A PUBLIC HEARING HELD? Yes _____ No _____
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print) _____ (signature) _____

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

5. TOWN IN WHICH THE ACTION IS OCCURRING: Vernon
Does this project cross municipal boundaries? Yes _____ No X
If Yes, list the other town(s) in which the action is occurring: _____
6. LOCATION: USGS Quad Map Name: Rockville AND Quad Number: 39
Subregional Drainage Basin Number: 4500
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER: Vernon Development LLC
8. NAME & ADDRESS/LOCATION OF PROJECT SITE: 501 Talcottville Road
Briefly describe the action/project/activity: Construction of a 10,000 SF Daycare Facility
9. ACTIVITY PURPOSE CODE: D
10. ACTIVITY TYPE CODE(S): 12 14 _____
11. WETLAND / WATERCOURSE AREA ALTERED [must be provided in acres or linear feet as indicated]:
Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
12. UPLAND AREA ALTERED [must be provided in acres as indicated]: 0.82 acres
13. AREA OF WETLANDS AND / OR WATERCOURSES RESTORED, ENHANCED OR CREATED: 0 acres
[must be provided in acres as indicated]

DATE RECEIVED: _____

PART III: To Be Completed By The DEP

DATE RETURNED TO DEP: _____

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

PLEASE RETURN TO:
M. STIEGEL
86 FAIRMINGTON AVE.
HARTFORD, CT. 06105

VOL 2026 PG 51
INST: 5522

QUITCLAIM DEED

VICTOR J. BASILE ("Releasor"), of 43 Ridgecrest Lane, Bristol, Connecticut, for no consideration paid, grants to 501 TALCOTTVILLE ROAD, LLC of 43 Ridgecrest Lane, Bristol, Connecticut ("Releasee") all that certain piece or parcel of land together with all improvements thereon and appurtenances thereto in the Town of Vernon, Connecticut, as more particularly described on Exhibit A attached hereto and made a part hereof ("Premises"). Releasee herein assumes and agrees to pay all real property taxes attributable to the Premises on the list of October 1, 2006 and thereafter.

SAID PREMISES IS CONVEYED SUBJECT TO, WITHOUT LIMITATION:

1. Taxes of the Town of Vernon on the List of October 1, 2006 now due and payable and thereafter, which Releasee herein assumes and agrees to pay.
2. Any and all provisions of any ordinance, municipal regulation, or public or private law.
3. Declarations, restrictions, covenants, matters and easements of record and any state of facts an accurate survey or personal inspection of the Premises might reveal.

Signed this 7th day of February, 2007

Witnessed by:


MICHAEL S. STIEGEL, as witness


VICTOR J. BASILE


ROBERT A. FIERCE as witness

STATE OF CONNECTICUT)

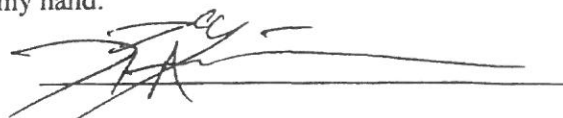
COUNTY OF)

ss:

Hartford
(town)

On this the 7th day of February, 2007, before me, the undersigned officer, personally appeared Victor J. Basile, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained and as his free act and deed.

In witness whereof I hereunto set my hand.

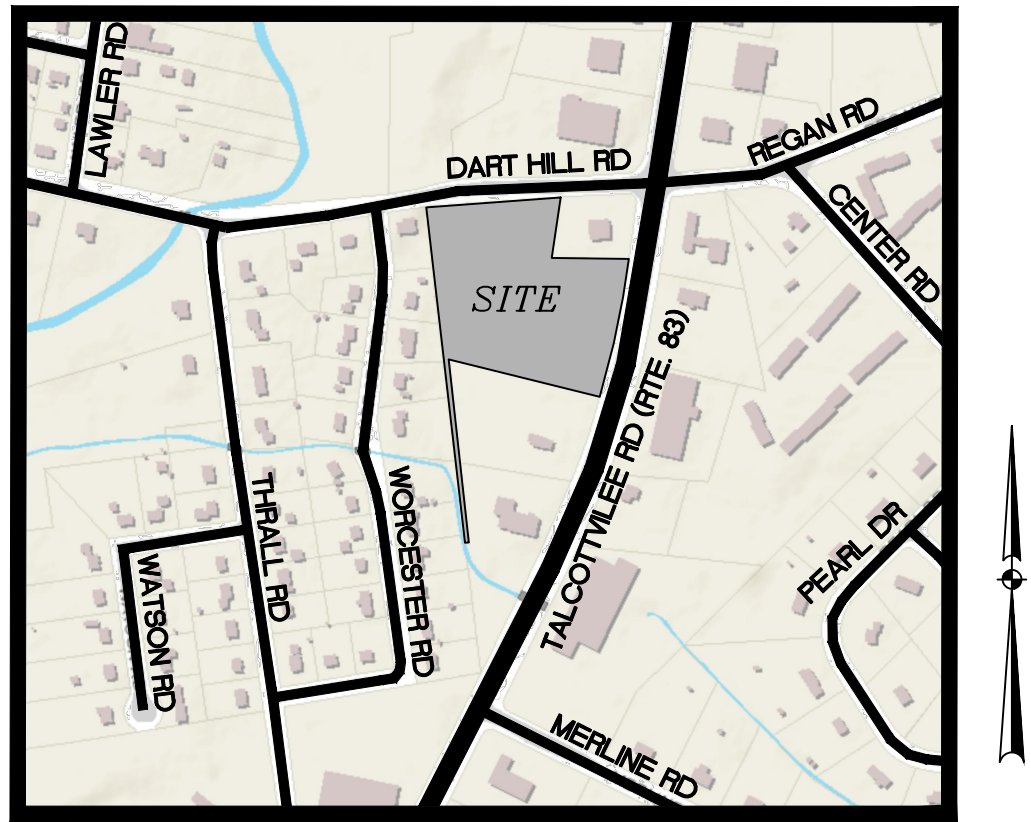

Commissioner of the Superior Court
Notary Public
My Commission Expires:

Grantee's Address: 43 Ridgecrest Lane
Bristol, Connecticut 06010

CONVEYANCE TAX RECEIVED
STATE \$.00
TOWN \$.00
Bernice K. Dixon
TOWN CLERK OF VERNON



501 Talcottville Road
Enfield, Connecticut



KEY PLAN MAP
1"=500'

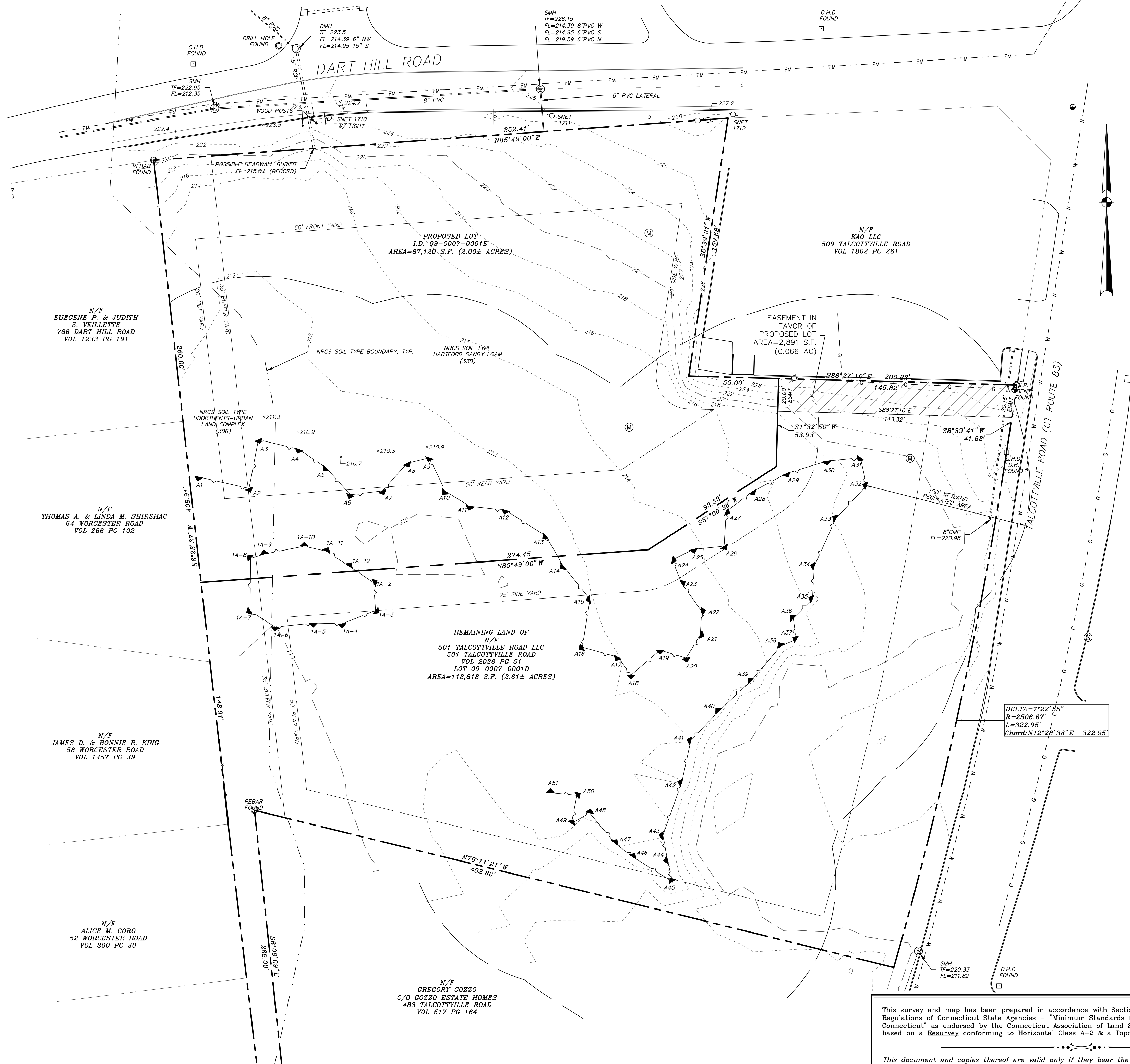
Applicant
Vernon Development LLC
56 East Main Street
Avon, CT 06001
(860) 677-5607

Owner
501 Talcottville Road LLC
43 Ridgecrest Lane
Bristol, CT 06010-2910

LADA, P.C.
Land Planners
104 West Street
Simsbury, CT 06070 (860) 651-4971
Brewster, NY 10509 (845) 278-7424
Email: ladapc@snet.net

RUSSO
SURVEYORS • ENGINEERS
SERVING CT & MA
J.R. Russo & Associates, LLC
1 Shoham Rd East Windsor CT 06088 • CT 860.623.0569 • MA 413.785.1158
www.jrusso.com • info@jrusso.com

DRAWING INDEX		
SHEET TITLE	SHEET NO.	LATEST REVISION
CIVIL		
COVER SHEET	1 of 11	1-11-22
WETLAND REDESIGNATION PLAN	2 of 12	1-11-22
EXISTING CONDITIONS & DEMOLITION PLAN	3 of 12	1-11-22
LAYOUT PLAN	4 of 12	1-11-22
GRADING & EROSION & SEDIMENT CONTROL PLAN	5 of 12	1-11-22
STORM SEWER PLAN	6 of 12	1-11-22
UTILITY PLAN	7 of 12	1-11-22
PLANTING PLAN	8 of 12	1-11-22
EROSION & SEDIMENT CONTROL NOTES	9 of 12	1-11-22
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DETAILS	11 of 12	1-11-22
DETAILS	12 of 12	1-11-22



Reference Maps:

- "Boundary Survey Prepared for 501 Talcottville Road LLC, 501 Talcottville Road (CT Route 83) & Dart Hill Road, Vernon, Connecticut" Sheet SV.01, Scale: 1"=50' Date: May 2021 by Alfred Benesch & Company.
- "Topographic Survey Prepared for 501 Talcottville Road LLC, 501 Talcottville Road (CT Route 83) & Dart Hill Road, Vernon, Connecticut" Sheet SV.02Scale: 1"=30' Date: May 2021 by Alfred Benesch & Company.

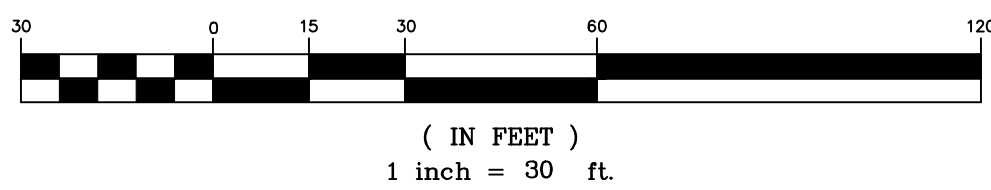
Notes:

- Portion of the parcel is located in inland wetlands as delineated by Rema Ecological Services per reference map #2.
- Proposed lot does not lie within a special flood hazard area per "FEMA flood insurance rate map, town of Vernon, Connecticut community panel number 0901310005C, revised August 9, 1999".
- Horizontal and vertical datums are based upon map references prepared by Alfred Benesch & Company.
- All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out "Call Before You Dig 1-800-922-4455".
- Boundary and existing conditions shown hereon are based on map references prepared by Alfred Benesch & Company.

LEGEND

- EXISTING UTILITY POLE
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED FIRE PROTECTION LINE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DRAINAGE MANHOLE
- PROPOSED DRAINAGE MANHOLE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED ROOF LEADER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER
- EXISTING SANITARY FORCE MAIN
- PROPOSED SANITARY SEWER
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING IRON PIN (FOUND)
- PROPOSED IRON PIN (TO BE SET)
- EXISTING MONUMENT (FOUND)
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMIT OF WETLANDS
- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE
- STAKED HAYBALES OR SILT FENCE

GRAPHIC SCALE



This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Property Survey based on a Resurvey conforming to Horizontal Class A-2 & a Topographic Survey conforming to Class T-2.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

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

RUSSO
SURVEYORS-ENGINEERS
SERVING CT & MA

J.R. Russo & Associates, LLC
1190 Main Rd East Windsor CT 06088 • CT 860.663.0369 • MA 437.851.1918
www.jrusso.com • jrusso@russo.com

Applicant
Vernon Development LLC
56 East Main Street
Avon, Connecticut 06001

REVISIONS

BY: LF/TAC CHK: JEU

The Learning Experience
Property Of

501 Talcottville Road, LLC
501 Talcottville Road
Vernon, Connecticut 06010
Parcel ID: 09-0007-0001D (Zone: C)

**Wetland
Redesignation Plan**

DATE

1-11-22

SCALE

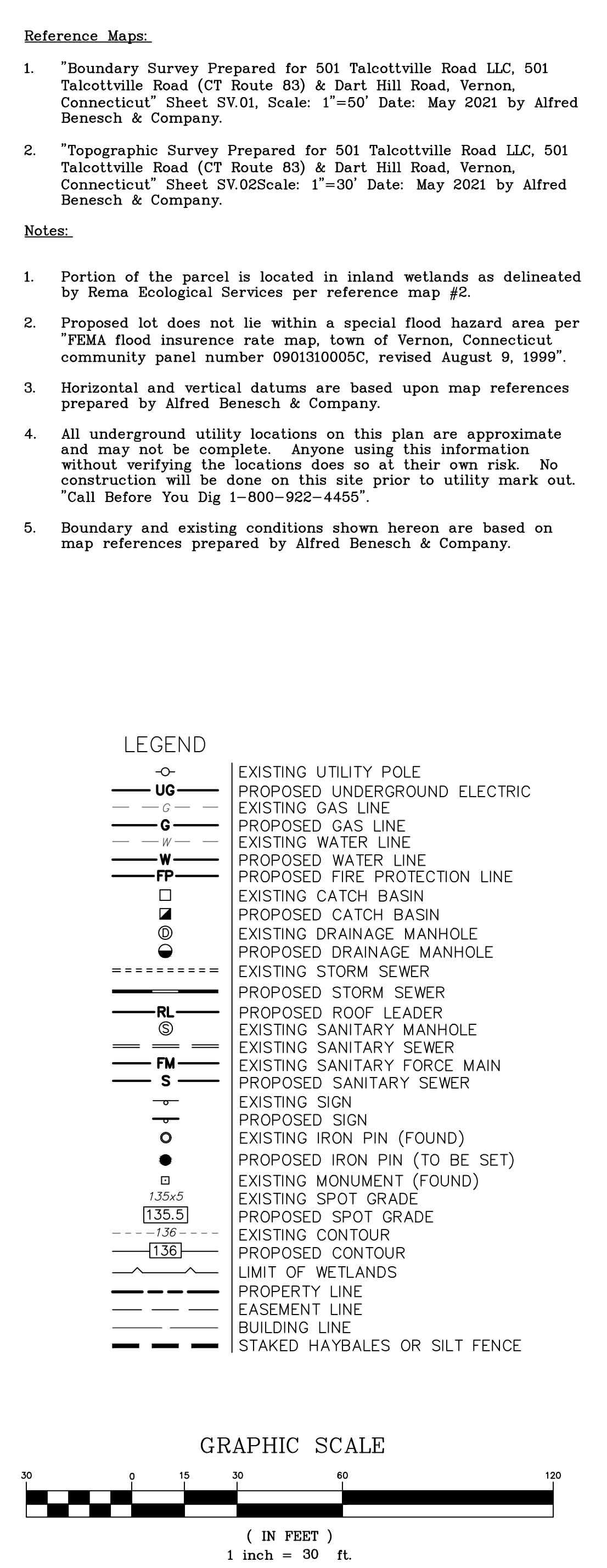
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JOB NUMBER

2021-083

SHEET

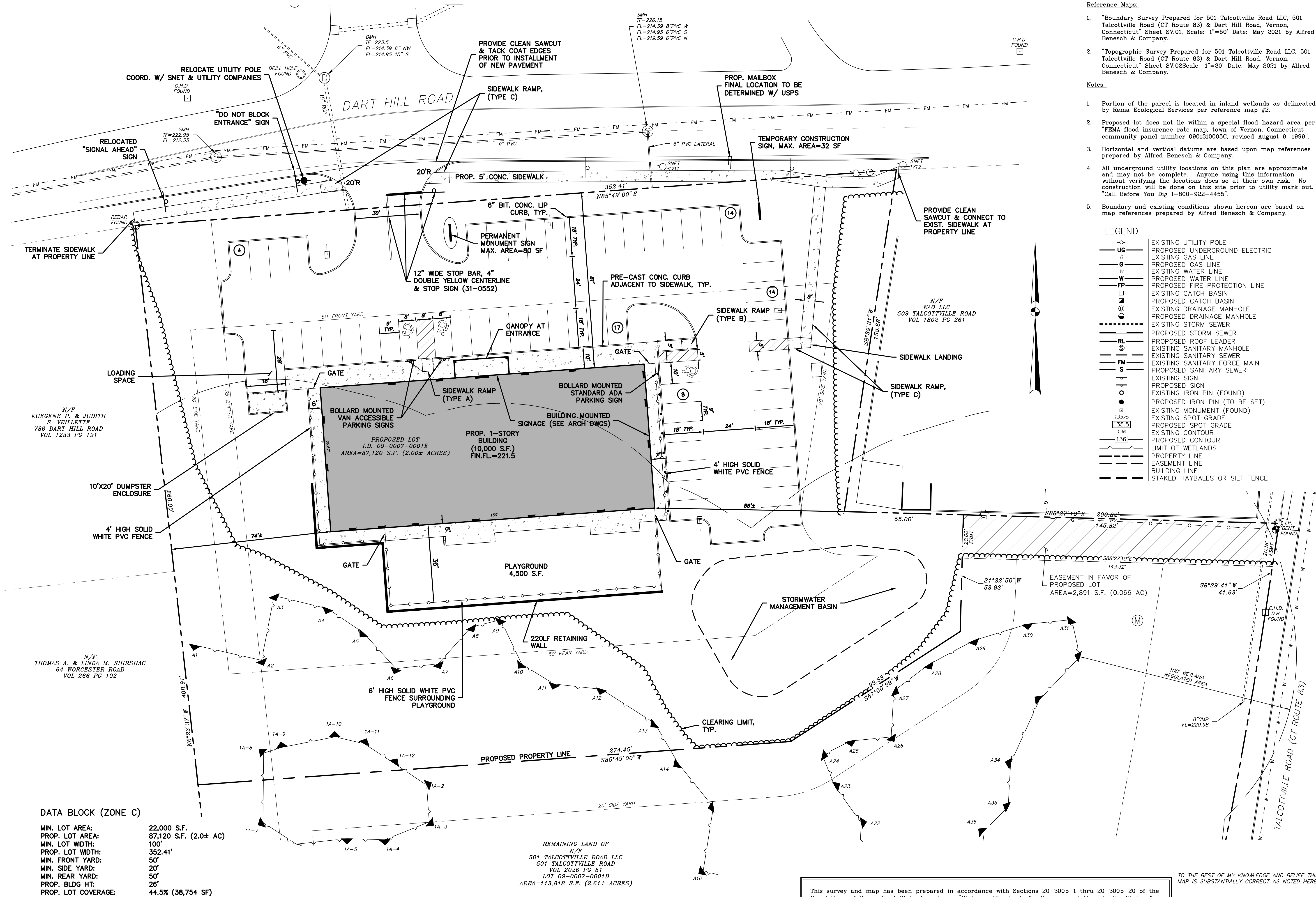
2 of 12



This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Property Survey based on a Resurvey conforming to Horizontal Class A-2 & a Topographic Survey conforming to Class T-2.

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

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.



REVISIONS

BY: LF/TAC CHK: JEU

Layout Plan

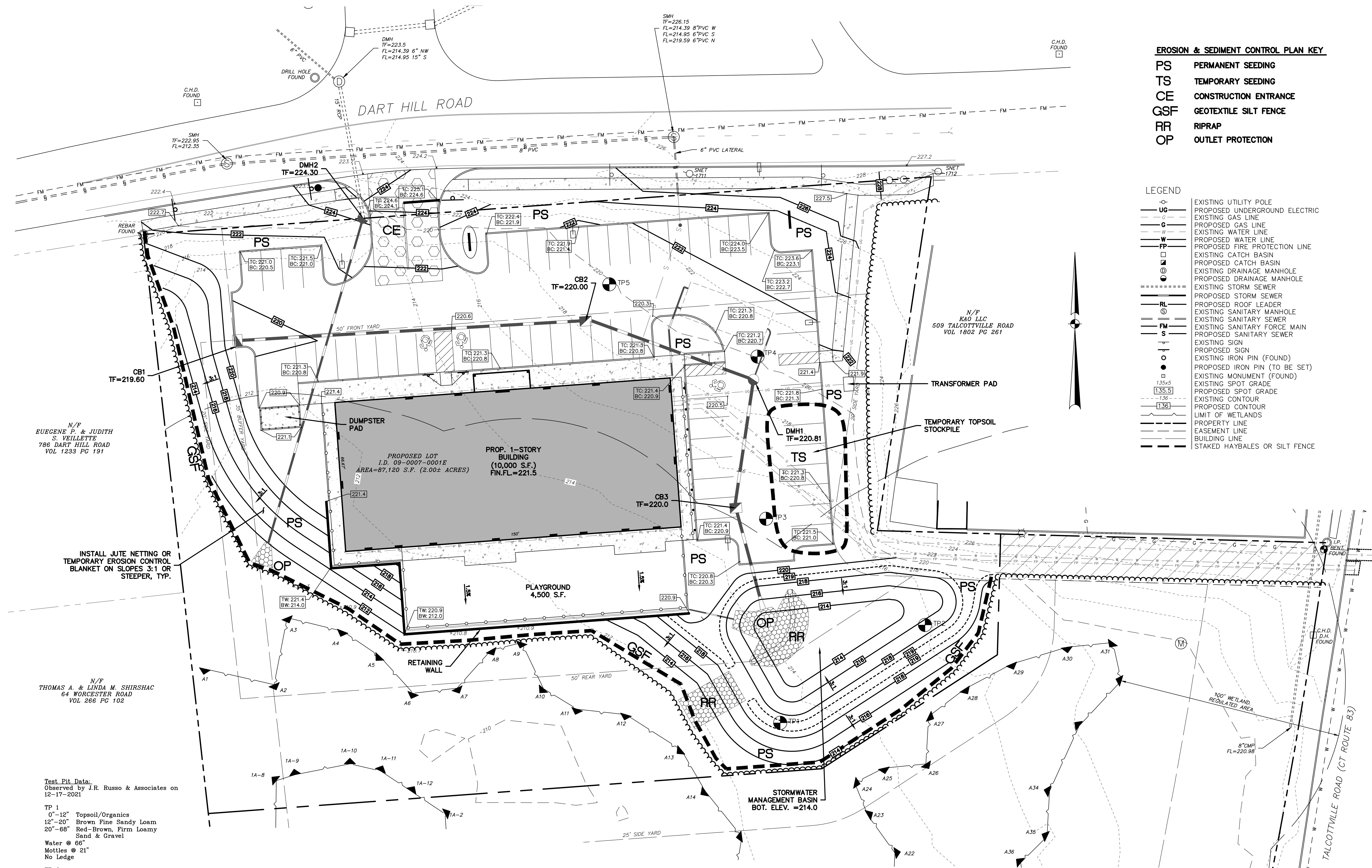
DATE
1-11-22

SCALE
1"=20'

JOB NUMBER
2021-083

SHEET
4 of 12

S:\Acad\2021 Civil 3D\2021-083 Vernon Development - 501 Talcottville Rd\Russos Drawings\2021-083.dwg



Test Pit Data:
Observed by J.R. Russo & Associates on
12-17-2021

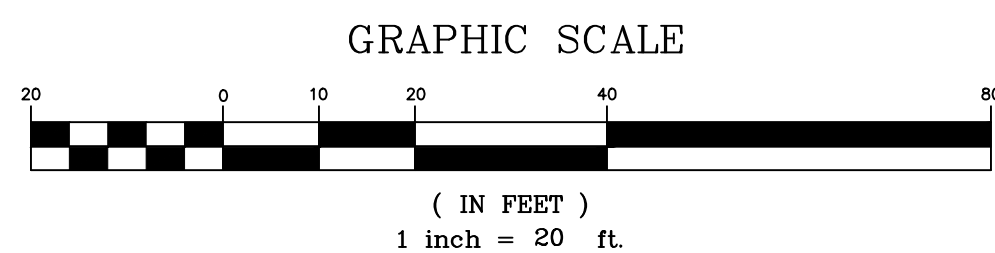
TP 1
0"-12" Topsoil/Organics
12"-20" Brown Fine Sandy Loam
20"-68" Red-Brown, Firm Loamy
Sand & Gravel
Water @ 68"
Mottles @ 21"
No Ledge

TP 2
0"-12" Topsoil/Organics
12"-24" Brown Fine Sandy Loam
24"-62" Red-Brown, Firm Loamy
Sandy & Gravel
Water @ 60"
Mottles @ 48"
No Ledge

TP 3
0"-12" Topsoil/Organics
12"-30" Brown Fine Sandy Loam
30"-64" Red-Brown, Firm Sand & Gravel
Water @ 60"
Mottles @ 40"
No Ledge

TP 4
0"-8" Topsoil/Organics
8"-24" Brown Fine Sandy Loam
24"-90" Red-Brown Loose Sand & Gravel
No Water
No Mottles
No Ledge

TP 5
0"-6" Topsoil/Organics
6"-18" Brown Fine Sandy Loam
24"-64" Red-Brown Loose Sand & Gravel
No Water
No Mottles
No Ledge



This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Property Survey based on a Resurvey conforming to Horizontal Class A-2 & a Topographic Survey conforming to Class T-2.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

EROSION & SEDIMENT CONTROL PLAN KEY

- PS PERMANENT SEEDING
- TS TEMPORARY SEEDING
- CE CONSTRUCTION ENTRANCE
- GSF GEOTEXTILE SILT FENCE
- RR RIPRAP
- OP OUTLET PROTECTION

LEGEND

- EXISTING UTILITY POLE
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED FIRE PROTECTION LINE
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- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER
- EXISTING SANITARY FORCE MAIN
- PROPOSED SANITARY SEWER
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING IRON PIN (FOUND)
- PROPOSED IRON PIN (TO BE SET)
- EXISTING MONUMENT (FOUND)
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMIT OF WETLANDS
- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE
- STAKED HAYBALES OR SILT FENCE

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



Applicant
Vernon Development LLC
56 East Main Street
Avon, Connecticut 06001

REVISIONS

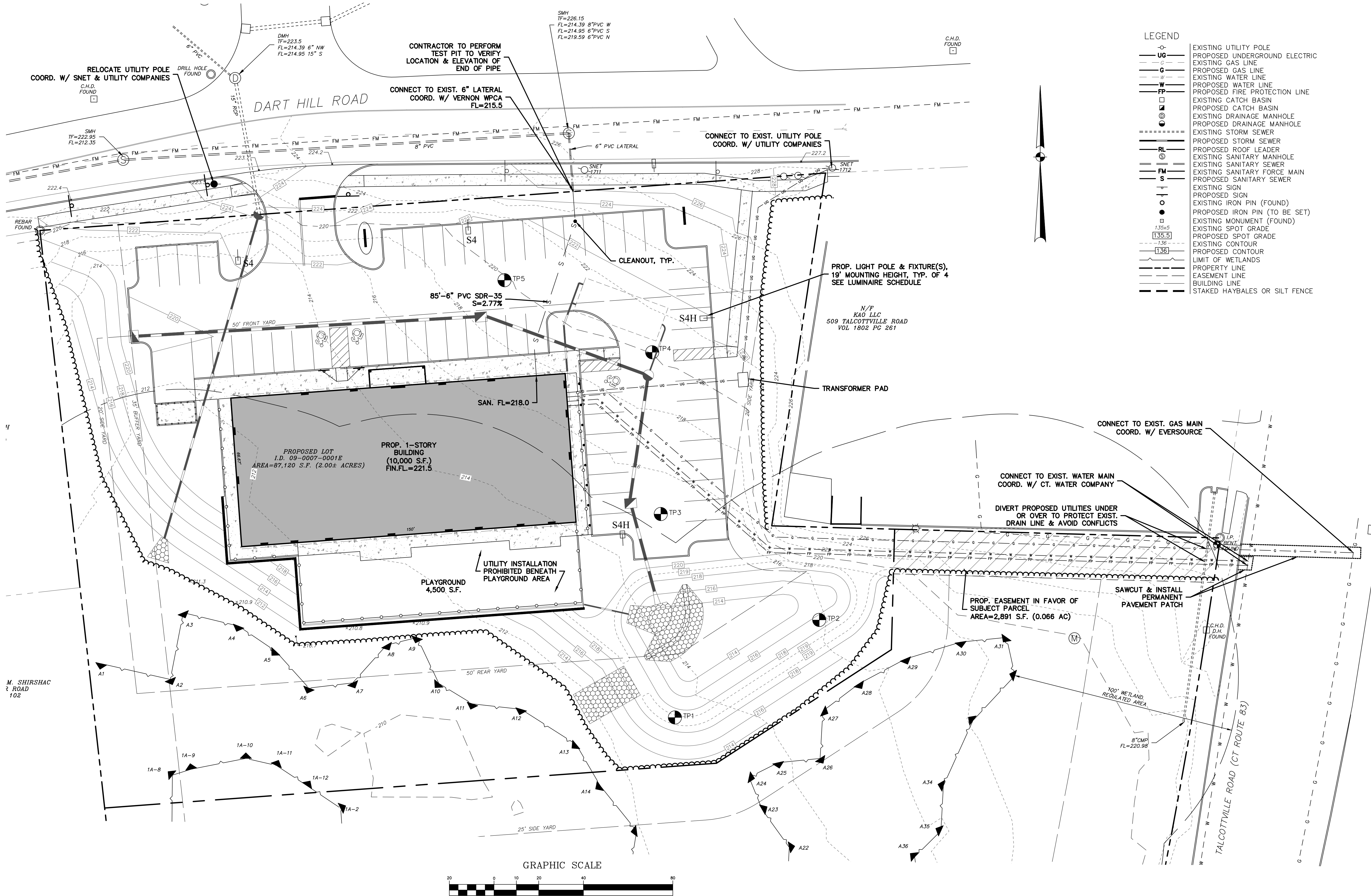
BY: LF/TAC CHK: JEU

The Learning Experience
Property Of
501 Talcottville Road, LLC
501 Talcottville Road
Vernon, Connecticut 06010
Parcel ID: 09-0007-0001D (Zone: C)

Grading & Erosion & Sediment Control Plan

DATE	1-11-22
SCALE	1"=20'
JOB NUMBER	2021-083
SHEET	5 of 12

S:\Acad\2021 Civil 3D\2021-083 Vernon Development - 501 Talcottville Rd\Russos Drawings\2021-083.dwg



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Luminaire Lumens	Luminaire Watts	LLF	BUG Rating	Mounting Height
	2	S4	Single	12574	102	0.900	B2-U0-G3	19
	2	S4H	Single	11312	125	0.900	B2-U0-G2	19
Description								
Lithonia DSX1 LED P3 40K TFTM MVOLT SPA DBLXD - SSS 18 4C DM19A DBLXD 18FT POLE on 1FT BASE								
Lithonia DSX1 LED P4 40K TFTM MVOLT SPA HS DBLXD - SSS 18 4C DM19AS DBLXD 18FT POLE on 1FT BASE								

This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Property Survey based on a Resurvey conforming to Horizontal Class A-2 & a Topographic Survey conforming to Class T-2.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

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



Applicant
Vernon Development LLC
56 East Main Street
Avon, Connecticut 06001

REVISIONS

BY: LF/TAC CHK: JEU

The Learning Experience
Property Of
501 Talcottville Road, LLC
501 Talcottville Road
Vernon, Connecticut 06010
Parcel ID: 09-0007-0001D (Zone: C)

Utility Plan

DATE

1-11-22

SCALE

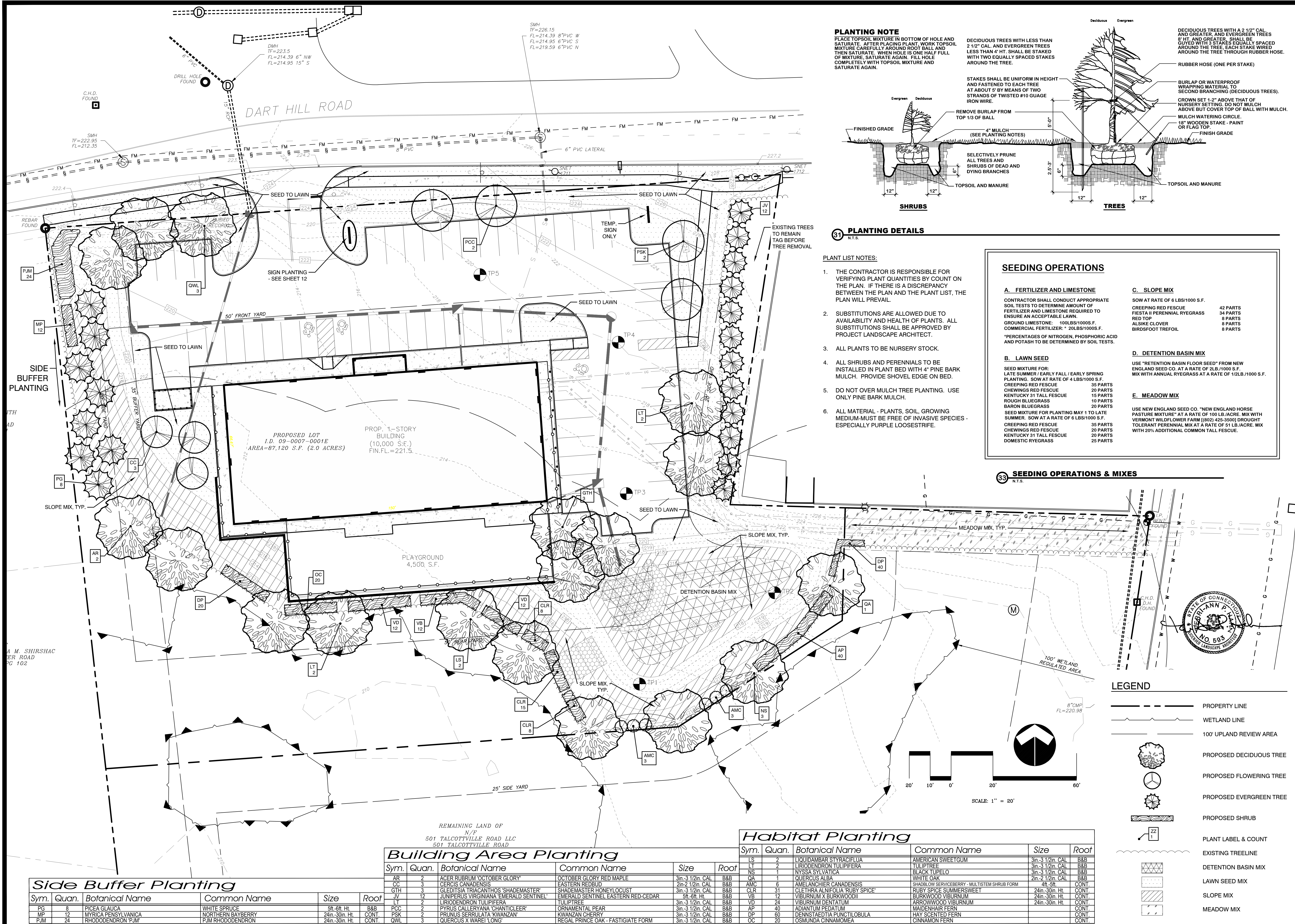
1"=20'

JOB NUMBER

2021-083

SHEET

7 of 12



APPLICATION 1



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.**

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: Jerry Fornarelli
Title: _____
Company: _____
Address: 57 Hartford Turnpike, Vernon, CT
Telephone: 860-951-4657 Fax: _____
E-mail: _____

II. PROPERTY OWNERS

Name: Peter Krause
Title: President
Company: Sub Peak of Connecticut, Inc.
Address: 14 Hartford Turnpike
Vernon, CT 06066
Telephone: 860-205-1440 Fax: 860-646-4895
E-mail: pkrause7681@gmail.com

III. PROPERTY

Address: 57 Hartford Turnpike

Assessor ID Code: Map # 1 Block # 158 Lot/Parcel # 57

Land Record Reference to Deed Description: Volume: 2584 Page 229

USGA Location: 859720, 1067020

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

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

Zoning District: Commercial

IV. PROJECT

Project Name: 57 Hartford Turnpike

Project Contact Person:

Name: Mark Peterson

Title: Partner

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: Wetland Redesignation and Permit Plan

General Activities: Construction of a deck and storage garage and pavilion
within the upland review area.

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: None

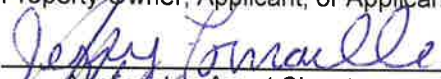

VI. APPLICATION

- ☒ 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>Jerry Fornarelli</u>	<u>12/10/2021</u>
Applicant or Agent Signature	Printed Name	Date
	<u>PETER KRAUSE</u>	<u>12/10/2021</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: _____

USE THIS FORM ONLY IF THE REQUIREMENTS OF
22-a-42a(b) OF THE C.G.S. MUST BE MET

RECEIPT FOR DOCUMENTS SUBMITTED FOR PUBLIC INSPECTION

TO: VERNON TOWN CLERK
FROM: Gardner & Peterson Assoc., LLC
REFERENCE: 57 Hartford Turnpike, Vernon
DATE"

The attached documents, consisting of:
-Town of Vernon Inland Wetlands Commission (IWC) Application
-Wetland Redesignation Plan Sub Peak of Connecticut, Inc.
Lot #8 #57 Hartford Turnpike Vernon, Connecticut
Gardner & Peterson Associates, LLC 178 Hartford Turnpike
Tolland, Connecticut Professional Engineers Land Surveyors
By M.A.P. Scale 1"=50' Date 12-09-2021 Sheet No. 1 of 1
Map No. 8926-8W

are being submitted for public inspection under CGS 8-3(a)/22a-42a (b).

Received: _____

Vernon Town Clerk _____
Signature

Date: _____

-Improvement Location Survey Permit Plan Land of Sub Peak
of Connecticut, Inc. Lot #8 #57 Hartford Turnpike Vernon,
Connecticut Gardner & Peterson Associates, LLC 178 Hartford
Turnpike Tolland, Connecticut Professional Engineers Land
Surveyors By M.A.P. Scale 1"=50' Date 12-10-2021 Sheet 1 of 1
Map No. 8926-P8



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: Manchester or number: 38
subregional drainage basin number: 4500
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Jerry Fornarelli
8. NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 57 Hartford Turnpike
briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☐ description: Approval of wetland boundary and construction of deck and garage
9. ACTIVITY PURPOSE CODE (see instructions, only use one code): M
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 14, 1, 2
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

LEGEND:

- EXISTING PIN/PIPE
EXISTING MONUMENT
IRON PIN TO BE SET
MONUMENT TO BE SET
EXISTING CONTOUR (FROM TOWN AERIAL)
EXISTING BITUMINOUS CONCRETE CURBING
EXISTING EDGE OF PARKING/DRIVE
EXISTING LIGHT POLE
EXISTING LIGHT/UTILITY POLE (FROM TOWN AERIAL)
EXISTING GAS GATE/VALVE
EXISTING WATER GATE/VALVE
EXISTING FIRE HYDRANT
EXISTING BOLLARD
EXISTING ELECTRIC TRANSFORMER
EXISTING FENCE
EXISTING GUARD RAIL
EXISTING FENCE (FROM TOWN AERIAL)
APPROX. LOCATION OF WATER LINE
APPROX. LOCATION OF GAS LINE
APPROX. LOCATION OF SAN. SEWER
APPROX. LOCATION OF ELEC./UTILITY LINES
EXISTING STORM DRAIN
EXISTING STORM DRAIN (FROM TOWN AERIAL)
EXISTING SAN. MANHOLE
EXISTING ELECTRIC MANHOLE

NOTES:
1. THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO 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 A DATA ACCUMULATION PLAN BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2, TOPOGRAPHY DEPICTED CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-D.

2. REFERENCE IS MADE TO THE FOLLOWING PLAN:
A. "RESUBDIVISION PLAN - LOT #7 TALCOTTVILLE DEVELOPMENT COMPANY, LLC #57 & #163 HARTFORD TURNPIKE VERNON, CONNECTICUT BY: GARDNER & PETERSON ASSOCIATES, LLC BY: B.D.C., DATE: 6-8-2015, REVISED TO 12-08-2021, SHEET 4 OF 5, MAP NO. 8926-RESUB-7"

THE PURPOSE OF THIS PLAN IS TO APPROVE THE INLAND WETLANDS THAT WERE FIELD DELINEATED ON LOT #8.

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.

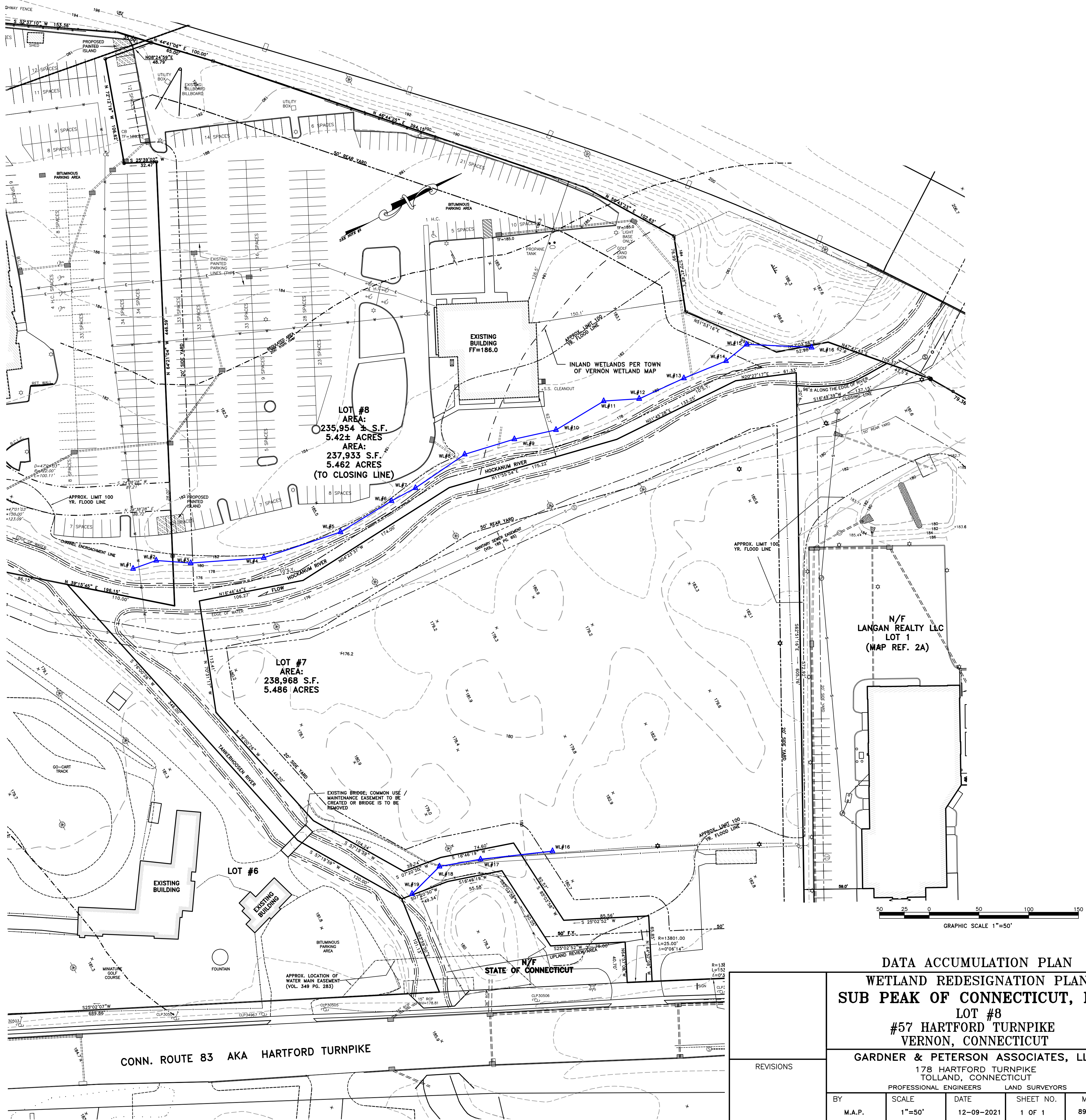
UTILITY NOTE:

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPING 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, LLC. 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.

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

SOIL SCIENTIST

GRAPHIC SCALE 1"=50'



DATA ACCUMULATION PLAN

WETLAND REDESIGNATION PLAN
SUB PEAK OF CONNECTICUT, INC.

LOT #8

#57 HARTFORD TURNPIKE
VERNON, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

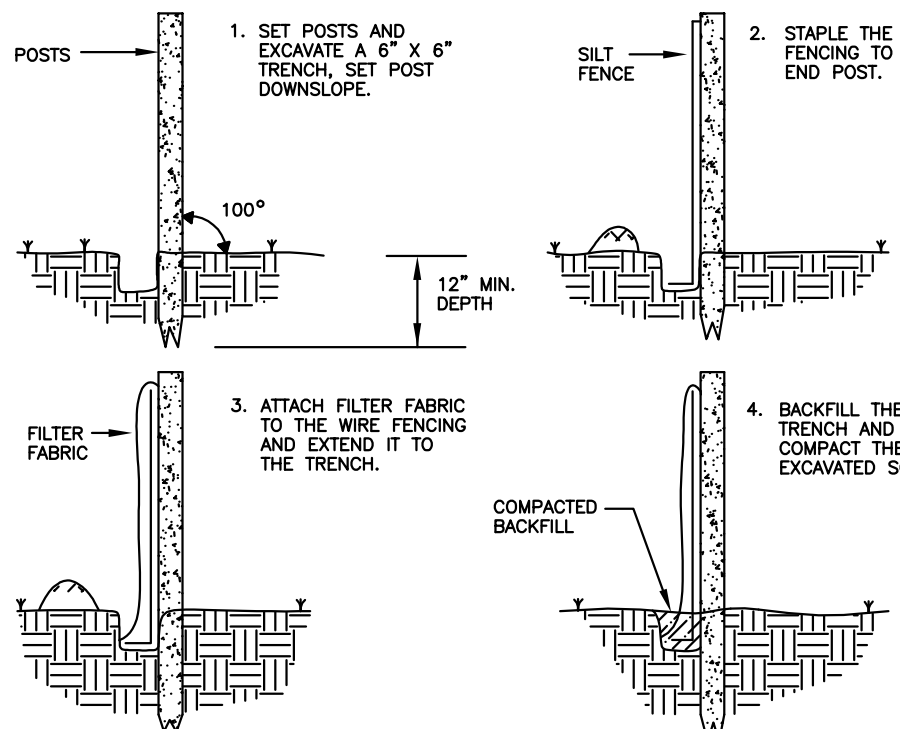
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY SCALE DATE SHEET NO. MAP NO.
M.A.P. 1"=50' 12-09-2021 1 OF 1 8926-8W

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, SLUPPAGE, 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. 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.
- STRIP TOPSOIL AND EXCAVATE FOR FOOTING.
- CONSTRUCT GARAGE.
- FINAL GRADE.
- LOAM AND SEED ALL DISTURBED AREAS.
- REMOVE SILTENCE WHEN SITE IS STABILIZED.
- PAINT HATCH OVER TWO PARKING SPACES.
- FRONT/SOUTHERLY ADDITIONS.
- INSTALL SILT SAC IN CATCH BASIN.
- INSTALL SILTENCE AS SHOWN.
- PROJECT DATES:
- DATE OF CONSTRUCTION START FEBRUARY 1, 2022.
- DATE OF CONSTRUCTION COMPLETION OCTOBER 15, 2022.
- 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.

PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



NOTES:

- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE STATUTES 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 ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2, TOPOGRAPHY DEPICTED CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-D.
- REFERENCE IS MADE TO THE FOLLOWING PLAN:
A. "RESUBDIVISION PLAN - LOT #7 TALCOTTVILLE DEVELOPMENT COMPANY, LLC #57 & #163 HARTFORD TURNPIKE VERNON, CONNECTICUT BY: GARDNER & PETERSON ASSOCIATES, LLC BY: B.D.C., DATE: 6-8-2015, REVISED 12-08-2021, SHEETS 4 OF 5, MAP NO. 8926-RESUB-7".
B. "WETLAND REDESIGNATION PLAN DATA ACCUMULATION PLAN SUB PEAK OF CONNECTICUT, INC. LOT #8 #57 HARTFORD TURNPIKE VERNON, CONNECTICUT BY: GARDNER & PETERSON ASSOCIATES, LLC BY: MAP DATE: 12-09-2021, SHEET 1 OF 1, MAP NO. 8926-8W"

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

KENNETH R. PETERSON

L.S. 10839

REGISTRATION NO.

CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST

PROJECT NAME: LOT 8-SUB PEAK OF CONNECTICUT, INC.

LOCATION: 57 HARTFORD TURNPIKE

PROJECT DESCRIPTION: PROPOSED DECK AND DETACHED GARAGE

PARCEL AREA: 5.42± ACRES

RESPONSIBLE PERSONNEL: JERRY FORNARELLI

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
CALL CBYD			
DECK CONSTRUCTION			
INSTALL SILTENCE AS SHOWN			
REMOVE EXISTING SIDEWALK			
INSTALL FLOOD STORAGE AREA (SPOILS TO BE PLACED OUTSIDE FLOOD ZONE)			
REMOVE BRUSH/SAPLINGS ALONG WEST SIDE OF RIVER NEAR DECK (STUMPS TO REMAIN)			
INSTALL HELICAL PILES FOR DECK CONSTRUCTION (PIERS TO BE DRILLED-NO SITE EXCAVATION)			
CONSTRUCT DECK			
LOAM AND SEED ALL DISTURBED AREAS			
REMOVE SILTENCE WHEN SITE IS STABILIZED			
GARAGE CONSTRUCTION			
INSTALL SILTENCE			
STRIP TOPSOIL AND EXCAVATE FOR FOOTING			
CONSTRUCT GARAGE			
FINAL GRADE			
LOAM AND SEED ALL DISTURBED AREAS			
REMOVE SILTENCE ONCE SITE IS STABILIZED			
PAINT HATCH OVER TWO PARKING SPACES			
FRONT/SOUTHERLY ADDITIONS			
INSTALL SILT SAC IN CATCH BASIN			
INSTALL SILTENCE AS SHOWN			

FLOOD STORAGE CALCULATIONS

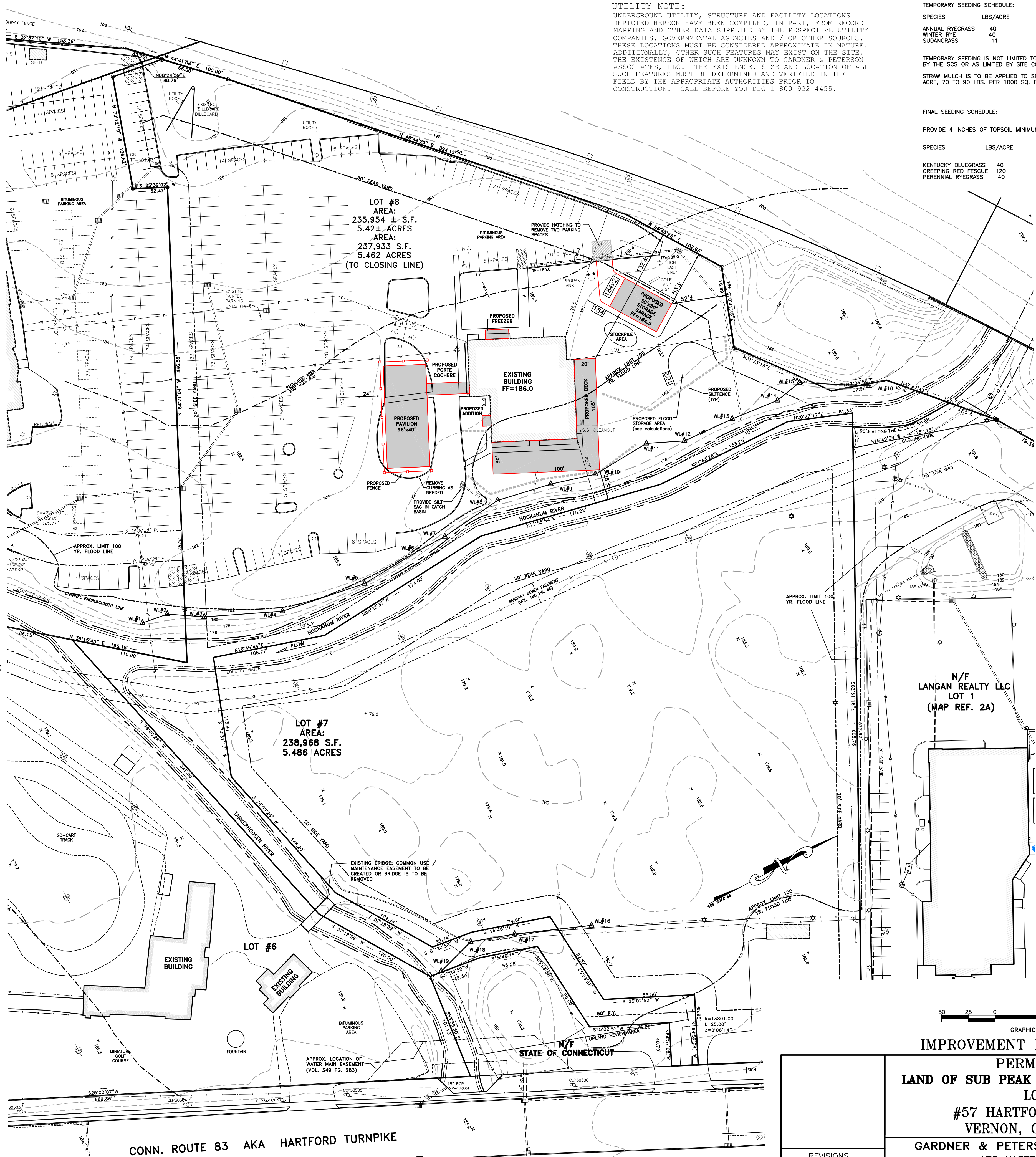
(40) PROPOSED PILINGS
EACH PILING IS 10" DIAMETER AND AVERAGES 24" FROM THE EXISTING GROUND TO THE FLOOD ELEVATION.
(3.14x0.42'2) x 2.0' x 40 = 44c.f. OF FLOOD STORAGE AREA USED
FLOOD STORAGE CREATED: 50c.f.

PAVEMENT CROSS SECTION

N.T.S.

LEGEND:

EXISTING PIN/PIPE	
EXISTING MONUMENT	
IRON PIN TO BE SET	
MONUMENT TO BE SET	
EXISTING CONTOUR (FROM TOWN AERIAL)	
EXISTING BITUMINOUS CONCRETE CURBING	
EXISTING EDGE OF PARKING/DRIVE	
EXISTING LIGHT POLE	
EXISTING LIGHT/UTILITY POLE (FROM TOWN AERIAL)	
EXISTING GAS GATE/VALVE	
EXISTING WATER GATE/VALVE	
EXISTING FIRE HYDRANT	
EXISTING BOLLARD	
EXISTING ELECTRIC TRANSFORMER	
EXISTING FENCE	
EXISTING GUARD RAIL	
EXISTING FENCE (FROM TOWN AERIAL)	
APPROX. LOCATION OF WATER LINE	
APPROX. LOCATION OF GAS LINE	
APPROX. LOCATION OF SAN. SEWER	
APPROX. LOCATION OF ELEC./UTILITY LINES	
EXISTING STORM DRAIN	
EXISTING STORM DRAIN (FROM TOWN AERIAL)	
EXISTING SAN. MANHOLE	
EXISTING ELECTRIC MANHOLE	



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, LLC. 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.

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	40	2.75	
PERENNIAL RYEGRASS	120	0.90	

N/F
LANGAN REALTY LLC
LOT 1
(MAP REF. 2A)

IMPROVEMENT LOCATION SURVEY

PERMIT PLAN
LAND OF SUB PEAK OF CONNECTICUT, INC.

LOT #8

#57 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"=50'	12-10-2021	1 OF 1	8926-P8

STAFF COMMENTS



OFFICE OF THE
TOWN PLANNER

TOWN OF VERNON

55 West Main St., VERNON, CT 06066-3291
(860) 870-3640
gmcmgregor@vernon-ct.gov

MEMORANDUM

TO: Inland Wetlands Commission

FROM: George K. McGregor, AICP, Town Planner

SUBJECT: IWC 2021-07, 57 Hartford Turnpike

DATE: January 25, 2022

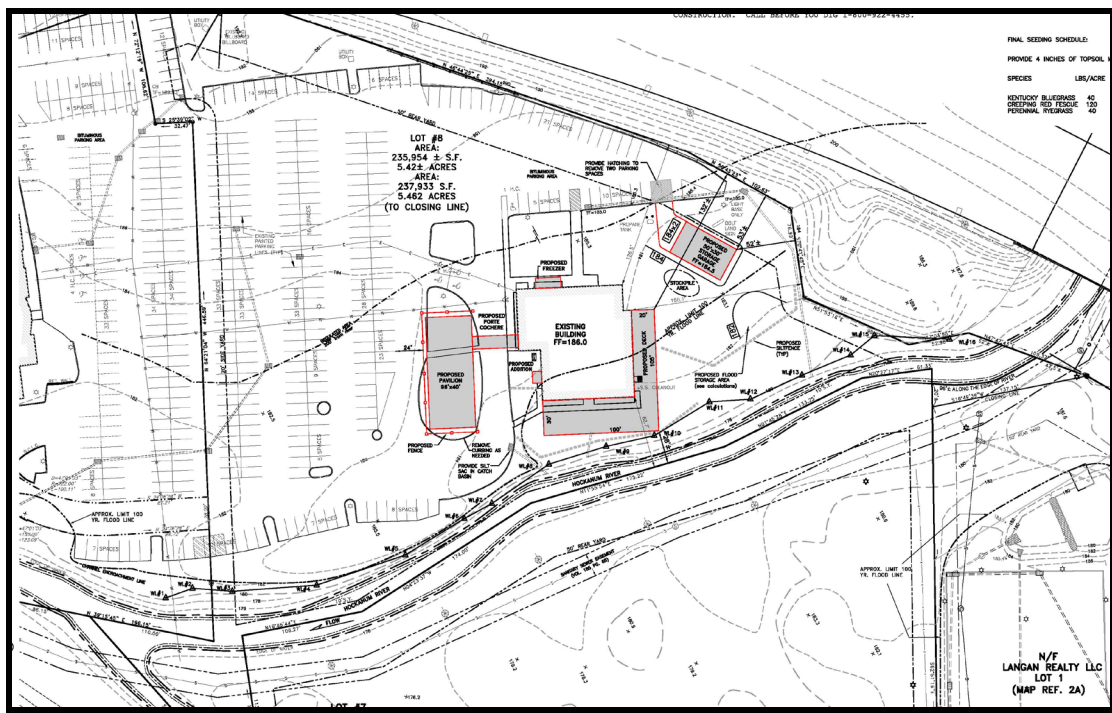
Request

Jerry Fornarelli has requested approval for a Wetlands Permit and a Wetlands re-designation for additional commercial activities at 57 Hartford Tpke. (Assessor ID: Map 1, Block 158, Parcel 00057). The site is the former movie theatre, to the rear and across the Hockanum River from the Golf Land Site. The Applicant proposes to add a 3,000 sq.ft deck, a 3,800 sq. ft. outdoor pavilion, and a 1,500 sq. ft. storage garage as part of a new restaurant facility.



Staff Comments & Analysis

These improvements are intended to provide outdoor capabilities for a future restaurant. The deck is proposed right up to the edge of the newly designated wetland area, leaving little room between the deck and the wetland. Sensitive construction practices will help to reduce impacts on the wetland area. The applicant has shared the pile design with staff and it is included in the packet. This type of design appears to minimize impacts in the regulated area and on the adjacent wetlands.



The pavilion, attached to the entrance porte cochere, will have a concrete surface on the ground underneath, which is an increase in impervious surface. The garage addition will have little impact on the wetland area. Staff has asked the applicant to consider potential mitigation measures such as riparian plantings, tree islands in the parking lot, or other measures to counter the new development impacts.

Draft Motions (Staff recommends separate Motions)

Re-Designation

MOVED, that the Vernon Inland Wetlands and Watercourse Commission does hereby **APPROVE** application **(IWC-2021-07)** for a Wetlands Re-designation, subject to the “Wetlands Re-Designation Plan” dated December 9, 2021, prepared by Gardner & Peterson.

Wetland Permit

MOVED, that the Vernon Inland Wetlands and Watercourses Commission does hereby **APPROVE**, the application **(IWC-2021-07)** of Jerry Fornarelli for a Wetlands permit by Commission based on the following findings:

- The project will have no adverse impacts on wetlands or watercourses;
- There are no prudent or feasible alternatives

AND, Subject to the Site Plan of Development dated December 10, 2021, prepared by Gardner & Peterson, Associates, LLC.

Or,

MOVED, an Alternate Motion

GKM

From: [Perry, Craig](#)
To: [McGregor, George](#)
Subject: FW: IWC 2021-07 57 Hartford Tpke
Date: Wednesday, December 29, 2021 11:34:47 AM

From: Perry, Craig
Sent: Tuesday, December 21, 2021 11:46 AM
To: McGregor, George <GMcGregor@vernon-ct.gov>
Cc: Smith, David <DSmith@vernon-ct.gov>
Subject: IWC 2021-07 57 Hartford Tpke

George,

I have no comment on the Redesignation portion of this application.

Concerning the Wetlands Permit;

The layout of the proposed deck is shown right at the edge of the newly proposed wetlands limit. A riparian or buffer area is important for the preservation of wetlands or watercourse areas.

The proposed size of the deck adjacent to the watercourse is 100' x 30'.

If the size of the deck is reduced, there would be more room for landscaping / plantings that would help protect the watercourse.

Sincerely,

Craig W. Perry

Town of Vernon

Engineering Department

Wetlands Enforcement Officer

Phone: 860-870-3638

Fax: 860-870-3683

cperry@vernon-ct.gov

APPLICATION 2



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.**

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: Jerry Fornarelli

Title: _____

Company: _____

Address: 95 Hartford Turnpike, Vernon, CT

Telephone: 860-951-4657 Fax: _____

E-mail: _____

II. PROPERTY OWNERS

Name: Peter Krause

Title: President

Company: Sub Peak of Connecticut, Inc.

Address: 14 Hartford Turnpike
Vernon, CT 06066

Telephone: 860-205-1440 Fax: 860-646-4895

E-mail: pkrause7681@gmail.com

III. PROPERTY

Address: 95 Hartford Turnpike

Assessor ID Code: Map # 1 Block # 158 Lot/Parcel # 95

Land Record Reference to Deed Description: Volume: 2367 Page 10

USGA Location: 858920, 1067120

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

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

Zoning District: Commercial

IV. PROJECT

Project Name: Connecticut Golf Land - Phase II

Project Contact Person:

Name: Mark Peterson

Title: Partner

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: Proposed go-karts, bumper boats and mini-golf

General Activities: Site grading and erosion controls

Regulated Activities:

Watercourse disturbance (linear feet): None

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

Upland Review Area (URA) disturbance: 1.0 acres

Nonregulated activities & activities outside URA: 1.25 acres

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:

	Terry Fornarelli	12/10/2021
Applicant or Agent Signature	Printed Name	Date
	DLRL KATUSSE	12/10/2021
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: _____



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: Manchester or number: 38
subregional drainage basin number: 4500
7. NAME OF APPLICANT, ~~VIOLATOR OR PETITIONER~~ (print name): CT Golf Land, LLC
8. NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 95 Hartford Turnpike, Vernon
briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☐ description: Construction of go-karts, bumper boats and mini-golf
9. ACTIVITY PURPOSE CODE (see instructions, only use one code): D
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 12 14 1 2
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): 2.25 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

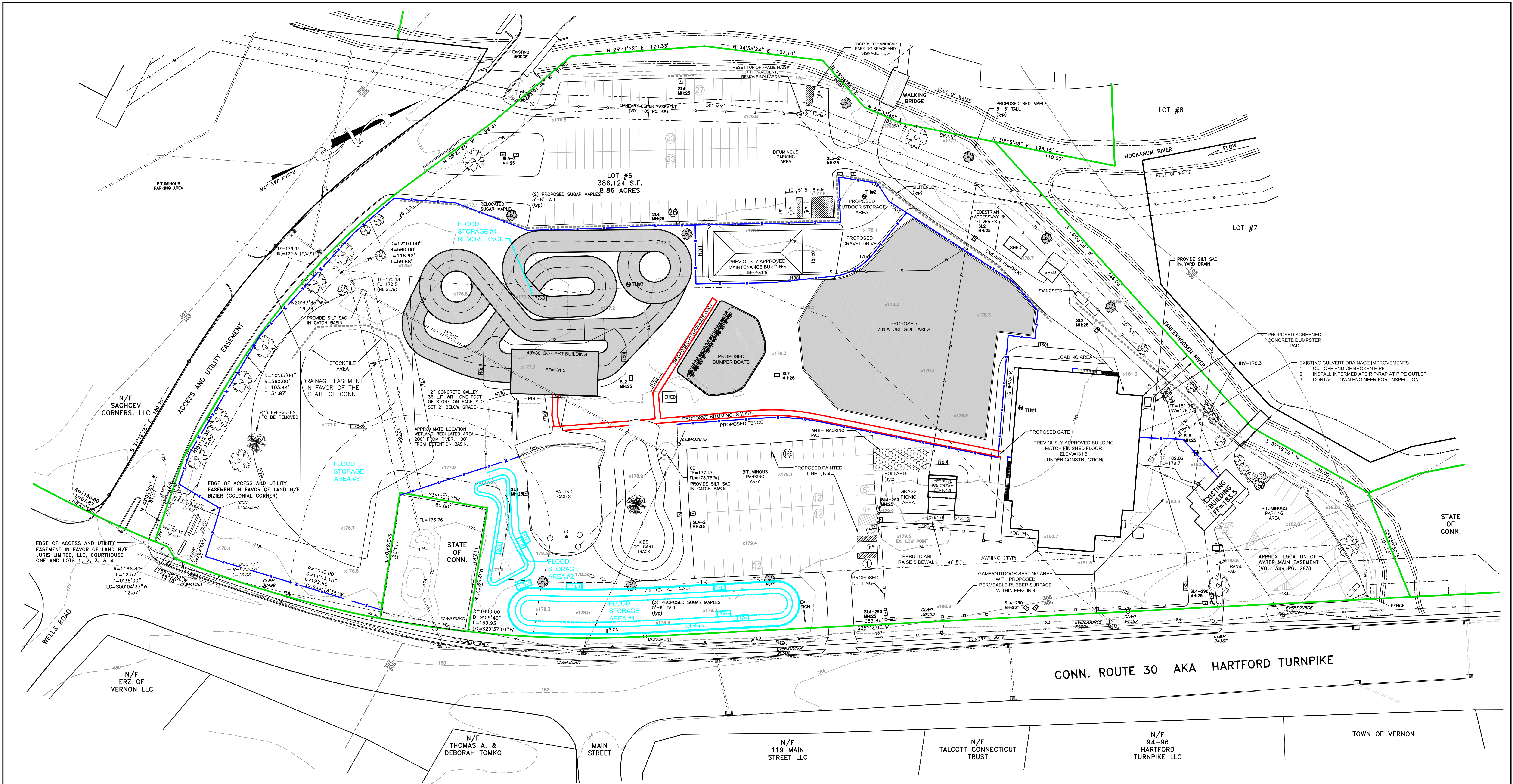
DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



PHASE 1-APPROVAL

ZONING TABLE (CURRENT ZONE COMMERCIAL)			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	22,000 SF	8.86 ACRES	-
MIN. LOT WIDTH	100'	1040'±	-
MIN. FRONT YARD	50'	66'	51'
MIN. SIDE YARD	20'	44'	55'
MIN. REAR YARD	50'	201'	124'
LOT COVERAGE	>60% SPECIAL PERMIT	33.9%	31.3%

PROPOSED LOT COVERAGE BREAKDOWN:

REMOVE EXISTING GO CART TRACK	- REDUCTION OF 18,125sf OF IMPERVIOUS SURFACE
REMOVE MINI-GOLF COURSE	- REDUCTION OF 6,000sf OF IMPERVIOUS SURFACE
REMOVE BUILDING	- REDUCTION OF 6,790sf OF IMPERVIOUS SURFACE
REMOVE WALKWAY SOUTH OF BLD.	- REDUCTION OF 980sf OF IMPERVIOUS SURFACE
REMOVE BUMPER BOAT, CONC. & PVM	- REDUCTION OF 5,600sf OF IMPERVIOUS SURFACE
PROPOSED PORCH	+ ADDITIONAL 16,665sf OF IMPERVIOUS SURFACE
PROPOSED WALK ABUTTING BUILDING	+ ADDITIONAL 450sf OF IMPERVIOUS SURFACE
PROPOSED MAINTENANCE BUILDING	+ ADDITIONAL 3,220sf OF IMPERVIOUS SURFACE
PROPOSED ICE CREAM BUILDING	+ ADDITIONAL 900sf OF IMPERVIOUS SURFACE
PROPOSED DUMPSTER PAD	+ ADDITIONAL 100sf OF IMPERVIOUS SURFACE
(2) CONCRETE LANDINGS	+ ADDITIONAL 30sf OF IMPERVIOUS SURFACE
TOTAL	- 12,900sf REDUCTION IN IMPERVIOUS SURFACE

PHASE 1-PARKING TABLE

COMMERCIAL RECREATION AREA	1 SPACE PER EMPLOYEE & 1 SPACE FOR EACH (4) PATRONS
REQUIRED:	18 EMPLOYEES AND UP TO 260 PATRONS
18 EMPLOYEE SPACES AND 65 PATRON SPACES TOTALING 83 SPACES	
RESTAURANT	1 SPACE PER 50 SF OF PUBLIC FLOOR AREA - 4,000SF OR 80 SPACES
REQUIRED:	163 EXISTING (EXCLUDES SUBWAY), 163 PROPOSED (EXCLUDING SUBWAY)
REQUIRED:	6 HANDICAP PARKING SPACES
PROVIDED:	6 HANDICAP PARKING SPACES

PHASE 1-FLOOD STORAGE VOLUME

PROPOSED FILL:	1,454 c.y.
PROPOSED CUT:	AREA WILL NOT BE USED FOR FLOOD STORAGE

PHASE 2-FLOOD STORAGE VOLUME

PROPOSED FILL:	1,110 c.y.
PROPOSED CUT:	(1)1,000c.y. + (2)210c.y. + (3)1,280c.y. + (4)100c.y. = 2,590c.y. EXCEEDS FILL OF 1,454 + 1,110 = 2,564c.y.

PHASE II PROPOSED LOT COVERAGE BREAKDOWN:

REMOVE SIDEWALK	- REDUCTION 2,860sf OF IMPERVIOUS SURFACE
PROPOSED MINI-GOLF	+ ADDITIONAL 6,000sf OF IMPERVIOUS SURFACE
PROPOSED PATIO AROUND BUMPER BOAT	+ ADDITIONAL 910sf OF IMPERVIOUS SURFACE
PROPOSED GO CARTS & BUILDING	+ ADDITIONAL 7,600sf OF IMPERVIOUS SURFACE-MOST OF TRACK IS ELEVATED
PROPOSED SIDEWALKS	+ ADDITIONAL 2,650sf OF IMPERVIOUS SURFACE
PHASE II TOTAL	- 14,300sf INCREASE IN IMPERVIOUS SURFACE
TOTAL PROJECT	- 1,400sf NET INCREASE

PHASE I-SIGNAGE

EXISTING FREE STANDING SIGN:	REPLACE SIGN, NOT TO EXCEED 80sf.
PROPOSED BUILDING MOUNTED SIGNS:	
WESTERLY BUILDING FACE	NOT TO EXCEED 240sf.
(3) EASTERLY BUILDING FACE SIGNS	NOT TO EXCEED 200sf.
EASTERLY FACE ICE CREAM STAND	NOT TO EXCEED 50sf.

PHASE II-PROPOSED DRAINAGE

IN ORDER TO OFFSET THE MINOR INCREASE IN IMPERVIOUS SURFACE, 1/2 OF THE GO CART ROOF RUNOFF SHALL BE DISCHARGED TO A STORMWATER INFILTRATION SYSTEM.

AREA TO INFILTRATE:	20'x80'
STORM INTENSITY:	1" RAINFALL
VOLUME REQUIRED:	20'x80'x(1"/12") = 134c.f.
VOLUME PROVIDED:	36'LONG x 1'TALL x 4'WIDE =144c.f. (PLUS TONE)

SEE SHEET NUMBER 2 FOR NOTES & CERTIFICATION

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.

IMPROVEMENT LOCATION SURVEY
SITE PLAN AND

EROSION & SEDIMENT CONTROL PLAN
CONNECTICUT GOLF LAND-PHASE II
CT GOLF LAND, LLC
#95 HARTFORD TURNPIKE
VERNON, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC

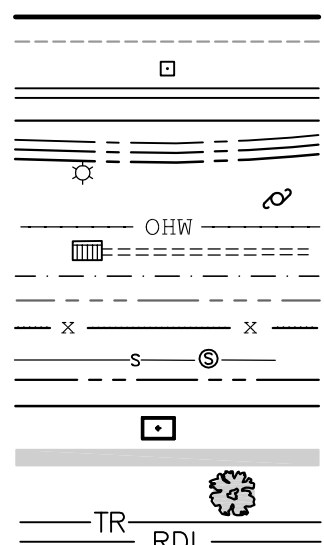
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

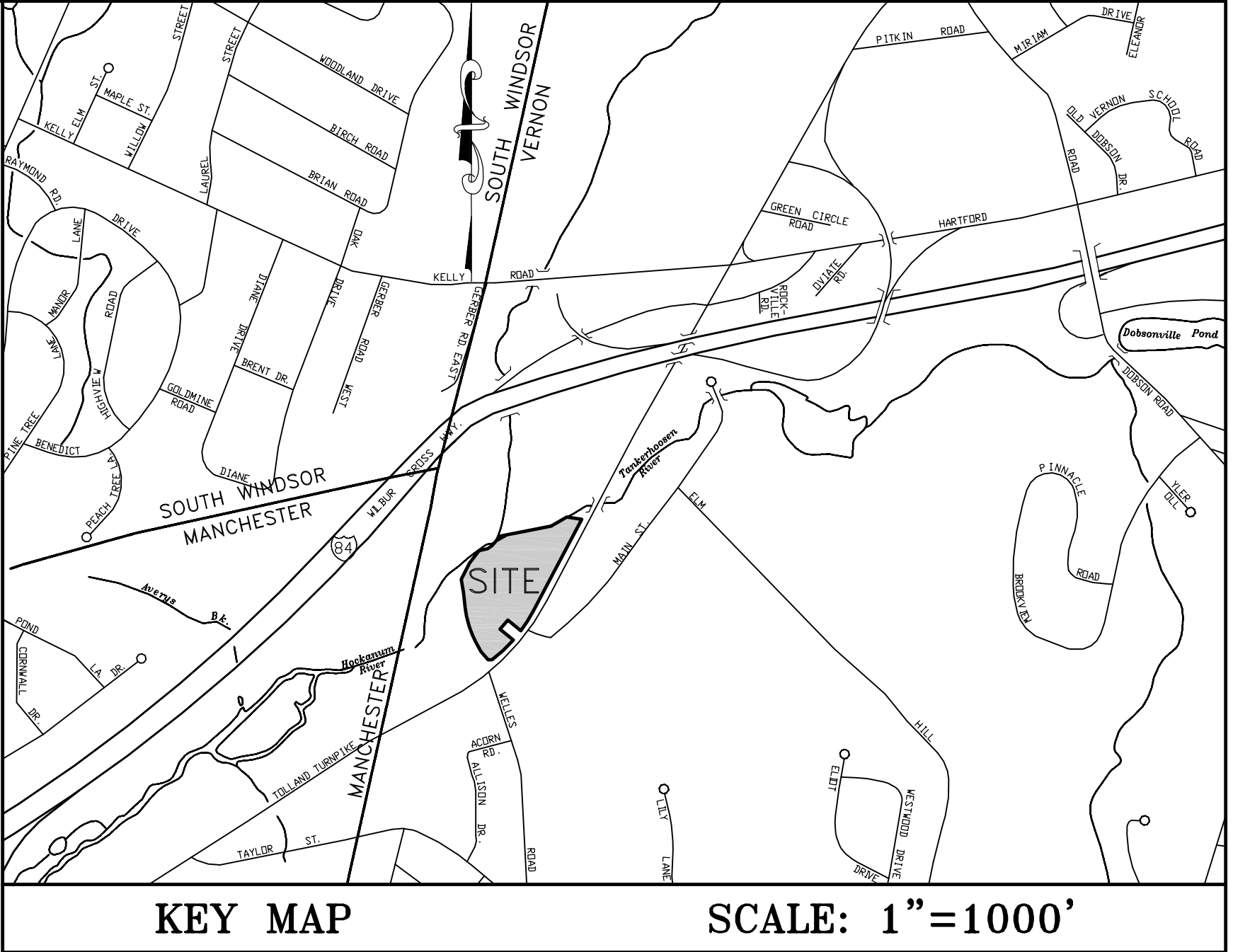
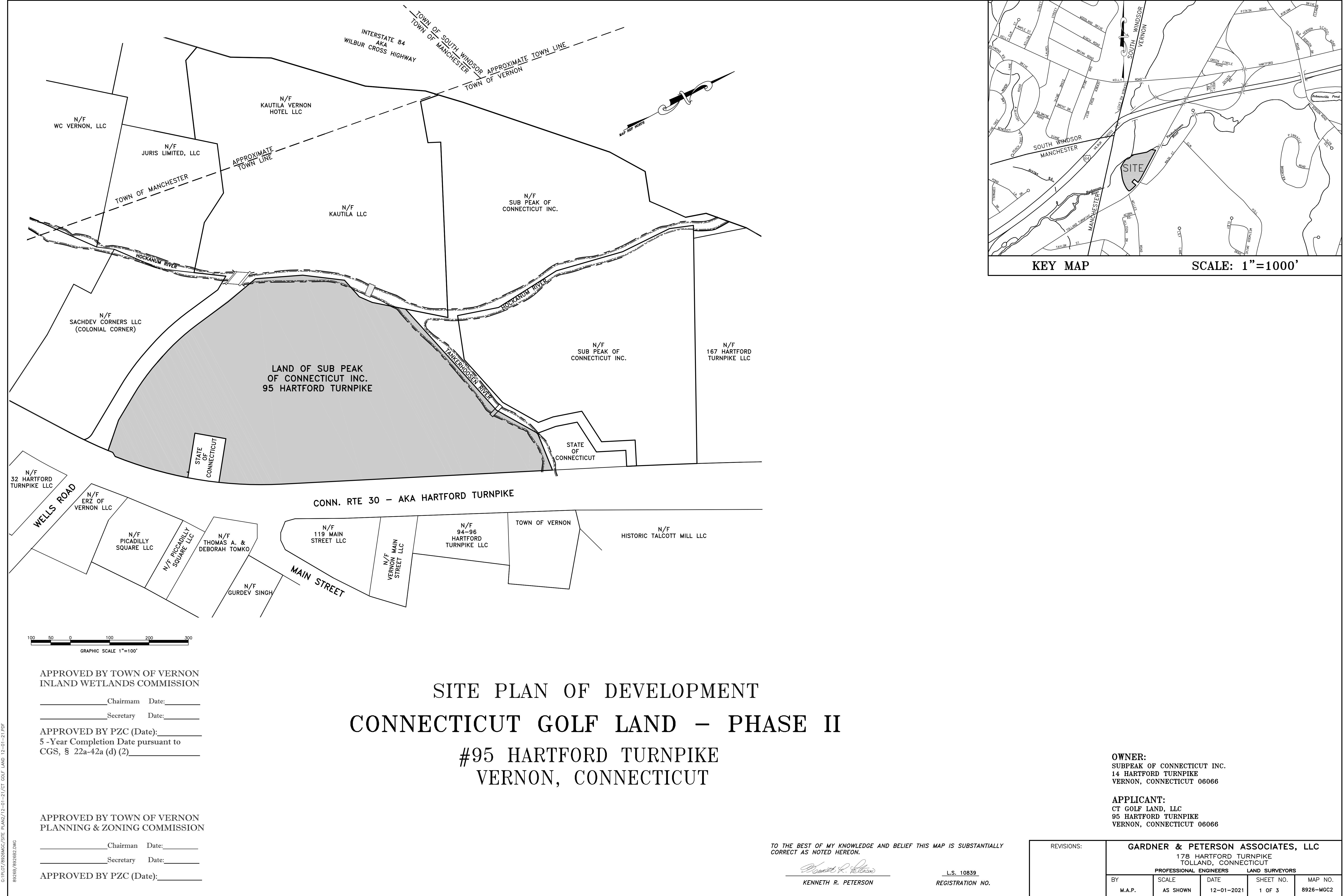
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=40'	12-01-2021	2 OF 3	8926-MGC2

LEGEND:

PROPERTY LINE
EXISTING CONTOUR
EXISTING MONUMENT
EXISTING CURB
EXISTING PAVEMENT
EDGE OF RIVER
EXISTING LIGHTPOLE
EXISTING UTILITY POLE
OVERHEAD WIRES
CATCH BASIN AND PIPE
REGULATED AREA
SOIL LINE
EXISTING FENCE
SEWER MANHOLE AND PIPE
SEWER EASEMENT
PROPOSED PAVEMENT
PROPOSED LIGHT-PRIOR APPROVAL
PROPOSED BUILDING
PROPOSED TREES-PRIOR APPROVAL
PROPOSED GUIDE RAIL
PROPOSED ROOF DRAIN





G:\PLC\8926MGC\SITE PLAN\12-01-21\CT GOLF LAND 12-01-21.PDF
8926B/8926B2.DWG

APPROVED BY TOWN OF VERNON
INLAND WETLANDS COMMISSION

_____, Chairman Date: _____
_____, Secretary Date: _____

APPROVED BY PZC (Date): _____
5 -Year Completion Date pursuant to
CGS, § 22a-42a (d) (2) _____

APPROVED BY TOWN OF VERNON
PLANNING & ZONING COMMISSION

_____, Chairman Date: _____
_____, Secretary Date: _____

APPROVED BY PZC (Date): _____

SITE PLAN OF DEVELOPMENT
CONNECTICUT GOLF LAND – PHASE II
#95 HARTFORD TURNPIKE
VERNON, CONNECTICUT

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.

OWNER:
SUBPEAK OF CONNECTICUT INC.
14 HARTFORD TURNPIKE
VERNON, CONNECTICUT 06066

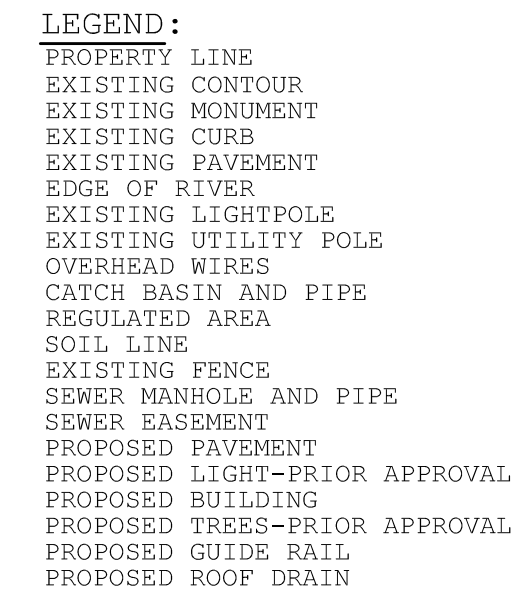
APPLICANT:
CT GOLF LAND, LLC
95 HARTFORD TURNPIKE
VERNON, CONNECTICUT 06066

REVISIONS:

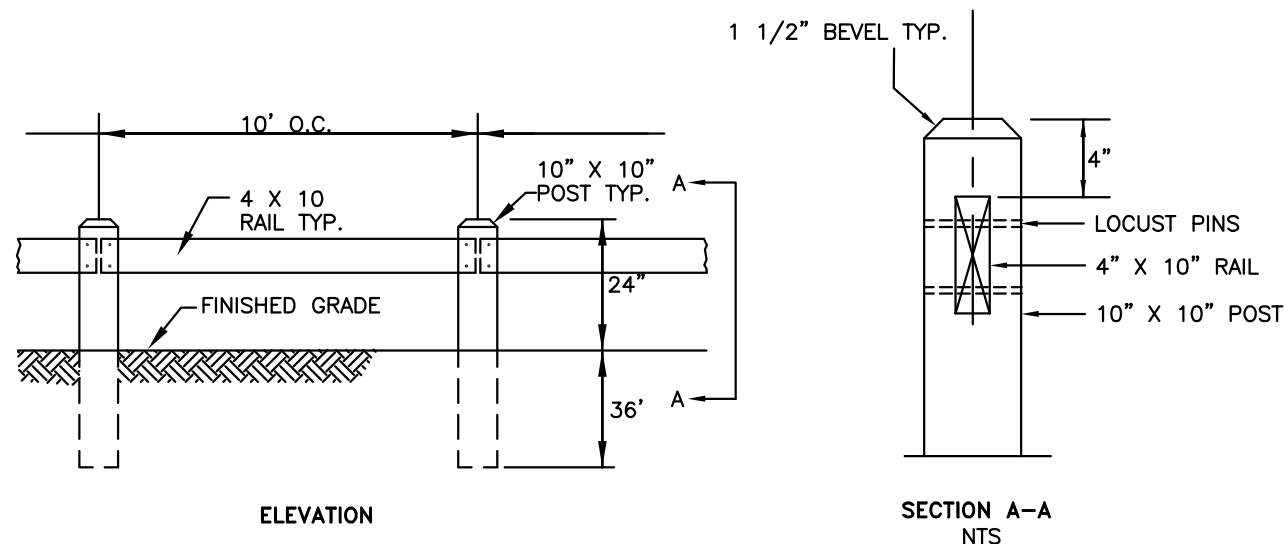
GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

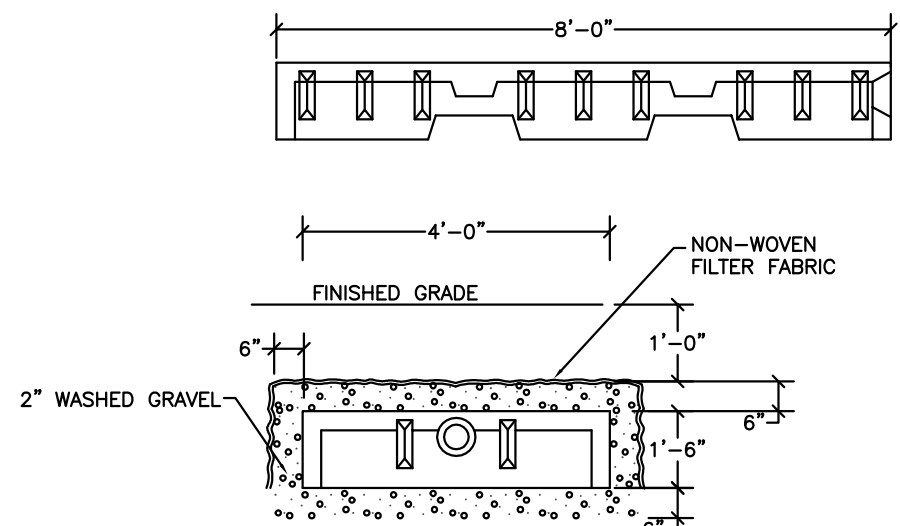
BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	AS SHOWN	12-01-2021	1 OF 3	8926-MGC2



GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS				
BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=40'	12-01-2021	2 OF 3	8926-MGC2



GUIDE RAIL (OR EQUAL)



12" CONCRETE GALLEY OR EQUAL

- NOTES:
1. BOTTOM OF STRUCTURE TO BE SET AT ELEVATION NOTED ON PLAN. ANY TOPSOIL PRESENT BELOW THE CHAMBERS SHALL BE REMOVED AND REPLACED WITH STONE.
 2. PLACE NON-WOVEN FILTER OVER INFILTRATION GALLEY AND ONE INCH STONE.
 3. INFILTRATION GALLEY TO BE CONSTRUCTED TO WITHSTAND H-20 LOADS.
 4. CONCRETE COMPRESSIVE STRENGTH SHALL BE 400 PSI AT 28 DAYS.
 5. REINFORCING STEEL DEFORMED BARS SHALL CONFORM TO THE LATEST ASTM SPECIFICATION A615.
 6. PROVIDE A 4"(MIN) INSPECTION PORT ON EACH ROW OF UNITS.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. 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.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. 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.
6. 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.
7. FROZEN MATERIAL OR SOFT MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
8. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
9. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
10. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICE.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED BEFORE SEEDING, THEN FIRMED AS DESCRIBED ABOVE.
19. 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.).
20. 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 SEEDBED 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	

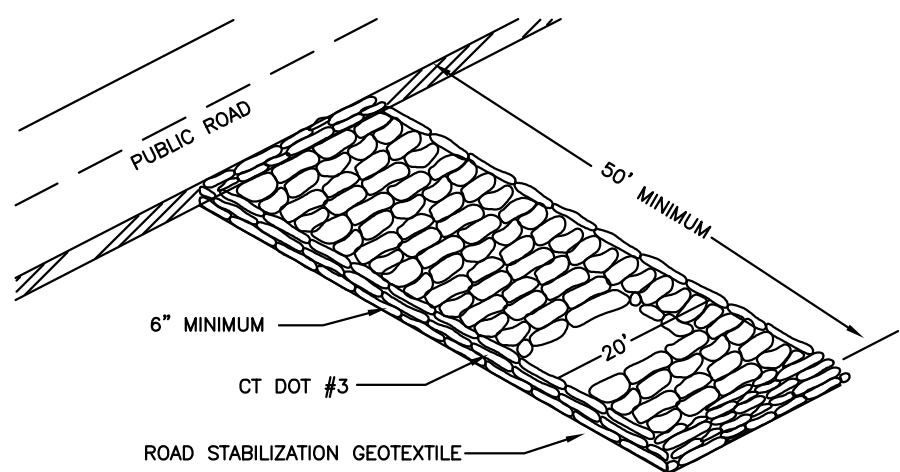
CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST

PROJECT NAME: CONNECTICUT GOLF LAND-PHASE II
LOCATION: 95 HARTFORD TURNPIKE, VERNON, CT
PROJECT DESCRIPTION: EXTERIOR RECREATION
PARCEL AREA: 8.86 Acres
RESPONSIBLE PERSONNEL: STEVE LAMESA

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
CONTACT CBYD	INSTALL ANTI TRACKING PAD		
CONSTRUCT GO CART TRACK, NEW BUILDINGS	INSTALL SILT FENCE		
CONSTRUCT STORMWATER AREA			
CONSTRUCT WALKWAYS	INSPECT EROSION CONTROLS		
INSTALL UTILITIES	REPAIR AS NECESSARY		
FINAL GRADE AND SEED ALL DISTURBED AREAS	REMOVE EROSION CONTROLS WHEN SITE IS STABILIZED		

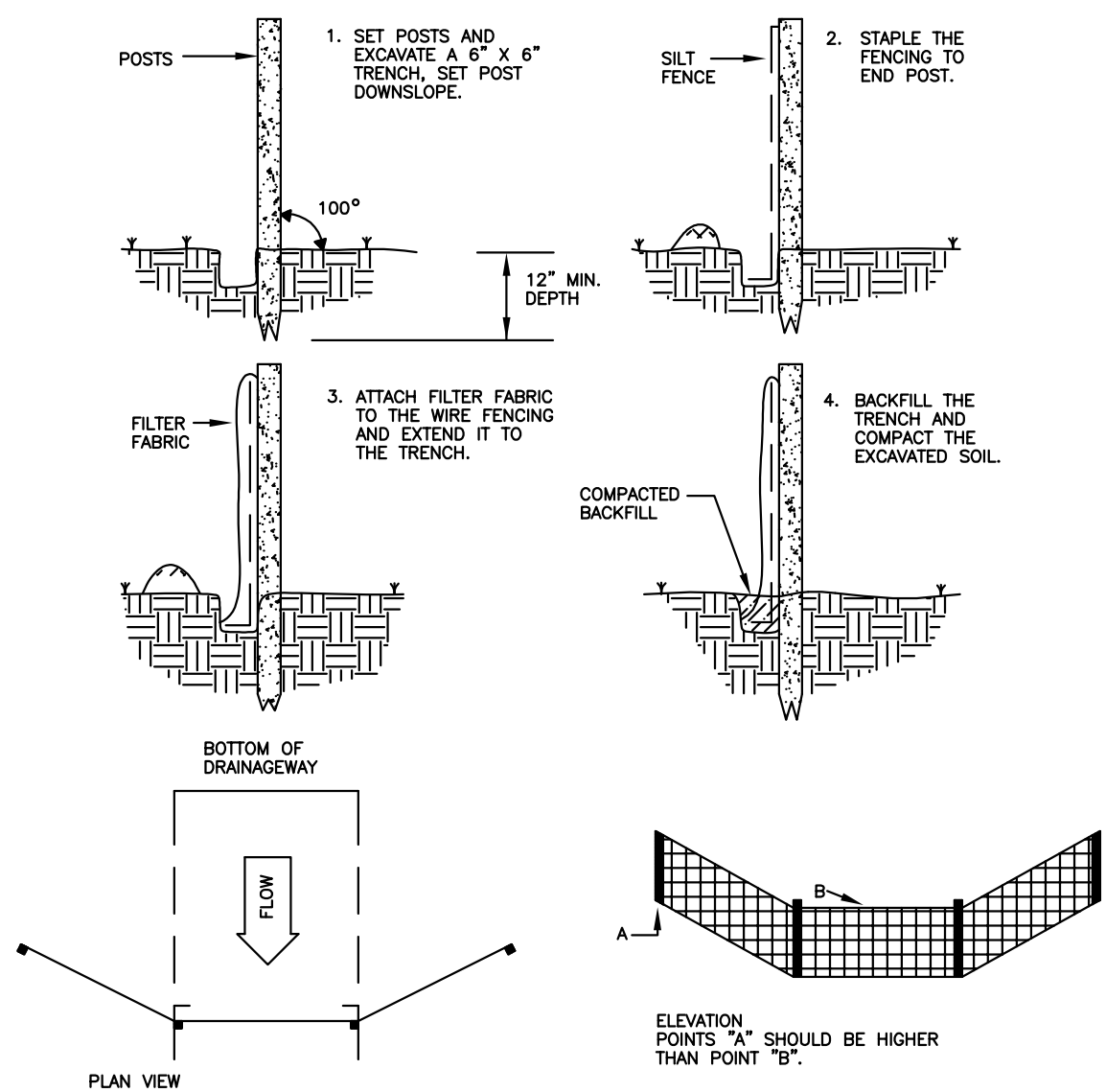
PROJECT DATES:
DATE OF CONSTRUCTION START As soon as possible
DATE OF CONSTRUCTION COMPLETION One year from start

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

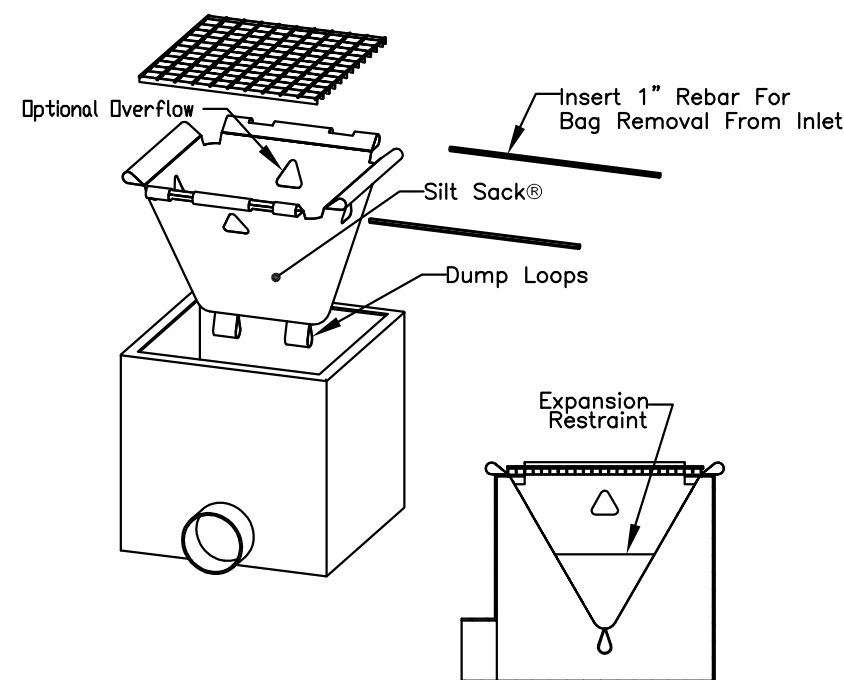
PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



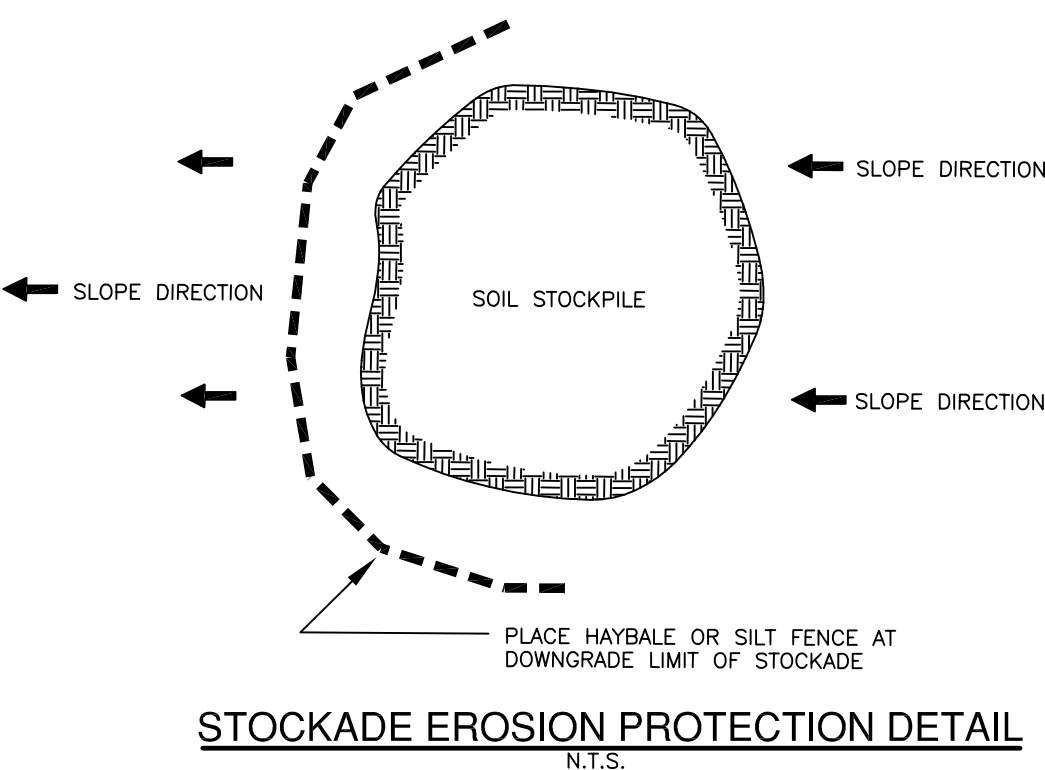
HAY BALE APPLICATIONS

Sheet Flow Applications

1. Bales shall be placed in a single row, lengthwise on the contour, with ends of adjacent bales tightly abutting one another.
2. 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.
3. 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.
4. 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.
5. 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).
6. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
7. Bale barriers shall be removed when they have served their usefulness, but not before the upslope areas have been permanently stabilized.



CATCH BASIN INLET PROTECTION



STOCKADE EROSION PROTECTION DETAIL

SEDIMENTATION & EROSION CONTROL DETAILS

CONSTRUCTION DETAILS CONNECTICUT GOLF LAND-PHASE II CT GOLF LAND, LLC #95 HARTFORD TURNPIKE VERNON, CONNECTICUT				
GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT				
REVISIONS	PROFESSIONAL ENGINEERS		LAND SURVEYORS	
	BY M.A.P.	SCALE AS SHOWN	DATE 12-01-2021	SHEET NO. 3 OF 3 MAP NO. 8926-MGC2

STAFF COMMENTS



OFFICE OF THE
TOWN PLANNER

TOWN OF VERNON

55 West Main St., VERNON, CT 06066-3291
(860) 870-3640
gmcmgregor@vernon-ct.gov

MEMORANDUM

TO: Inland Wetlands Commission

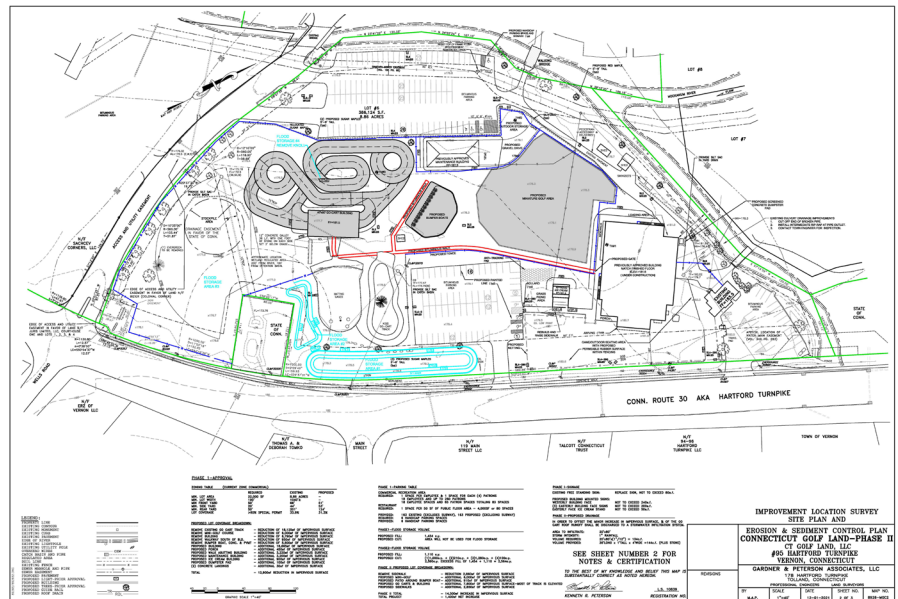
FROM: George K. McGregor, AICP, Town Planner

SUBJECT: IWC 2021-08, CT Golf Land, 95 Hartford Tpke.

DATE: January 25, 2022

Request

CT Golf Land LLC, has requested approval for a Wetlands Permit for additional commercial recreation activities at 95 Hartford Tpke. (Assessor ID: Map 1, Block 158, Parcel 00095). The Inland Wetland Commission approved a Wetlands Permit for the redevelopment of the site back in September 2020, for grading, construction and other activities (game room, ice cream shop, maintenance building etc...). This application seeks to add go carts (including track and maintenance building), mini-golf, and bumper boats.



There is associated grading and fill activity to accommodate these additions as well as expanded areas for flood storage. Upon receipt, the IWC determined this a significant activity.

Staff Comments & Analysis

Historically, this area is prone to flooding. The severe storms of 2021 illustrated this phenomenon on several occasions. Therefore, careful attention should be paid to any development activity which could exacerbate flooding in this area (although we note that flooding near the confluence of the Hockanum and the Tankerhoosen is more likely associated with upstream development impacts). The Applicant is proposing additional flood storage areas, and, by their engineers' calculations, appear to balance the site appropriately.

While the site may balance technically, ensuring the flood storage areas are highly functional is important. Staff has asked the Applicant to review the flood storage areas shown and consider potential revisions relative to size and location. Staff will update the IWC at the hearing.

The proposed redevelopment of the Golf Land Site appears generally sensitive to the environmental features present (the site had previously been significantly disturbed during iterations of development on this site). The applicant has considered additional flood storage on site in an effort to improve those conditions. Although the total impervious surface was reduced by 12,900 sq. ft. according to the Phase I plans, Phase II adds back 16,000 sq. ft. for a net project impervious increase of approximately 3,000 sq.ft.

A site visit the week of January 18, 2022 indicated that a significant amount of fill/dirt had been deposited on site, on the south western side, near the commercial access drive. This activity was not permitted under the original wetland permit. Its disposition is unclear.

Any additional conditions or stipulations will be drafted under separate cover and provided to the Commission prior to the public hearing.

Draft Motions

MOVED, that the Vernon Inland Wetlands and Watercourses Commission does hereby APPROVE, the application (**IWC-2021-08**) of CT Golf Land LLC for a Wetlands permit by Commission based on the following findings:

- The project will have no adverse impacts on wetlands or watercourses;
- There are no prudent or feasible alternatives

AND, Subject to the Site Plan of Development dated December 1, 2021, prepared by Gardner & Peterson, Associates, LLC.

Or,

MOVED, an Alternate Motion

GKM

From: [Perry, Craig](#)
To: [McGregor, George](#)
Subject: FW: IWC 2021-08 95 Hartford Tpke - Golfland Phase II
Date: Wednesday, December 29, 2021 11:33:34 AM

From: Perry, Craig
Sent: Tuesday, December 21, 2021 4:01 PM
To: McGregor, George <GMcGregor@vernon-ct.gov>
Cc: Smith, David <DSmith@vernon-ct.gov>
Subject: IWC 2021-08 95 Hartford Tpke - Golfland Phase II

George,

I have a couple concerns with these proposed phase II plans.

The proposed golf area does not show any proposed development within the shaded area.

The proposed new Go cart track is now over the Flood Storage area #4 (there was a previously approved Flood Storage Area at this location, but shaped differently).

It is hard to determine what is happening in this area.

Thank you,

Craig W. Perry
Town of Vernon
Engineering Department
Phone: 860-870-3638
Fax: 860-870-3683
cperry@vernon-ct.gov

STATUS OF CEASE & CORRECT ORDERS



OFFICE OF THE
TOWN ENGINEER

TOWN OF VERNON

55 West Main St, Vernon, CT 06066

Tel: (860) 870-3638

Fax: (860) 870-3683

cperry@vernon-ct.gov

The Rashid Hamid Family LLP
27 Naek Road
Vernon, CT 06066

Brian R Juliano
321 Talcottville Road
Vernon, CT 06066

26 Naek Road / 321 Talcottville Road

CEASE AND CORRECT ORDER **Certified Letter**

January 5, 2022

Dear Property Owners,

I have re-inspected your properties several times since issuing a Violation Notice (letter included) to #26 Naek Road on April 19, 2021 for conducting a "Regulated Activity" within a regulated area, by clear-cutting and depositing material within 100' of a watercourse. In accordance with this Violation Notice, you were instructed to immediately stabilize and remove all the deposited material within 30 days.

After the initial re-inspection of this area, it was found that immediate stabilization was done on #26 Naek Road as requested, however, it was also determined that the deposited material was covering both of the above listed properties after referencing the last approved site plan for #321 Talcottville Road, titled Juliano's Pools, dated 12/12/08. For the past few months Juliano Pools has been slowly removing some of this unpermitted material, but at this time, there is still a significant amount of material that remains within the regulated area.


Therefore, you are hereby ordered to cease and correct any further regulated activities upon this property. You are also hereby requested to attend an Inland Wetlands Commission meeting on January 25, 2022, with the Inland Wetlands Commission at the Vernon Town Hall, Third Floor, 14 Park Place, Vernon CT, at 7:00 pm, at which time a "Show Cause" hearing will be held providing you the opportunity to be heard and show cause why the order should not remain in effect.

Please restore these properties in accordance with the Juliano's Pools site plan listed above. It is important that these properties remain stabilized during restoration efforts with the use of erosion control items such as hay bales and filter fabric to prevent any further erosion problems that may impact this valued resource.

Please be aware, if this condition is not corrected to the satisfaction of the commission, you could be fined up to \$1,000.00 per day in accordance with the Town of Vernon Inland Wetlands and Watercourses Regulations, section 14.

If you have any questions concerning this matter please feel free to contact me at the Town of Vernon Engineering Department 860-870-3638.

Sincerely,



Craig W. Perry
Wetlands Enforcement Officer

c.c. Rachel Stansel	- Chairman, Inland Wetlands Commission
David Smith, PE	- Town Engineer
George McGregor	- Town Planner
Shaun Gately	- Economic Development

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

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

DATE: **2022 – January**

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

IWC-2021-05 (933 Hartford Turnpike – AmVets).

- No construction activity at this time.

IWC-2021-04 (Naek Road – 70 unit Townhouse Project).

- No construction activity at this time.

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).

- Installation of the porous pavement has been completed.
- Finish grading around pavement edges remains.

IWC-2020-06 (CT Golfland).

- **Work continues.**

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

- Construction scheduled for the spring 2022.

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

- Site work has ended for the winter season.

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

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

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)

- Recent activity by design engineering firm.
- Time extension granted. Expires on Dec. 13, 2026

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 and construction of road base.
- 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:

Cease and Correct Order (#26 Naek Road / 321 Talcottville Road) – caused by
Juliano Pools.

Wetland Agent Report:

Approval for;