

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Virtual Meeting Notice & Agenda
Thursday, February 3, 2022, 7:30 PM

Zoom Meeting Information

<https://us02web.zoom.us/j/6149852850?pwd=NUZwVkEwWkRlS1EweC94cFNHVUxBdz09>

Meeting ID: 614 985 2850 **Passcode:** h72Vs7

By Phone: 646 876 9923

Meeting ID: 614 985 2850

Passcode: 786221

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 #6 "Other Business" requires Commission vote.
 - 2.2 Approval of the Minutes from the **January 20, 2022**
3. **New Application(s) for receipt, if any:**
 - 3.1 PZ-2022-05, 501 Talcottville Rd.** An Application of Vernon Development LLC for a Site Plan and Special Permits to develop a 10,000 sq.ft. day care center at 501 Talcottville Rd. (Tax Map 09, Block 007, Parcel 0001D). Special permits requested include Section 4.9.4.15.1 (more than 40 parking spaces; Section 4.9.4.15.2 (structure within 200 feet of a residence); Section 4.9.4.15.3 (parking within 100 feet of a residence). The property is zoned Commercial.
 - 3.2 PZ-2002-06, 501 Talcottville Rd.** An Application of 501 Talcottville Rd. LLC to permit the re-subdivision of land into one additional parcel, located at 501 Talcottville Rd. (Tax Map 09, Block 0007, Parcel 0001D). The property is zoned Commercial.
4. **Public Hearing(s) and Action on Applications:**
 - 4.1 PZ-2022-01, 26 Union St.** An Application of Amy Javarauckas for a Special Permit pursuant to Section 4.23.5.16 and Section 24.5.21 of the Zoning Regulations to allow a Tattoo Shop at 26 Union St. (Tax Map 23, Block 106, Parcel 15). The Parcel is zoned Downtown Business & Residential (DBR) and is in the Rockville Village Overlay District.
 - 4.2 PZ-2022-04, 1230 Hartford Tpke.** An Application of Body Secrets Day Spa for a Special Permit pursuant to Section 4.9.4.22 of the Zoning Regulations to allow a non-independent massage area as accessory to a Day Spa, and personal service establishment. The property is located at 1230 Hartford Turnpike and zoned Commercial (C) (Tax Map 43, Block 68, Parcel 36).

5. **8-24 Referrals, If any**
 - 5.1 **19 Park St.**
6. **Other Business/Discussion**
7. **Adjournment**

Roland Klee, Chair
Planning & Zoning Commission

DRAFT MINUTES

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, January 20, 2022, 7:30 PM
VIA Zoom

Zoom Meeting Information

<https://us02web.zoom.us/j/6149852850?pwd=NUZwVkEwWkRlS1EweC94cFNHVUxBdz09>

Meeting ID: 614 985 2850 **Passcode:** h72Vs7

By Phone: 646 876 9923

Meeting ID: 614 985 2850

Passcode: 786221

DRAFT MINUTES

1. **Call to Order & Roll Call by Roland Klee, Chairman at 7:30 PM**

- Regular members present: Roland Klee, Robin Lockwood, Joseph Miller, Mike Mitchell, Iris Mullan, Mike Baum
- Alternate Member:
- Absent Members: Carl Bard
- Staff present: George McGregor, Town Planner and Shaun Gately, EDC
- Dave Smith, Town Engineer
- Recording secretary: Jill Rocco

2. **Administrative Actions/Requests**

2.1 Election of Officers 2022

Chairman Roland Klee asked the Commission for nominations.

Chair – Roland Klee, nominated by Robin Lockwood - accepted

Vice Chair – Joe Miller, nominated by Mike Mitchell – declined

Vice Chair – Mike Mitchell, nominated by Robin Lockwood – accepted

Secretary – Robin Lockwood, nominated by Roland Klee – accepted

Robin Lockwood **MOVED** to close the floor for nominations. Mike Mitchell seconded and the motion carried unanimously.

Robin Lockwood **MOVED** to accept the nomination slate as is. Mike Mitchell seconded and the motion carried unanimously.

2.2 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #6 "Other Business" requires Commission vote.

Robin Lockwood **MOVED** to accept the Agenda as is. Mike Mitchell seconded and the motion carried unanimously.

2.3 Approval of the Minutes from the **December 16, 2021**

Robin Lockwood **MOVED** to **APPROVE** the minutes from December 16, 2021. Joe Miller seconded and the motion carried unanimously.

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

3.1 **PZ-2022-01, 26 Union St.** An Application of Amy Javarauckas for a Special Permit pursuant to Section 4.23.5.16 and Section 24.5.21 of the Zoning Regulations to allow a Tattoo Shop at 26 Union St. (Tax Map 23, Block 106, Parcel 15). The Parcel is zoned Downtown Business & Residential (DBR) and is in the Rockville Village Overlay District.

George McGregor, Town Planner, recommended a hearing date of February 3, 2022.

Robin Lockwood **MOVED to RECEIVE (PZ-2022-01, 26 Union St.)** An Application of Amy Javarauckas for a Special Permit pursuant to Section 4.23.5.16 and Section 24.5.21 of the Zoning Regulations to allow a Tattoo Shop at 26 Union St. (Tax Map 23, Block 106, Parcel 15). The Parcel is zoned Downtown Business & Residential (DBR) and is in the Rockville Village Overlay District. Joseph Miller seconded and the motion carried unanimously and place it on the February 3, 2022 agenda for Public Hearing.

3.2 **PZ-2022-02, 95 Hartford Tpke.** CT Golf Land LLC has requested modifications to an approved Site Plan of Development and special permits for site grading, new construction, additions, and other activities on property located at 95 Hartford Tpke. (Assessor ID: Map 1, Block 158, Parcel 00095).

George McGregor, Town Planner, recommended a hearing date of February 17, 2022.

Robin Lockwood **MOVED to RECEIVE (PZ-2022-02, 95 Hartford Tpke.)** CT Golf Land LLC has requested modifications to an approved Site Plan of Development and special permits for site grading, new construction, additions, and other activities on property located at 95 Hartford Tpke. (Assessor ID: Map 1, Block 158, Parcel 00095). Iris Mullan seconded and the motion carried unanimously and place it on the February 17, 2022 agenda for Public Hearing.

3.3 **PZ-2022-03, 57 Hartford Tpke.** An Application by Jerry Fornarelli for a modification to an approved site plan and special permits from Section 5 of the Zoning Regulations, in order to construct a deck addition, pavilion structure, and storage building at 57 Hartford Turnpike (Tax Map 01, Block 0158, Parcel 00057).

George McGregor, Town Planner, recommended a hearing date of February 17, 2022

Mike Mitchell **MOVED to RECEIVE (PZ-2022-03, 57 Hartford Tpke.)** An Application by Jerry Fornarelli for a modification to an approved site plan and special permits from Section 5 of the Zoning Regulations, in order to construct a deck addition, pavilion structure, and storage building at 57 Hartford Turnpike (Tax Map 01, Block 0158, Parcel 00057). Robin Lockwood seconded and the motion carried unanimously and place it on the February 17, 2022 agenda for Public Hearing.

3.4 **PZ-2022-04, 1230 Hartford Tpke.** An Application of Body Secrets Day Spa for a Special Permit pursuant to Section 4.9.4.22 of the Commercial Zoning Regulations to allow a non-independent massage area as accessory to a Day Spa, and personal service establishment. The property is located at 1230 Hartford Turnpike (Tax Map 43, Block 0068, Parcel 00036).

George McGregor, Town Planner, recommended a hearing date of February 3, 2022.

Robin Lockwood **MOVED** to **RECEIVE (PZ-2022-04, 1230 Hartford Tpke.)** An Application of Body Secrets Day Spa for a Special Permit pursuant to Section 4.9.4.22 of the Commercial Zoning Regulations to allow a non-independent massage area as accessory to a Day Spa, and personal service establishment. The property is located at 1230 Hartford Turnpike (Tax Map 43, Block 0068, Parcel 00036). Iris Mullan seconded and the motion carried unanimously and place it on the February 3, 2022 agenda for Public Hearing.

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

4.1 PZ-2021-19, Village at Naek Road. An Application of Rashid Hamid for a Site Plan and Special Permits to allow a +70-unit multi-family development on multiple parcels located at 291 and 293 Talcottville Rd. (Assessor ID: Map 3 Block 4 Parcels 9A & 9E) and at 27, 32, 37, 38, and 46 Naek Rd. (Assessor ID: Map 3 Block 4 Parcels 008-8, 7, 4, 6, 5). Specials Permits requested from the Planned Development Zone-Gerber Farm zoning district (PDZ) include Section 4.24.4.3.2 (multi-family units); 4.24.3.15.1 (more than 40 off street parking spaces); 4.24.4.3.15.2 (proposed structures within 200 feet of a residential structure); Section 4.24.4.3.15.3 (proposed parking within 200 feet of a residential structure); Section 4.24.4.3.15.4 (aggregate square footage in excess of 25,000 sq. ft.); Section 4.24.4.3.15.9 (a development having less than the required yards).

- George McGregor, Town Planner, explained the details of the application and read the Public Notice posted in the Journal Inquirer on January 8, 2022 & January 15, 2022.
- Chairman Roland Klee read the following teleconference rules into the record:
 1. Any member of the public who wishes to provide public comment may participate remotely via computer with a microphone and ZOOM link or via telephone call-in number
 2. We ask that all participants "MUTE" their phones and that the meeting organizer may mute participants if excessive noise or feedback interrupts the meeting.
 3. Speakers are encouraged to use the ZOOM Chat function to alert the host that they would like to speak.
 4. At the appropriate time, the Chairman will call for public comment. Speakers should unmute their phones by pressing *6 and then clearly identify their name and address.
 5. Speakers should direct their comments through the Chairman
 6. Please be patient.
- Greg McCracken, Attorney with Jacobs, Walker, Rice & Barry, LLC. 146 Main St. Manchester, CT. Spoke representing the applicant Rashid Hamid of The Rashid Hamid Family, LLP, 27 Naek Rd. Vernon, CT.
- Eric Peterson, Engineer with Gardner & Peterson Associates, LLC. 170 Hartford Tpke, Tolland, CT. spoke representing the applicant providing detailed maps and information.
- Charlie Baker, Traffic Engineer, spoke representing the applicant providing a detailed traffic study.
- Robert Stewart, Stewart Appraisal Services, 58 Hartford Tpke, Tolland, CT. spoke representing the applicant providing a detailed Fiscal Impact Analysis.
- Commission asked questions.
- Eric Peterson, Engineer – responded
- David Wagner, Architect – responded, gave detailed information on individual units and energy compliance.
- Gregory McCracken, Attorney gave closing comments regarding sewage, traffic, Hockanum Linear Trail, industrial opportunities, demographics, residential density, open space, amenities, landscaping & community space.

- Roland Klee, Chairman, opened the floor for questions/comments from the Commission.
- Commission asked questions regarding fire safety and dumpsters
- Eric Peterson, Engineer, responded.
- George McGregor, Town Planner, responded.
- Commission asked questions regarding walking trail and low-income housing.
- Eric Peterson, Engineer responded.
- Greg McCracken, Attorney, responded.
- Roland Klee, Chairman, opened the Public Hearing at 8:50 PM
- Polly Schafer, Fox Hill Dr., Vernon – spoke in favor of the application
- Amanda Warner, 155 West St. – spoke with comments in regards to trails and market rates
- George McGregor, Town Planner, responded.
- Mike Wendus, 91 Village St – spoke with comments in regards to low-income housing and house size.
- Nancy Steffens, 224 South St. – spoke with comments in regards to traffic, financial analysis and environmental issues
- Maryann Levesque, 183 Bolton Rd. – spoke in regards to traffic analysis and additional parking.
- Applicants entire team responded to all comments and concerns.
- Commission asked questions.
- Eric Peterson, Engineer, responded.
- Ann Letendre, 29 Gottier Dr., commented
- Eric Peterson, Engineer, responded.
- George McGregor, Town Planner, read the detailed conditions of approval.

Draft Conditions of Approvals
PZ 2021-19, Village at Naek Rd.
January 20, 2022
Revised 6:00 pm

1. The property shall be developed in substantial conformance with the Site Plan Set entitled "Site Plan of Development-Village at Naek Road" (Sheets 1-14) dated May 21, 2021, revised January 17, 2022, prepared by Gardner & Peterson Associates, LLC.
2. The property shall be developed in substantial conformance to the Architectural Plans for the "Village at Naek Road", dated September 24, 2021, prepared by Schadler Selnau Associates.
3. All parcels: 291 and 293 Talcottville Rd. (Assessor ID: Map 3 Block 4 Parcels 9A & 9E) and at 27, 32, 37, 38, and 46 Naek Rd. (Assessor ID: Map 3 Block 4 Parcels 008-8, 7,4, 6, 5) shall be combined and recorded prior to the issuance of the first building permit for the project.
4. Prior to the Issuance of the Certificate of Occupancy for the last unit in Phase II, the developer shall construct a sidewalk along the north side of Naek Road from the dedicated public parking area serving the trail to the intersection of Talcottville Road.
5. The developer shall draft and record an easement related to the Conservation Area (Vernal Pool), Conservation Area (Trail), and Parking Area in a form acceptable to the Town of Vernon.

6. Prior to construction of the Trail segment and public parking area, the developer shall submit construction drawings for the trail and the public parking area (both described in the easement set forth in Condition #5) to the Town for review and approval.
7. Prior to the issuance of an Occupancy permit for the 55th residential unit, the full +-2,000-foot segment of the Hockanum River Linear Park Trail shall be substantially constructed and complete, in manner acceptable to the Town of Vernon using stone dust materials, two boardwalk crossing sections, and sections of at-grade boardwalk, as shown on the site plan referenced in Condition #1.
8. Prior to the issuance of an Occupancy permit for the 55th residential unit, the public parking area depicted on the site plan at the terminus of Naek Rd. shall be substantially constructed and complete, in manner acceptable to the Town of Vernon.
9. Prior to the issuance of an Occupancy permit for any unit in Phase I, the developer shall construct a secondary fire access road, acceptable to the Fire Marshal. Prior to the issuance of an Occupancy permit for the 70th unit, the developer shall remove the existing driveway curb-cut @ Talcottville Rd. in a manner acceptable to the Town Engineer.
10. Other standard administrative conditions, stipulations, related to bonding, hold harmless statements, and other administrative items shall apply to this approval.

- Dave Smith, Town Engineer, responded regarding sidewalks.
- George McGregor, Town Planner, commented that it is consistent with the POCD.
- Roland Klee, Chairman, asked to CLOSE the Public Hearing at 9:30 PM.
- Robin Lockwood, MOVED to CLOSE the Public Hearing. Mike Mitchell, seconded and the motion carried unanimously.

Robin Lockwood **MOVED**, The Planning & Zoning Commission **APPROVE** PZ-2021-19, Village at Naek Road, based upon a finding that the application meets the site plan requirements of Section 14, that the special permits requested are consistent with the criteria found Section 17.3.1., and the reduction in yards is justified by the inclusion of the proposed community amenities offered by the applicant. Approval is contingent upon the Conditions of Approval dated January 20, 2022. It is **FURTHER MOVED**, that the public improvements included in PZ-2021-19 have been reviewed under the provisions of State Statute Section 8-24 and are found to be consistent with the Plan of Conservation and Development. Mike Mitchell seconded and the motion carried with 5 yays, and 2 abstaining.

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

5.1 36 Cubles St.

George McGregor, Town Planner, gave details on 8-24 referral 36 Cubles St. to sell and/or disposition of the property.

Discussion ensued.

Mike Baum, **MOVED** the disposition of the property at 36 Cubles St. is consistent with POCD. Robin Lockwood seconded and the motion carried with 5 yays, and 2 abstaining.

6. **Other Business/Discussion**

6.1 Affordable Housing Plan Introduction

George McGregor, Town Planner, gave details regarding Affordable Housing Plan and the Deadline of July 2022.

7. **Adjournment**

Mike Mitchell MOVED to ADJOURN at 9:45 PM. Robin Lockwood seconded and the motion carried unanimously.

Jill Rocco
Recording Secretary

APPLICATION
For Receipt



January 24, 2022

George McGregor
Town Planner
55 West Main Street, 2nd Floor
Vernon, CT 06066

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

Dear George,

On behalf of the Vernon Development LLC, I am pleased to submit the attached application for approval of a Site Plan of Development and Special Permits 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). 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 site plan/special permit applications for the TLE development.

The proposed TLE development will involve the construction of a 10,000 square foot building, 5,000 square foot playground and associated parking. Access to the site will be provided via a driveway on Dart Hill Road directly across from the western Walgreens drive. A traffic study prepared by Fuss & O'Neill is included with the application materials. The traffic study concludes that the proposed development will not have a significant impact to the traffic operations in the vicinity of the site.

Runoff from the building and parking lot will be directed to a subsurface infiltration system and surface infiltration basin designed to provide 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.

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: Vernon Traffic Authority
Eric Spungin

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: Eric Spungin
Title: Member
Company: Vernon Development LLC
Address: 56 East Main St., Avon, CT 06001

Telephone: 860-677-5607 Fax: _____
E-mail: espungin@hotmail.com

II. PROPERTY OWNER (S):

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

III. PROPERTY

Address: 501 Talcottville Road

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

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

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 Commercial

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

☒ No

☐ Yes:

☐ Bolton

☐ Coventry

☐ Ellington

☐ Manchester

☐ South Windsor

☐ Tolland

Check if Historic Status Applies:

☐ Located in historic district:

☐ Rockville

☐ Talcottville

☐ Individual historic property

IV. PROJECT

Project Name: 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@jrrusso.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: Construction of a 10,000 SF Daycare Facility

General Activities: Filling, excavation + building
and parking lot construction

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)

- 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)

 X Special Permit(s) (ZR Section 17.3)

- Special Permit in an aquifer area (ZR Sec. 2.4; 2.5; 2.119; 20)
- Special Permit for excavation (ZR Sec. 2.52; 2.79; 15)
- Special Permit for use in a district (ZR Sec. 1.2 & 4)
- Special Permit for lot coverage (ZR Sec. 1.2; 2.61; 2.68; 4)
- Special Permit for signs (ZR Sec. 1.2; 2.106-115; 4; 16; 21.7)
- X Special Permit for parking (ZR Sec. 4; 12; 21.4) 49.4.15.1
- 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 for structure within 200' of resid. structure (4.9.4.15.2)

Special Permit for parking within 100' of resid. structure (4.9.4.15.3)

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

☐ **Zoning:**

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

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

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

See Zoning Regulations Section 22 for application fee schedules.

☐ Dealer or Repairer License (location approval for DMV)

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

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

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

Property Owner, Applicant, or Applicant's Agent:

Eli Spungin Member
Eli Spungin
Vernon Development LLC
Signature
James D. Basore Member
Signature
501 Talcottville Road, LLC

12/23/21
Date
12/23/21
Date

TO BE FILLED IN BY THE PLANNING DEPARTMENT

Date Application Submitted _____

Date Application Received by Commission _____

PZC File: _____

IF RETURN TO:
STIEBEL
86 FARMINGTON AVE.
HARTFORD, CT. 06105

VOL 2026 PG 55
INST: 51

QUITCLAIM DEED

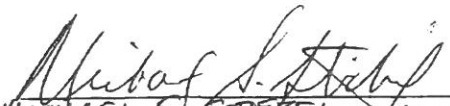
VICTOR J. BASILE ("Releasor"), of 43 Ridgecrest Lane, Bristol, Connecticut, for no consideration paid, grants to 501 TALCOTTVILLE ROAD, LLC of 43 Ridgecrest Lane, Bristol, Connecticut ("Releasee") all that certain piece or parcel of land together with all improvements thereon and appurtenances thereto 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:

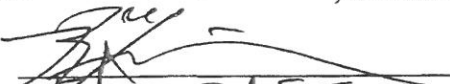
1. Taxes of the Town of Vernon on the List of October 1, 2006 now due and payable and thereafter, which Releasee herein assumes and agrees to pay.
2. Any and all provisions of any ordinance, municipal regulation, or public or private law.
3. Declarations, restrictions, covenants, matters and easements 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. STIEBEL, as witness


VICTOR J. BASILE


ROBERT A. FIERCE, as witness

STATE OF CONNECTICUT)

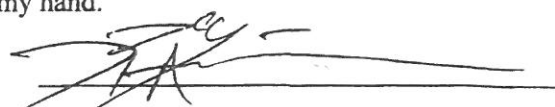
COUNTY OF)

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

Exhibit A

A certain piece or parcel of land situated on the westerly side of Talcottville Road (Route #83) and the southerly side of Dart Hill Road in the Town of Vernon, County of Tolland and State of Connecticut, being shown as "Parcel 3 Parcel contains 200.968 S.F.±, 4.6136 AC±", on a certain map or plan entitled "Sub-division Plan Prepared For John J. Mahr, Sr. Boundary Map Talcottville Rd. & Dart Hill Rd. Vernon, Conn. AR Lombardi Associates, Inc. Consulting Civil and Sanitary Engineers Land Surveyors Vernon Connecticut Comm. No: 84-1091 Date: March 7, 1985 Scale: 1" = 40' Sht. No: 1 of 2", which map or plan is on file or to be filed in the Vernon Town Clerk's Office and to which reference may be had for a more particular description thereof. Said Parcel 3 is more particularly bounded and described as follows:

Commencing at a point in the southerly street line of Dart Hill Road, which point marks the northwesterly corner of the herein-described premises and the northeasterly corner of land now or formerly of Antoine F. Bourcher, as shown on said map; thence proceeding in a southerly direction along said land now or formerly of Antoine F. Bourcher, land now or formerly of Thomas A. & Linda M. Shirshac, and land now or formerly of Eileen M. Strube, partly by each, a distance of 408.91 feet to a point; thence turning an obtuse interior angle of 179° 35' 27" and proceeding along land now or formerly of Alice M. Coro, land now or formerly of Peggy O. Tracy, land now or formerly of Nelson J. and Teresa M. Chiasson, land now or formerly of Paul J. and Linda Jobkowiak and land now or formerly of David M. Glenn Jr. and Sharon L. Glenn, partly by each, as shown on said map, a distance of 470.12 feet to a point; thence turning an obtuse interior angle of 103° 44' 36" and proceeding along Parcel 1, as shown on said map, a distance of 11.73 feet to a point; thence turning an acute interior angle of 76° 53' 42" and proceeding along land now or formerly of Cardinal Industries, Inc., as shown on said map, a distance of 211.66 feet to a point; thence turning an obtuse interior angle of 180° 04' 41" and proceeding along land now or formerly of Gregory Gozzo and David J. Sweeney, as shown on said map, a distance of 268.00 feet to a point; thence turning an obtuse interior angle of 289° 53' 43" and proceeding along said land now or formerly of Gregory Gozzo and David J. Sweeney, a distance of 403.00 feet to a point in the westerly street line of Talcottville Road; thence proceeding along the arc of a curve to the left having a radius of 2,506.67 feet, a distance of 322.92 feet along the westerly street line of Talcottville Road to a Connecticut Highway Department Monument in said westerly street line of Talcottville Road; thence proceeding along said westerly street line of Talcottville Road, a distance of 41.55 feet to a point; thence turning an acute interior angle of 82° 53' 05" and proceeding along Parcel No. 2, as shown on said map, a distance of 200.86 feet to a point; thence turning an interior obtuse angle of 277° 06' 55" and proceeding along Parcel No. 2, as shown on said map, a distance of 159.68 feet to a point; thence turning an interior acute angle of 77° 09' 29" and proceeding along the southerly street line of Dart Hill Road, as shown on said map, a distance of 352.53 feet to the point or place of beginning.

RECORDED IN
VERNON LAND RECORDS
Bernice K. Dixon
VERNON TOWN CLERK
ON Dec 05, 2008 AT 12:30P

LID CHECKLIST

Applicants must complete and submit the following checklist with the application.

Date: 12/22/21

Project: The Learning Experience, 501 Talcothville Road

Conformance with the following criteria shall be initiated in the spaces provided below by a Connecticut Registered Professional Engineer, Land Surveyor, or Certified Soils Scientist as appropriate. If conditions cannot be met comments addressing each item should be provided by the applicant in the space provided below. Comments will be reviewed with Town Staff at the scheduled Development Staff Meeting and documented.

Item	Description	Verified	Comments
1	An Existing Conditions Plan is provided documenting sensitive natural resources including but not limited to existing wetlands (as designated by a Certified Soils Scientist in Connecticut), streams, ponds, vernal pools, flood zones, stream channel encroachment lines, soil types and infiltration rates, wells, tree lines, property boundaries, and other items that may be requested by the Town.	TAC	
2	Utilizing the Existing Conditions Plan as a guide, development has been located to maximize preservation of contiguous natural sensitive areas.	TAC	
3	Proposed site developments for residential or two family dwellings on more than one individual parcel, all commercial, industrial, and retail developments have been guided by the applicable requirements of the Town's Low Impact Development Stormwater Quality Manual and the Connecticut Storm Water Quality Manual.	TAC	
4	Bioretention Basins or Rain Gardens have been incorporated within yards, median strips, cul-de-sacs islands, and parking lot islands.		All runoff diverted to an infiltration basin for treatment + groundwater recharge.

Date: 12/22/21

Project: Five Leaning Experience, 501 Talcoville Rd
Conformance with the following criteria shall be initiated in the spaces provided below by a Connecticut Registered Professional Engineer, Land Surveyor, or Certified Soils Scientist as appropriate. If conditions cannot be met comments addressing each item should be provided below. Comments will be reviewed with Town Staff at the scheduled development staff meeting and documented.

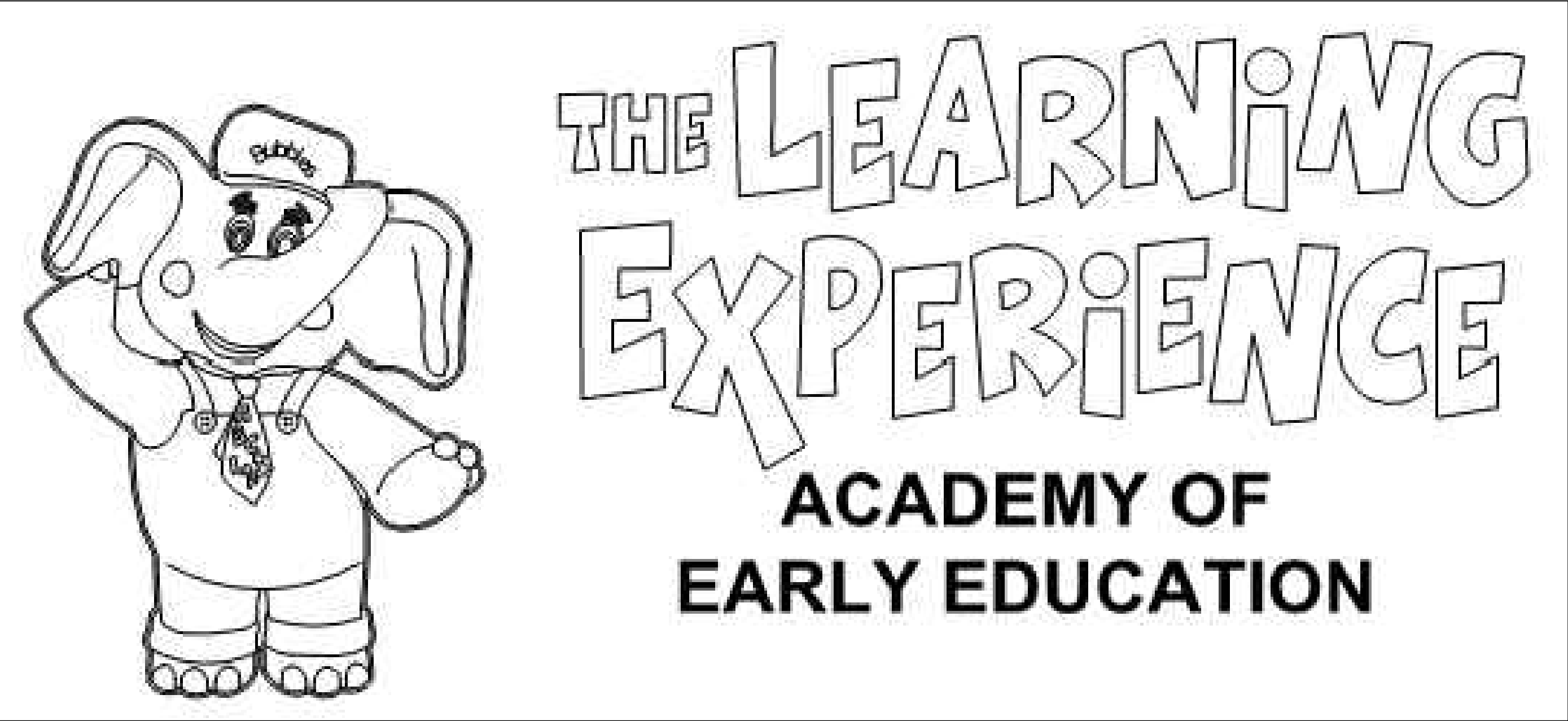
Item	Description	Verified	Comments
5	Dry Wells have been incorporated into the design to control roof and pavement runoff.		Roof runoff diverted directly to infiltration basin.
6	Permeable (Porous) Pavement has been incorporated into areas of low traffic, parking lots, residential and light commercial use driveways, walkways, bike paths, etc.		Infiltration provided at infiltration basin.
7	Natural areas including woodlands, regulated wetland areas, naturally vegetated areas have been preserved/ and or replicated to the maximum extent practical.	TAC	
8	Post Development stormwater runoff is at or less than the predevelopment runoff.	TAC	
9	Stormwater infiltration has been provided by the use of underground storage units, devices, and/or infiltration swales/trenches.	TAC	
10	Level spreaders/vegetation have been provided at storm drainage outfalls to enhance water quality and mitigate erosion.	TAC	

Date: 12/22/21

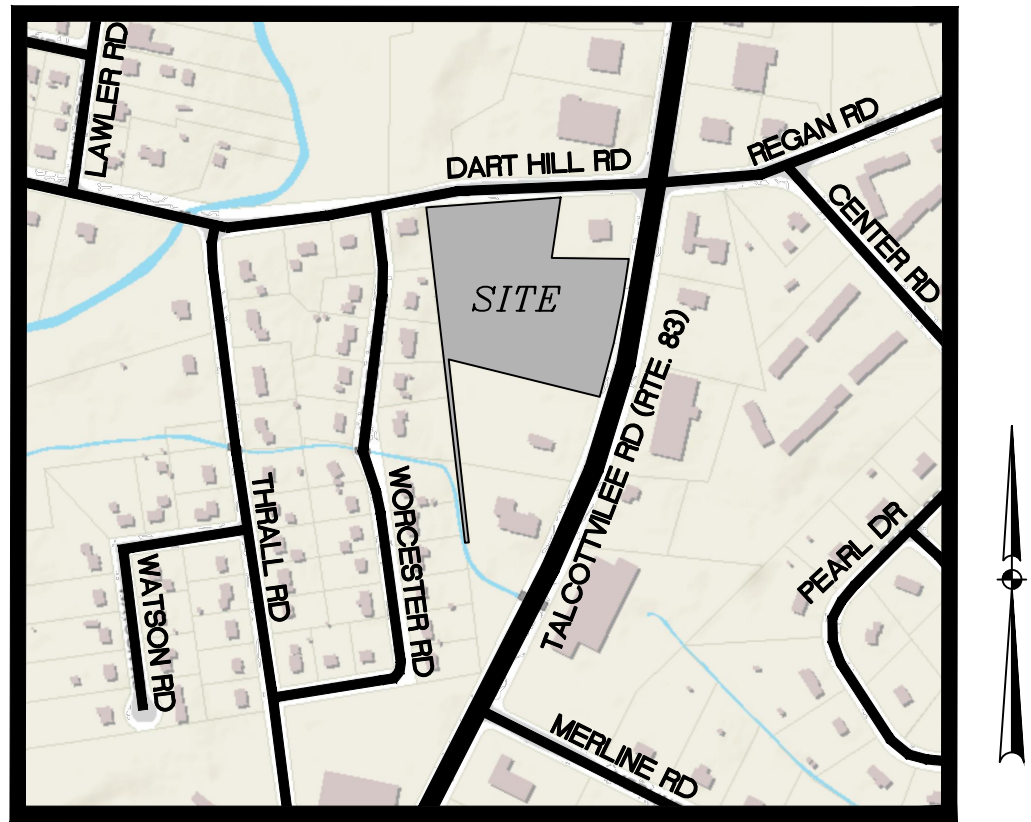
Project: The Leasing Experience 501 Talcothville Rd

Conformance with the following criteria shall be initiated in the spaces provided below by a Connecticut Registered Professional Engineer, Land Surveyor, or Certified Soils Scientist as appropriate. If conditions cannot be met comments addressing each item should be provided below. Comments will be reviewed with Town Staff at the scheduled development staff meeting and documented.

Item	Description	Verified	Comments
11	On-Site retention/detention facilities have been provided to address water quality and storm water runoff.	TAC	
12	Rain Barrels, cisterns, and/or other rainwater harvesting techniques to reuse rainwater for irrigation and other non-potable uses are incorporated into the design.		Not applicable.
13	An Erosion and Sedimentation Control Plan conforming to the Standards of the Connecticut Guidelines for Soil Erosion and Sediment Control is included in the design.	TAC	
14	A yearly maintenance plan of all components of best management practices associated with storm water management has been provided.	TAC	
15	Impervious area percentages for pre and post development have been provided.	TAC	
16	When conflicts exist between the Town's Low Impact Development Stormwater Quality Manual and the Connecticut Storm Water Quality Manual the State Manual shall govern.	TAC	



501 Talcottville Road
Vernon, Connecticut



KEY PLAN MAP
1"=500'

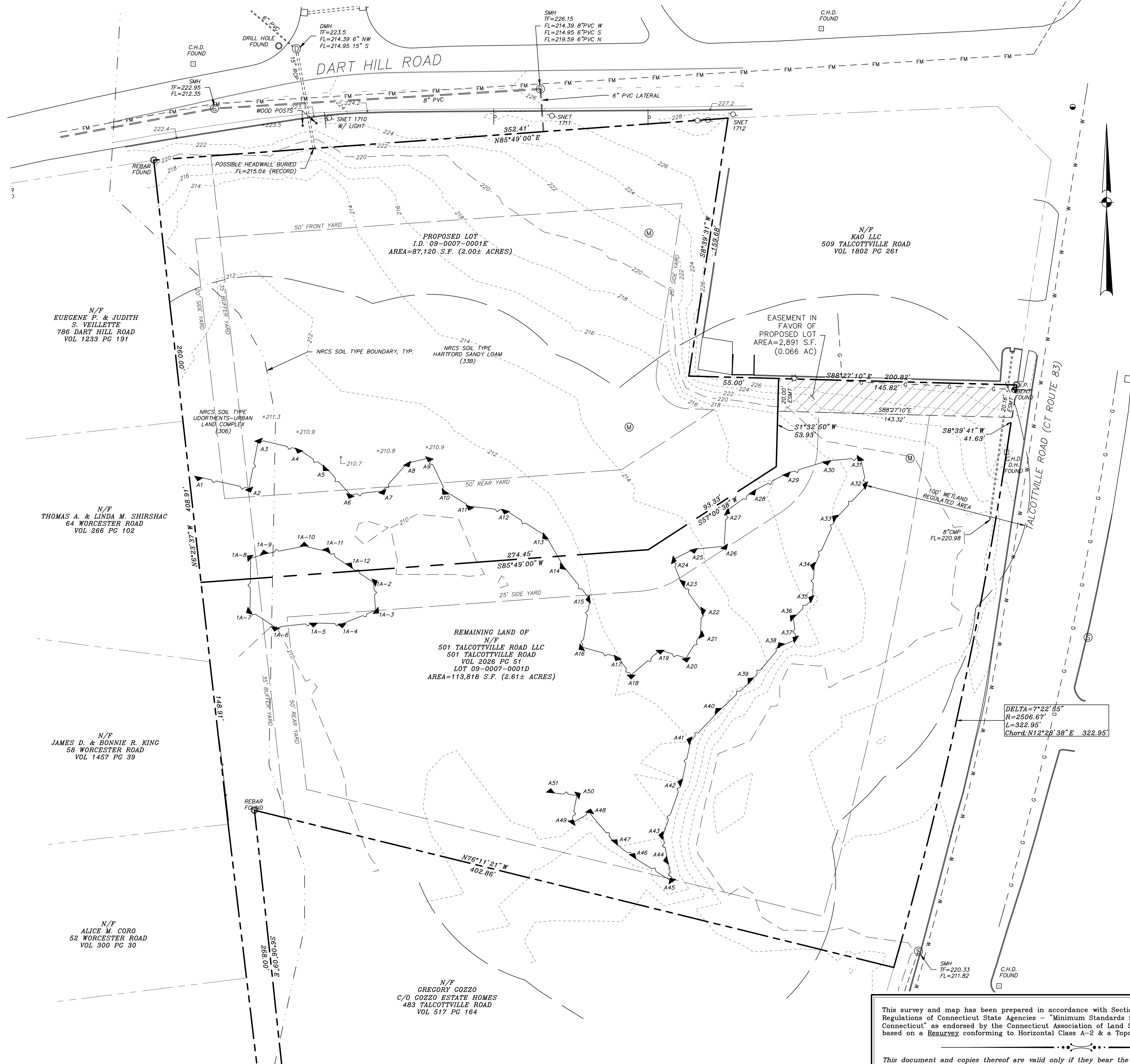
Applicant
Vernon Development LLC
56 East Main Street
Avon, CT 06001
(860) 677-5607

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.jrussocom • info@jrussocom

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
DETAILS	10 of 12	1-11-22
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.

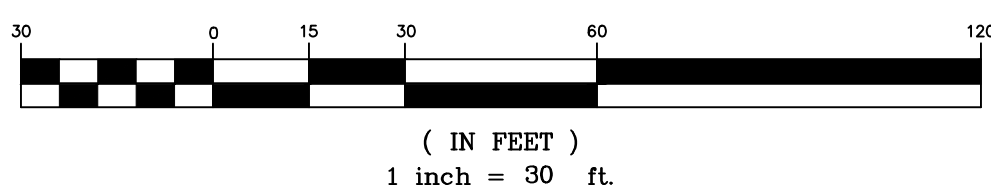
Notes:

- 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
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- EXISTING MONUMENT (FOUND)
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- 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.



J.R. Russo & Associates, LLC
1390 Main Rd East Windsor CT 06088 • CT 860.663.0369 • MA 43780198
www.jrusso.com • jrusso@russo.com

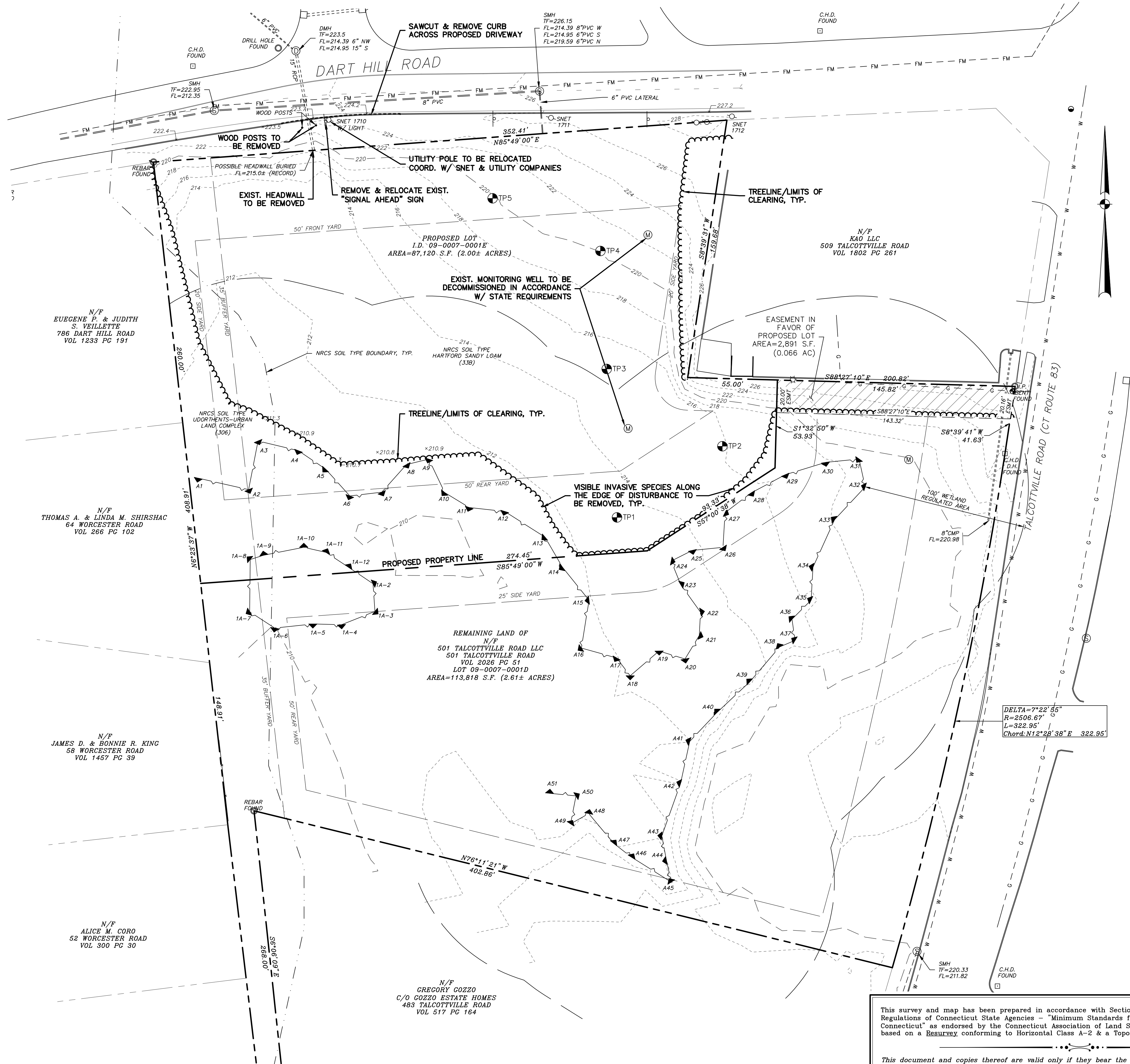
Applicant
Vernon Development LLC
56 East Main Street
Avon, Connecticut 06001

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

The Learning Experience

**Wetland
Redesignation Plan**

DATE
1-11-22
SCALE
1"=30'
JOB NUMBER
2021-083
SHEET
2 of 12



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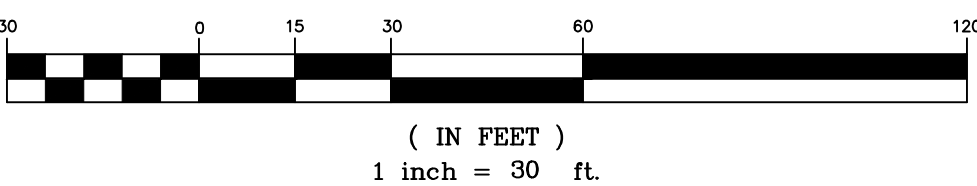
Notes:

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1190 Main Rd East Windsor CT 06028 • CT 860.663.0969 • MA 483.785.1898
www.jrusso.com • rjrusso@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)

Existing Conditions
& Demolition Plan

DATE

1-11-22

SCALE

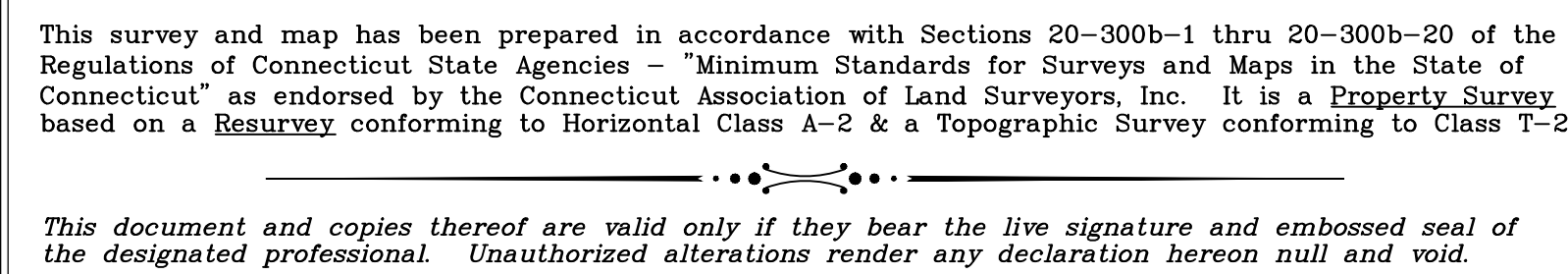
1"=30'

JOB NUMBER

2021-083

SHEET

3 of 12



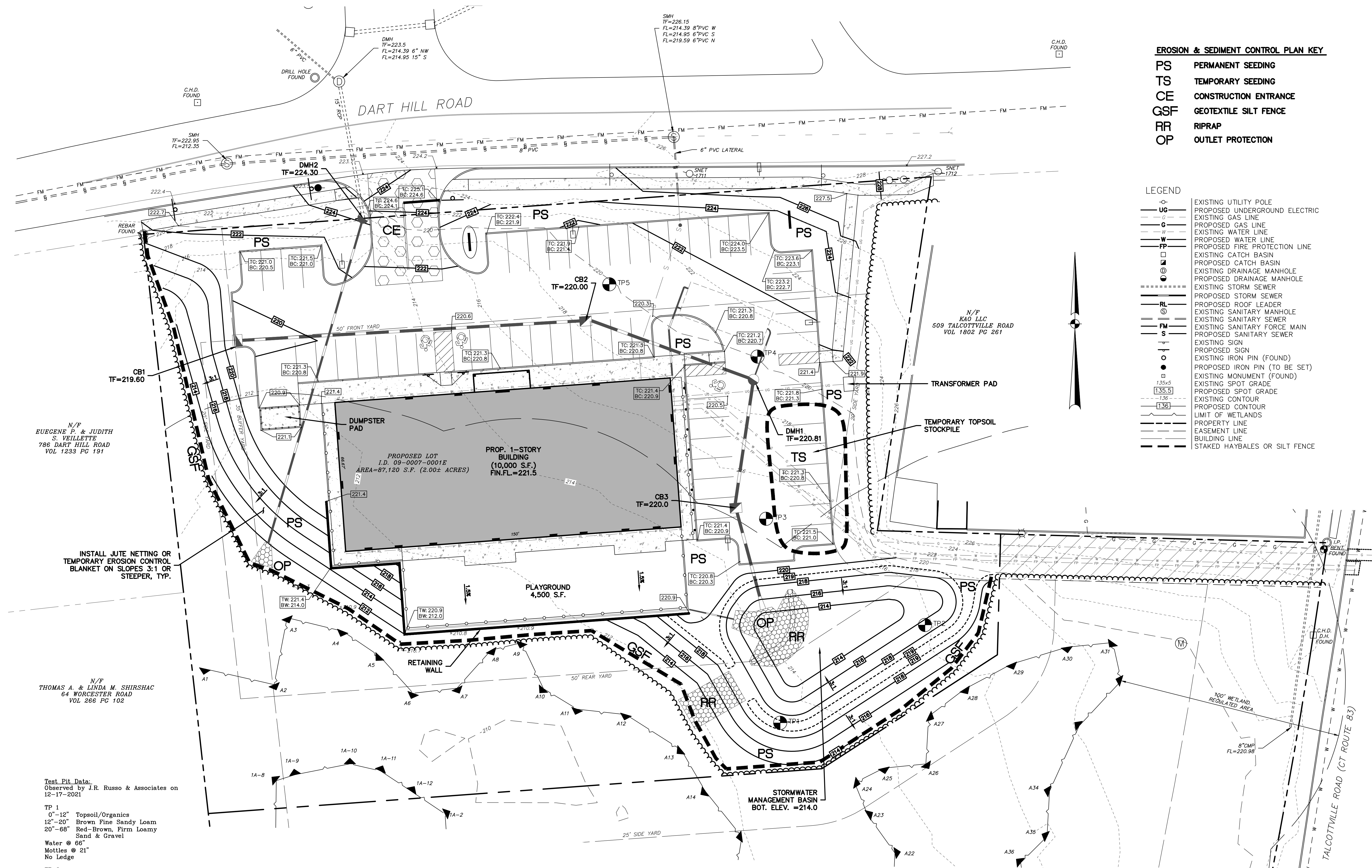
SCALE
1"=20'
JOB NUMBER
2021-083
SHEET
4 of 12

	EXISTING UTILITY POLE
	PROPOSED UNDERGROUND ELECTRIC
	EXISTING GAS LINE
	PROPOSED GAS LINE
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<u>DATE</u>
1-11-22
<u>SCALE</u>
1"=20'
<u>JOB NUMBER</u>
2021-083
<u>SHEET</u>
4 of 12

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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

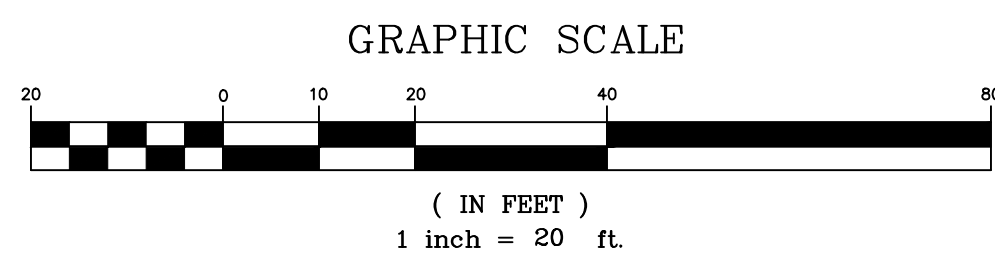
TP 1
0"-12" Topsoil/Organics
12"-20" Brown Fine Sandy Loam
20"-68" Red-Brown, Firm Loamy
Sand & Gravel
Water @ 68"
Mottles @ 21"
No Ledge

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.

... ..

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EROSION & SEDIMENT CONTROL PLAN KEY

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

LEGEND

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- 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

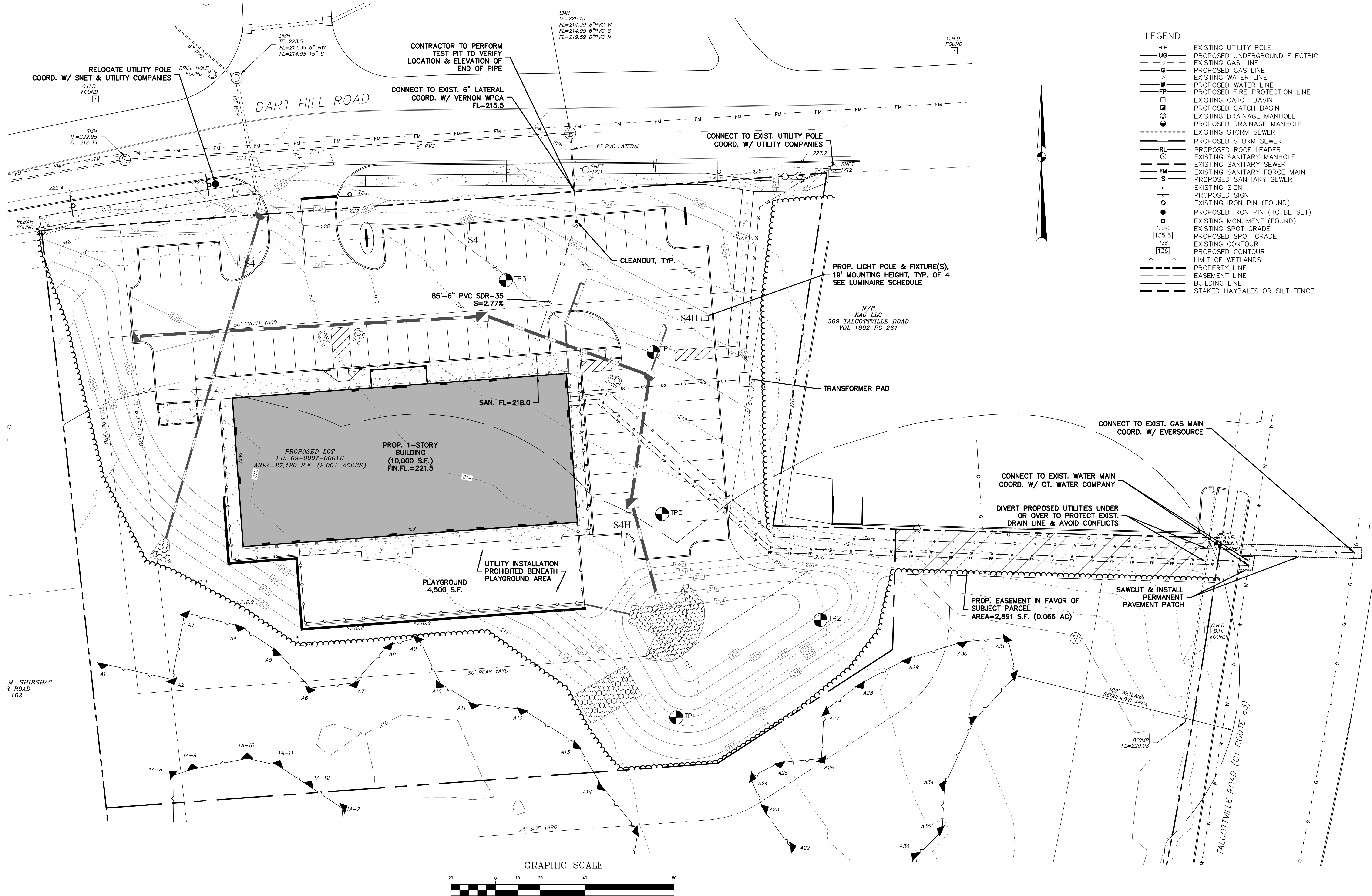
BY: LF/TAC CHK: JEU

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	Description
	2	S4	Single	12574	102	0.900	B2-U0-G3	19	Lithonia DSX1 LED P3 40K TFTM MVOLT SPA DBLXD - SSS 18 4C DM19A DBLXD 18FT POLE on 1FT BASE
	2	S4H	Single	11312	125	0.900	B2-U0-G2	19	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.

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J.R. Russo & Associates, LLC
1190 Main Rd East Windsor CT 06038 • CT 860.663.0969 • MA 483.880.1898
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)

Utility Plan

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

APPLICATION
For Receipt

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: James J Basile

Title: Manager

Company: 501 Talcottville Road, LLC

Address: 43 Ridgecrest Lane
Bristol, CT 06010

Telephone: 860-202-9540 Fax: _____

E-mail: _____

II. PROPERTY OWNER (S):

Name: James J. Basile

Title: Manager

Company: 501 Talcottville Road, LLC

Address: 43 Ridgecrest Lane
Bristol, CT 06010

Telephone: 860-202-9540 Fax: _____

E-mail: _____

III. PROPERTY

Address: _____

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

Land Record Reference to Deed Description: Volume: 2526 Page 51

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 _____

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

☒ No

☐ Yes:

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

Check if Historic Status Applies:

☐ Located in historic district:

- ☐ Rockville
- ☐ Talcottville

☐ Individual historic property

IV. PROJECT

Project Name: Subdivision of Sol Taleottville Road

Project Contact Person:

Name: Ryan Scrittorale, P.E.

Title: Project Manager

Company: Alfred Benesch & Company

Address: 120 Hebron Avenue, Second Floor
Glastonbury, CT 06033

Telephone: 860 550 2673 Fax: _____

E-mail: rscrittorale@benesch.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: Divide Existing lot into two separate parcels

General Activities: _____

VI. APPROVAL (S) REQUESTED

☒ Subdivision or Resubdivision

- ☐ Subdivision (Sub. Sec. 4, 5, 6)
- ☒ Resubdivision (Sub. Sec. 4, 5, 6)
- ☐ Minor modification of subdivision or resubdivision (Sub. Sec. 4.6)
- ☐ Town acceptance of a road (Sub. Sec. 6.5-6.8 & 9)
- ☐ Amendment of Subdivision Regulations (Sub. Sec. II)

See Subdivision Regulations Sec. 4 for application fee schedules.

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

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

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

☐ Special Permit(s) (ZR Section 17.3)

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

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

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

____ **Zoning:**

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

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

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

See Zoning Regulations Section 22 for application fee schedules.

____ Dealer or Repairer License (location approval for DMV)

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

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

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

Property Owner, Applicant, or Applicant's Agent:

Janes J Basile


501 Talcottville Road LLC

Signature

1/21/22

Date

Signature

Date

TO BE FILLED IN BY THE PLANNING DEPARTMENT

Date Application Submitted _____

Date Application Received by Commission _____

PZC File: _____

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

RECEIPT FOR DOCUMENTS SUBMITTED FOR PUBLIC INSPECTION

TO: VERNON TOWN CLERK

FROM:

REFERENCE:

DATE"

The attached documents, consisting of:

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

Received: _____

Vernon Town Clerk _____
Signature

Date: _____

PLANNING AND ZONING COMMISSION APPLICATION FOR: PROPOSED SUBDIVISION

501 TALCOTTVILLE ROAD
VERNON, CONNECTICUT

DATE: JANUARY 21, 2022 REV. 0

ZONE	MAP / BLOCK / LOT
C	09 / 0007 / 0001D

OWNER/APPLICANT:

501 TALCOTTVILLE ROAD, LLC
43 RIDGECREST LANE
BRISTOL, CT 06010

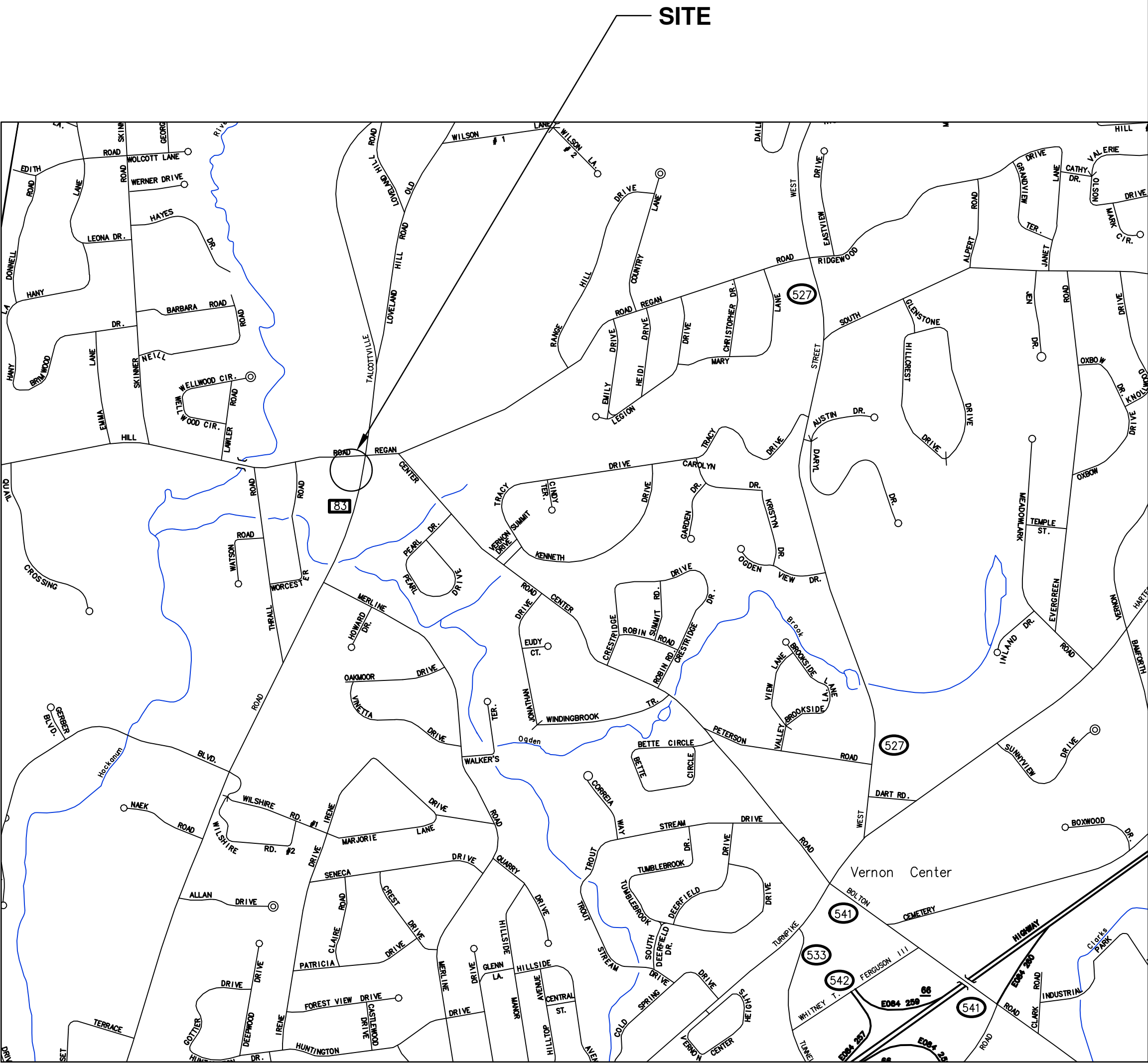
CONSULTANTS



Alfred Benesch & Company
120 Hebron Avenue - Second Floor
Glastonbury, CT 06033
(860) 633-8341

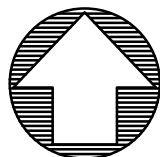
LIST OF DRAWINGS

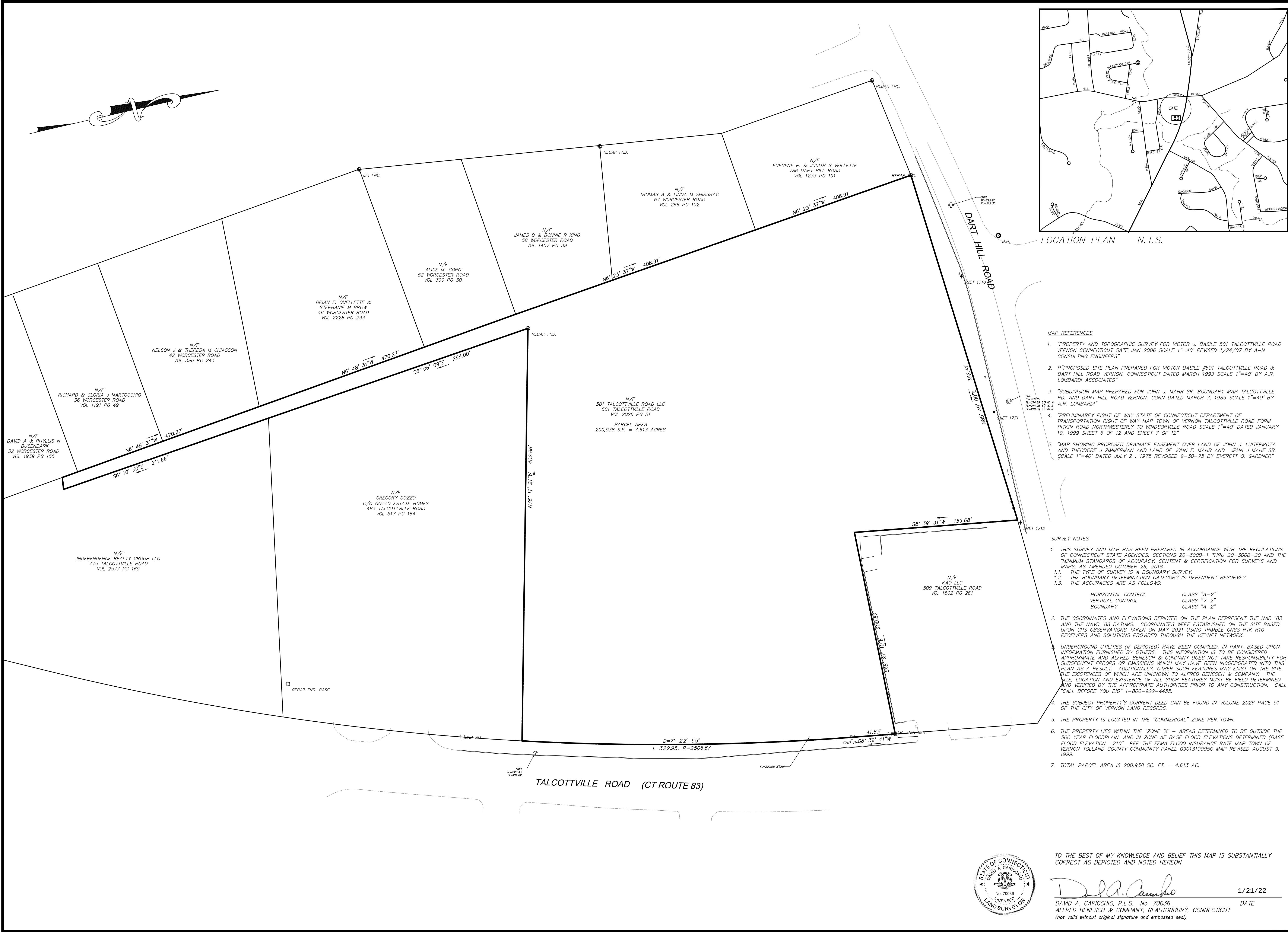
CS	COVER SHEET
SV.01	BOUNDARY SURVEY
SV.02	BOUNDARY SURVEY
SV.01	SUBDIVISION PLAN
SV.02	SUBDIVISION PLAN



VICINITY MAP

SCALE: 1"=1000'





PROJ. No.: 70557.00
DATE: MAY 2021

SV.01

BOUNDARY SURVEY
PREPARED FOR
501 TALCOTTVILLE ROAD LLC
501 TALCOTTVILLE ROAD (CT ROUTE 83)
& DART HILL ROAD
VERNON CONNECTICUT

Prepared By:



benesch

Alfred Benesch & Company

120 Helicon Avenue — 2nd floor

Danbury, Connecticut 06833

Phone: (860) 631-6341 Fax: (860) 631-1068

www.benesch.com

SCALE: HORZ.: 1" = 50'

VERT.:

SURVEY DATUM: HORZ.: NAD 1983
VERT.: NAVD 1988

50

25

0

25

50

GRAPHIC SCALE

REVISIONS	
No.	DATE

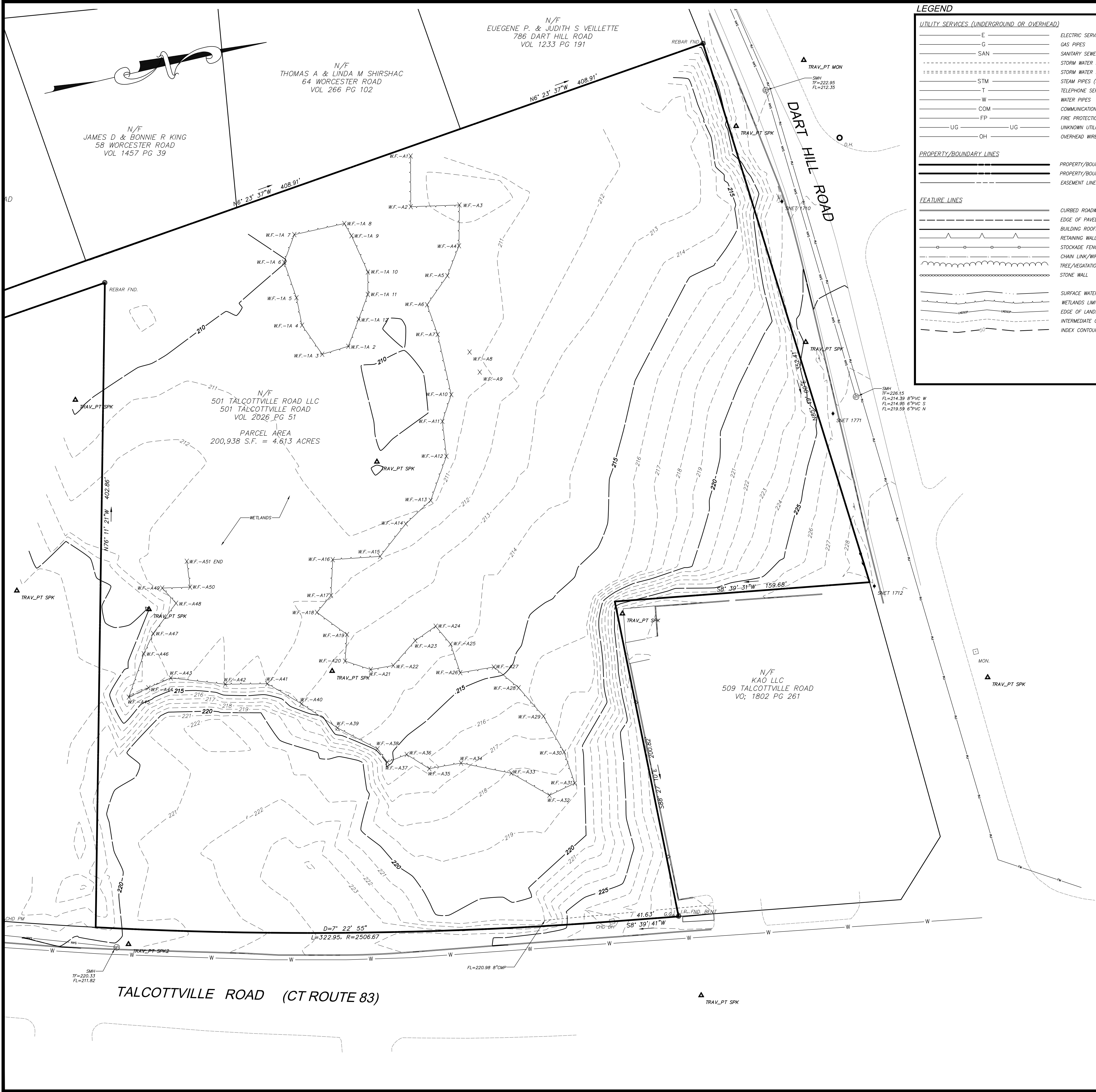
SURVEY BOOK: 21-01	
SURVEYOR: PC	
DRAWN: DAC	
CHECKED: RS	
APPROVED: WW	

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

 1/21/22

DAVID A. CARICCHIO, P.L.S. No. 70036 DATE
ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT
(not valid without original signature and embossed seal)

PAPER SPACE LAYOUT NAME:
TWIST VIEW:
USER NAME:
USER MANAGER NAME:
PLOT TABLE: STB



LEGEND

UTILITY SERVICES (UNDERGROUND OR OVERHEAD)

E	ELECTRIC SERVICE
G	GAS PIPES
SAN	SANITARY SEWER PIPES
STW	STORM WATER PIPES (LESS THAN 12")
STW	STORM WATER PIPES (12" OR LARGER)
STM	STEAM PIPES (SUPPLY & COND.)
T	TELEPHONE SERVICE
W	WATER PIPES
COM	COMMUNICATION/FIBER OPTIC SERVICE
FP	FIRE PROTECTION PIPES
UG	UNKNOWN UTILITY SERVICE
OH	OVERHEAD WIRES

PROPERTY/BOUNDARY LINES

---	PROPERTY/BOUNDARY LINES (CLASS A-2)
---	PROPERTY/BOUNDARY LINES (CLASS D)
---	EASEMENT LINES

FEATURE LINES

---	CURBED ROADWAY
---	EDGE OF PAVED ROAD/DRIVE
---	BUILDING ROOFLINE (AERIAL PHOTOS)
---	RETAINING WALL
---	STOCKADE FENCE
---	CHAIN LINK/WIRE FENCE
---	TREE/VEGETATION LINE
---	STONE WALL
---	SURFACE WATER (WATERCOURSE)
---	WETLANDS LIMIT
---	EDGE OF LANDSCAPING
---	INTERMEDIATE CONTOUR
---	INDEX CONTOUR

SYMBOL LEGEND

■	CATCH BASIN
○	ROUND DRAIN
■	SQUARE DRAIN
■	STORM DRAIN MANHOLE
○	ELECTRIC MANHOLE
○	CONCRETE
○	STEAM MANHOLE
○	SANITARY MANHOLE
○	WATER MANHOLE
○	MANHOLE (OF UNKNOWN TYPE)
○	HAND HOLE (SQ. / REC.)
○	W.G. WATER VALVE
○	G.G. GAS VALVE
○	HYDRANT
○	COMBO STANDPIPE
○	GUY WIRE
○	SIGN (SINGLE POST)
○	SIGN (DOUBLE POST)
○	BORING (AS DRILLED)
○	BORING (AS STAKED)
○	SPOT ELEVATION
○	WETLANDS FLAG
○	PROPERTY MONUMENT
○	UTILITY MONUMENT (SET AS 2' OFFSET)
○	IRON PIPE OR REBAR FOUND
○	IRRIGATION CONTROL BOX
○	EMERGENCY PHONE
○	TRAFFIC CONTROLLER CABINET
○	UTILITY POLE
○	UTILITY POLE W/ LIGHT
○	STREET LIGHT
○	LIGHT POST
○	BOLLARD LIGHT
○	BOULDER / ROCK
○	CONIFER SHRUB
○	DECIDUOUS SHRUB
○	DECIDUOUS TREE (SAPLING)
○	DECIDUOUS TREE
○	CONIFER TREE

ABBREVIATIONS

A/C	AIR CONDITIONER
AT&T	AMERICAN TELEPHONE & TELEGRAPH COMPANY
BIT.	BITUMINOUS
BLK.	BLACK
CB	CATCH BASIN
COM	COMMUNICATION
CON.	CONCRETE
CONC.	CONCRETE
CNG	CONNECTICUT NATURAL GAS
CL	CENTERLINE
CLT	CHAIN LINK FENCE
CL&P	CONNECTICUT LIGHT & POWER COMPANY
CP	CONTROL POINT
DEC	DECIDUOUS
DMH	DRAINAGE MANHOLE
E	EAST OR ELECTRIC
EL	ELECTRIC
ELEV	ELEVATION
EMH	ELECTRIC MANHOLE
FL	FLOW LINE
FND.	FOUND
GRAN.	GRANITE
GSTC	GRANITE STONE CURB
HELCO	HARTFORD ELECTRIC COMPANY
HYD.	HYDRANT
H.H.	HAND HOLE
L.P.	LIGHT POLE
MH	MANHOLE
M	METER
M.W.	MONITOR WELL
N	NORTH
NAD	NORTH AMERICAN DATUM
NAVD	NATIONAL AMERICAN VERTICAL DATUM
NE	NORTHEAST
N/F	NOW OR FORMERLY
NW	NORTHWEST
PVC	POLYVINYL CHLORIDE
P.I.V.	POST INDICATOR VALVE
RET.	REINFORCED CONCRETE PIPE
RCP	RAIN LEADER
S	SOUTH OR SUPPLY
SE	SOUTHEAST
SW	SOUTHWEST
SAH	SANITARY
SMH	SANITARY MANHOLE
SNET	SOUTHERN NEW ENGLAND TELEPHONE
SQ.	SQUARE
STM	STEAM
TMH	TELEPHONE MANHOLE
TEL.	TELEPHONE
T.F.	TOP OF FRAME
UNK.	UNKNOWN
W	WATER OR WEST
W.G.	WATER GATE

SURVEY NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20 AND THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS," AS AMENDED OCTOBER 26, 2018.
 - THE TYPE OF SURVEY IS A TOPOGRAPHIC AND GENERAL LOCATION SURVEY.
 - THE ACCURACIES ARE AS FOLLOWS:

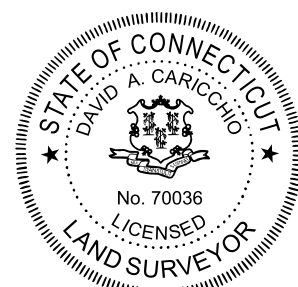
HORIZONTAL CONTROL	CLASS "A-2"
VERTICAL CONTROL	CLASS "V-2"
TOPOGRAPHIC	CLASS "T-2"
- THE COORDINATES AND ELEVATIONS DEPICTED ON THE PLAN REPRESENT THE NAD '83 AND THE NAVD '88 DATUMS. COORDINATES WERE ESTABLISHED ON THE SITE BASED UPON GPS OBSERVATIONS TAKEN ON MAY 2021 USING TRIMBLE GNSS RTK R10 RECEIVERS AND SOLUTIONS PROVIDED THROUGH THE KEYNET NETWORK.
- UNDERGROUND UTILITIES (IF DEPICTED) HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND ALFRED BENESECH & COMPANY DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCES OF WHICH ARE UNKNOWN TO ALFRED BENESECH & COMPANY. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL "CALL BEFORE YOU DIG" 1-800-922-4455.
- THE SUBJECT PROPERTY'S CURRENT DEED CAN BE FOUND IN VOLUME 2026 PAGE 51 OF THE CITY OF VERNON LAND RECORDS.
- THE PROPERTY IS LOCATED IN THE "COMMERCIAL" ZONE PER TOWN.
- THE PROPERTY LIES WITHIN THE "ZONE 'X'" - AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, AND IN ZONE AE BASE FLOOD ELEVATIONS DETERMINED (BASE FLOOD ELEVATION =210" PER THE FEMA FLOOD INSURANCE RATE MAP TOWN OF VERNON TOLLAND COUNTY COMMUNITY PANEL 0901310005C MAP REVISED AUGUST 9, 1989.
- TOTAL PARCEL AREA IS 200,938 SQ. FT. = 4.613 AC.

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

David A. Caricchio
DAVID A. CARICCHIO, P.L.S. No. 70036
ALFRED BENESECH & COMPANY, GLASTONBURY, CONNECTICUT
(not valid without original signature and embossed seal)

1/21/22

DATE



TOPOGRAPHIC SURVEY

PREPARED FOR

501 TALCOTTVILLE ROAD LLC

501 TALCOTTVILLE ROAD (CT ROUTE 83)

& DART HILL ROAD

VERNON

CONNECTICUT

PROJ. No.: 70557.00

DATE: MAY 2021

SV.02

Prepared By:

SCALE: HORIZ. 1" = 30'

VERT.:

SURVEY DATUM: HORIZ.: NAD 1983

VERT.: NAVD 1988

DATE

REVISIONS

DESCRIPTION

SURVEY BOOK: 21-01

SURVEYOR: PC

DRAWN: DAC

CHECKED: RS

APPROVED: WW

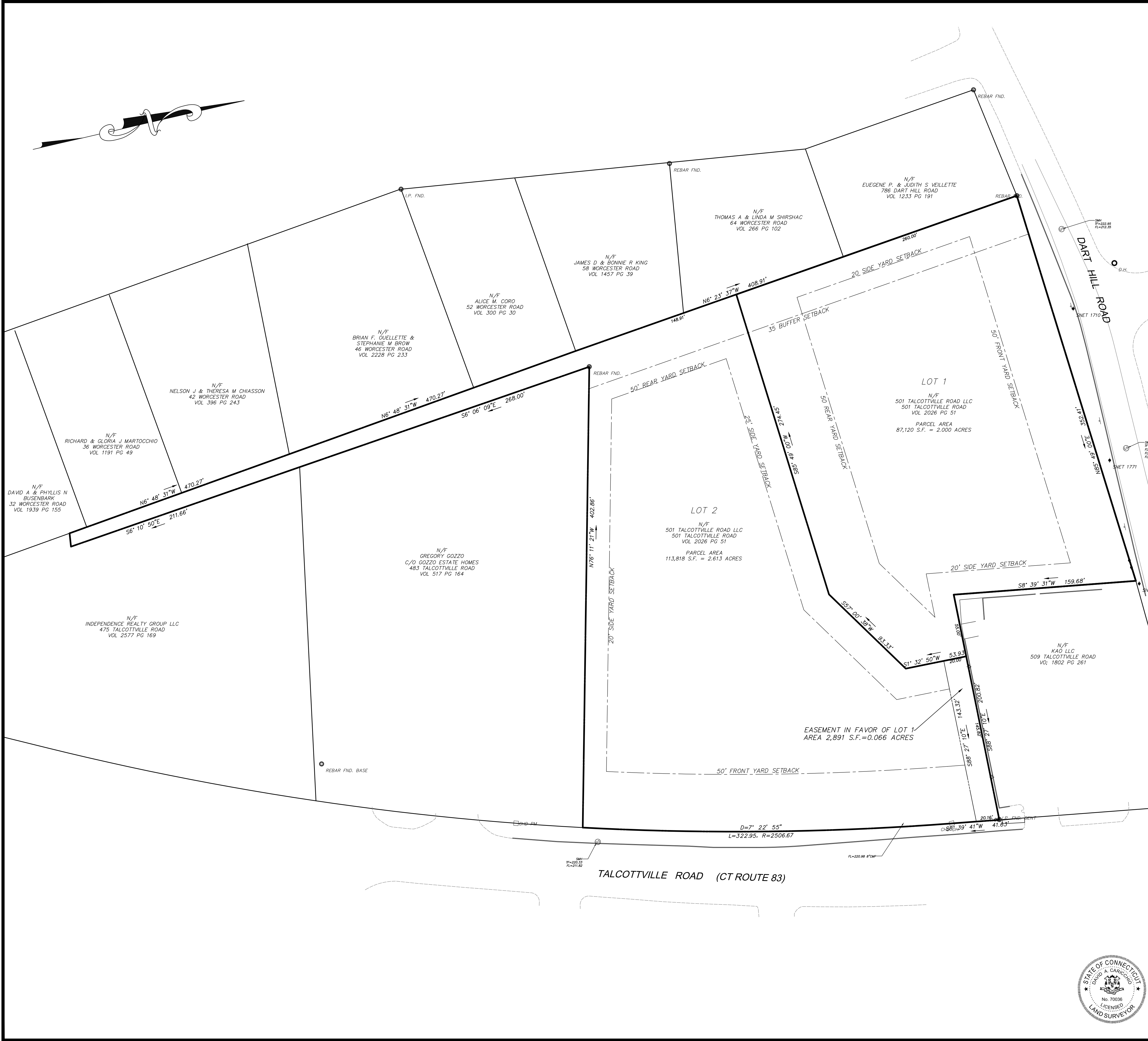
benesch

Alfred Benesch & Company
Glastonbury, Connecticut 06033
Phone (860) 633-8341, Fax: (860) 633-1088
www.benesch.com

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

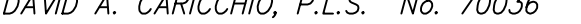
File Location/Name - Y:\Glastonbury\705008\70557.00_Baile_Vernon\Survey\ACAD\70557 BASE.dwg

Date of Plot: January 21, 2022 - 2:55 PM



1. SURVEY NOTES
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20 AND THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS," AS AMENDED OCTOBER 26, 2018.
- 1.1. THE TYPE OF SURVEY IS A BOUNDARY SURVEY.
- 1.2. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
- 1.3. THE ACCURACIES ARE AS FOLLOWS:
- | | |
|--------------------|-------------|
| HORIZONTAL CONTROL | CLASS "A-2" |
| VERTICAL CONTROL | CLASS "V-2" |
| BOUNDARY | CLASS "A-2" |
2. THE COORDINATES AND ELEVATIONS DEPICTED ON THE PLAN REPRESENT THE NAD '83 AND THE NAVD '88 DATUMS. COORDINATES WERE ESTABLISHED ON THE SITE BASED UPON GPS OBSERVATIONS TAKEN ON MAY 2021 USING TRIMBLE GNSS RTK R10 RECEIVERS AND SOLUTIONS PROVIDED THROUGH THE KEYNET NETWORK.
3. UNDERGROUND UTILITIES (IF DEPICTED) HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND ALFRED BENESCH & COMPANY DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCES OF WHICH ARE UNKNOWN TO ALFRED BENESCH & COMPANY. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL "CALL BEFORE YOU DIG" 1-800-922-4455.
4. THE SUBJECT PROPERTY'S CURRENT DEED CAN BE FOUND IN VOLUME 2026 PAGE 51 OF THE CITY OF VERNON LAND RECORDS.
5. THE PROPERTY IS LOCATED IN THE "COMMERCIAL" ZONE PER TOWN.
6. THE PROPERTY LIES WITHIN THE "ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE THE 500' WET FLOODPLAIN, AND IN ZONE 'AE' BASE FLOOD ELEVATIONS DETERMINED (BASE FLOOD ELEVATION) FROM THE FEMA FLOOD INSURANCE RATE MAP TOWN OF VERNON TOLLAND COUNTY COMMUNITY PANEL 090130000C MAP REVISED AUGUST 9, 1999.
7. TOTAL PARCEL AREA IS 200,938 SQ. FT. = 4.613 AC.

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

 1/21/22

DAVID A. CARICCHIO, P.L.S. No. 70036 DATE
ALFRED BENESCH & COMPANY, CLASTONBURY, CONNECTICUT
(not valid without original signature and embossed seal)

SCALE: HORZ.: 1" = 50'
VERT.:
SURVEY DATUM: HORZ.: NAD 1983
VERT.: NAVD 1988



GRAPHIC SCALE

SUBDIVISION PLAN
PREPARED FOR
501 TALCOTTVILLE ROAD LLC
501 TALCOTTVILLE ROAD (CT ROUTE 83)
& DART HILL ROAD
VERNON
CONNECTICUT

PROJ. No.: 70557.00
 DATE: JAN 2022
 SV.01



APPLICATION

1



PZ 2022-01

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

(Revised March 2021)

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.

APPLICANT (S)

NAME: Amy Javarauckas
COMPANY: Have Hope Tattoo CT LLC
ADDRESS: 17 castlewood Rd. West Hartford, CT 06107
TELEPHONE: 860-951-4885 E-MAIL: amy.javarauckas@hotmail.com

PROPERTY OWNER (S)

NAME: Alan D. Williams
ADDRESS: 143 Merrow Rd, Tolland, CT 06084
TELEPHONE: 860-872-4163 EMAIL: williamsRealty1@aol.com
X 302

If the applicant is not the property owner, include a letter from the property owner authorizing the applicant to seek approval by the PZC, if no signature accompanies the application. (ZR Section 2.3)

PROPERTY

ADDRESS: 26 Union St. Unit 3 Vernon, CT 06066

ASSESSOR'S ID CODE: MAP # 23 BLOCK # 6106 LOT/PARCEL # 00015

LAND RECORD REFERENCE TO DEED DESCRIPTION: VOLUME: 1128 PAGE 311

DOES THIS SITE CONTAIN A WATERCOURSE AND/OR WETLANDS? (SEE THE INLAND WETLANDS MAP AND REGULATIONS)

X NO YES

 NO REGULATED ACTIVITY WILL BE DONE

 REGULATED ACTIVITY WILL BE DONE

 IWC APPLICATION HAS BEEN SUBMITTED

ZONING DISTRICT DBR with BackVillage Overlay

IS THIS PROPERTY LOCATED WITHIN FIVE HUNDRED (500) FEET OF A MUNICIPAL BOUNDARY?

X NO
 YES:

CHECK IF HISTORIC STATUS APPLIES:

 LOCATED IN HISTORIC DISTRICT:

 INDIVIDUAL HISTORIC PROPERTY

RECEIVED

JAN 12 2022

TOWN PLANNERS OFFICE

— by Town Planner
GKM 1-12-22

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: Tattoo Shop

GENERAL ACTIVITIES: Tattooing, cosmetic tattooing

APPROVAL 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)
- ☐ AMENDMENT OF SUBDIVISION REGULATIONS (SUB. SEC. II)

SEE SUBDIVISION REGULATIONS SEC. 4 FOR APPLICATION FEE SCHEDULES.

☐ **SOIL EROSION AND SEDIMENT CONTROL PLAN (ESCP)** (ZR SEC. 2.117; 18) (SUB. 6.14)

☐ **SITE PLAN OF DEVELOPMENT (POD)** (ZR SEC. 14)

- ☐ POD APPROVAL (ZR SEC. 14.1.1.1; 14.1.2)
- ☐ MODIFICATION OF AN APPROVED POD (ZR SEC. 14.1.1.1)
- ☐ MINOR MODIFICATION OF A SITE POD (ZR SEC. 14.1.1.2)

☒ **SPECIAL PERMIT(S)** (ZR SECTION 17.3) SECTION: _____

☐ **OTHER SPECIAL PERMIT(S). CITE ZR SECTION AND DESCRIBE ACTIVITY:**

24.5.21 / 4.B.5.16

☐ **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)

CERTIFICATION AND SIGNATURE

The applicant, undersigned, has reviewed the "Town of Vernon Planning and Zoning Regulations" and completed the application with complete and accurate information:

Property Owner, Applicant, or Applicant's Agent:

Amy Javorauckas
APPLICANT OR AGENT SIGNATURE

Amy Javorauckas
PRINTED NAME

1/4/22
DATE

Ann O. Williams
OWNER'S SIGNATURE, IF DIFFERENT

Ann O. Williams
PRINTED NAME

1/4/22
DATE

23010600015

FITCH BLOCK INVESTORS LLC

UNION ST 026

228

FITCH BLOCK INVESTORS LLC
143 MERROW RD
TOLLAND, CT 06084
CENSUS TRACT: 530200

Tax ID 23-0106-00015

Printed 05/29/2021

Card No. 1 of 2

Transfer of Ownership

Owner	Consideration	Transfer Date	Deed Type	Deed Book/Page
WILLIAMS ALAN D STEPHEN D ETAL NA	0 230000	12/31/1997 N 12/13/1985	1128 547	311 191

Neighborhood Number
11900
Neighborhood Name
General Commercial A
TAXING DISTRICT INFORMATION
Jurisdiction Name
Area
Routing Number
Town of Vernon
146
3577

Valuation Record

Assessment Year	2011	2013	2016	2018
Reason for Change	2011 Reval	2013	2016 Reval	2018
Market	L I T	0 850170 850170	162730 806750 969480	124500 734620 859120
70% Assessed/Use	L I T	0 595110 595110	87150 564730 678640	87150 514240 601390

Site Description

Topography
Public Utilities
Water, Sewer, Gas, Electric
Street or Road
Paved
Neighborhood
Zoning:
DBR
Legal Acres:
0.8500



Land Size			
Land Type	Rating, Soil ID - or - Actual Frontage	Acreage - or - Effective Frontage	Square Feet - or - Effective Depth
			Influence Factor

Physical Characteristics

Tax ID 23-0106-00015

Printed 05/29/2021

ROOFING

Built-up

WALLS

B 1 2 U
Brick Yes Yes Yes
Guard Yes Yes Yes

FRAMING

B 1 2 U
Wd Jst 0 9360 9360 9360
F Res 9360 0 0 0

FINISH

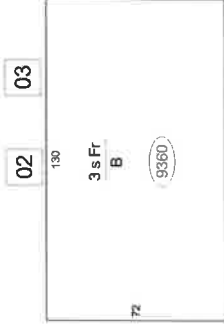
UF SF FO FD
B 9360 0 0 0
1 9360 0 0 0
2 9360 0 0 0
U 9360 0 0 0
Total 37440 0 0 0

HEATING AND AIR CONDITIONING

B 1 2 U
Heat 0 9360 9360 9360

PLUMBING Residential Commercial

TF # TF
Full Baths 22 66
Half Baths 4 8 2 4
Extra Fixtures 74 4
TOTAL



01

Special Features

Description

Summary of Improvements

ID	USE	Story	Height	Const	Type	Grade	Year	Cons	Eff	Cond	Size or Area
C	GENCOM		0.00			Avg	1889	1889	1980	AV	9360
01	PAVING		0.00			Avg	1982	1982	1982	AV	11700
02	CONC/PYA		0.00			Avg	1982	1982	1982	AV	75
03	CONC/PYA		0.00			Avg	1982	1982	1982	AV	75

STAFF COMMENTS



OFFICE OF THE
TOWN PLANNER

TOWN OF VERNON

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

MEMORANDUM

TO: Planning and Zoning Commission

FROM: George K. McGregor, AICP

SUBJECT: PZ-2022-01 26 Union St.

DATE: February 3, 2022



Proposal:

PZ-2022-01, 26 Union St. An Application of Amy Javarauckas for a Special Permit pursuant to Section 4.23.5.16 and Section 24.5.21 of the Zoning Regulations to allow a Tattoo Shop at 26 Union St. (Tax Map 23, Block 106, Parcel 15). The Parcel is zoned Downtown Business & Residential (DBR) and is in the Rockville Village Overlay District.

Relevant Considerations under Zoning

The Downtown Business & Residential District permits Tattoo Parlors or shops by special permit review. Other personal convenience uses such as barber shops, beauty salons, or nail salons are uses permitted by right. Staff finds that these uses are all rather similar in their land use effects; they are customer-driven personal service establishments. The tattoo parlor, in Staff's opinion, having almost identical characteristics, should be treated no differently. Oddly, the Rockville Overlay district use charts (which also govern here) move other undefined personal service businesses into the by right category but leaves Tattoo shops as needing a special permit.

Special Permit Criteria:

In order to approve a special permit, the Commission must find that the applicant meets the relevant general special permit criteria of Section 17.3.1, specifically:

- 17.3.1.1 It shall not create a hazardous condition relative to public health and safety;
- 17.3.1.2 It shall be compatible with neighboring uses;
- 17.3.1.3 It shall not create a nuisance;
- 17.3.1.4 It shall not hinder the future sound development of the community;
- 17.3.1.5 It shall conform to all applicable sections of this ordinance;

Other Reviews

There are no Staff issues to convey.

Analysis and Recommendation

Staff recommends approval of the Special Permit request. Separately, Staff recommends a review of the commercial sections of the Zoning Regulations to consider revisions to Vernon's use lists, with the aim of moving certain special permit uses into the by right category, thus Removing barriers to new business development.

DRAFT MOTION(S)

1. I move the Planning and Zoning Commission **APPROVE PZ-2022-01, 26 Union St. upon a finding that the application meets the special permit criteria found in Section 17.3 of the Zoning Regulations.**

APPLICATION

2



TOWN OF VERNON PLANNING & ZONING COMMISSION (PZC)
APPLICATION

(Revised March 2021)

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.

APPLICANT (S)

NAME: Dawn Weber
COMPANY: Body Secrets Day Spa, LLC
ADDRESS: 1230 Hartford Turnpike Vernon CT 06066
TELEPHONE: 860.597.1777 E-MAIL: Bodysecretsdayspa@yahoo.com

PROPERTY OWNER (S)

NAME: Emily Foo
ADDRESS: 216 Crown Street, Vernon CT 06066
TELEPHONE: 860.335.0139 EMAIL: Chou foo@hotmail.com

If the applicant is not the property owner, include a letter from the property owner authorizing the applicant to seek approval by the PZC, if no signature accompanies the application. (ZR Section 2.3)

PROPERTY

ADDRESS: 1230 Hartford Turnpike, Vernon, CT 06066

ASSESSOR'S ID CODE: MAP # ___ BLOCK # ___ LOT/PARCEL # ___

LAND RECORD REFERENCE TO DEED DESCRIPTION: VOLUME: ___ PAGE ___

DOES THIS SITE CONTAIN A WATERCOURSE AND/OR WETLANDS? (SEE THE INLAND WETLANDS MAP AND REGULATIONS)

☐ NO ☐ YES

☐ NO REGULATED ACTIVITY WILL BE DONE

☐ REGULATED ACTIVITY WILL BE DONE

☐ IWC APPLICATION HAS BEEN SUBMITTED

ZONING DISTRICT Vernon

IS THIS PROPERTY LOCATED WITHIN FIVE HUNDRED (500) FEET OF A MUNICIPAL BOUNDARY?

☒ NO

☐ YES: _____

CHECK IF HISTORIC STATUS APPLIES:

☐ LOCATED IN HISTORIC DISTRICT: _____

☐ INDIVIDUAL HISTORIC PROPERTY

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: Day Spa & Hair Salon

GENERAL ACTIVITIES: 2 Hair Stations, (1) massage room
(2) Esthetic services (facials, waxing, pedicures, manicures)
eyelash services

APPROVAL 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)
- AMENDMENT OF SUBDIVISION REGULATIONS (SUB. SEC. II)

SEE SUBDIVISION REGULATIONS SEC. 4 FOR APPLICATION FEE SCHEDULES.

 SOIL EROSION AND SEDIMENT CONTROL PLAN (ESCP) (ZR SEC. 2.117; 18) (SUB. 6.14)

 SITE PLAN OF DEVELOPMENT (POD) (ZR SEC. 14)

- POD APPROVAL (ZR SEC. 14.1.1.1; 14.1.2)
- MODIFICATION OF AN APPROVED POD (ZR SEC. 14.1.1.1)
- MINOR MODIFICATION OF A SITE POD (ZR SEC. 14.1.1.2)

☒ **SPECIAL PERMIT(S)** (ZR SECTION 17.3) SECTION: 4.9.4.22 or 4.9.4.23

☒ **OTHER SPECIAL PERMIT(S). CITE ZR SECTION AND DESCRIBE ACTIVITY:**

 Massage

 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)

CERTIFICATION AND SIGNATURE

The applicant, undersigned, has reviewed the "Town of Vernon Planning and Zoning Regulations" and completed the application with complete and accurate information:

Property Owner, Applicant, or Applicant's Agent:



APPLICANT OR AGENT SIGNATURE

Dawn Weber

PRINTED NAME

1/11/2021

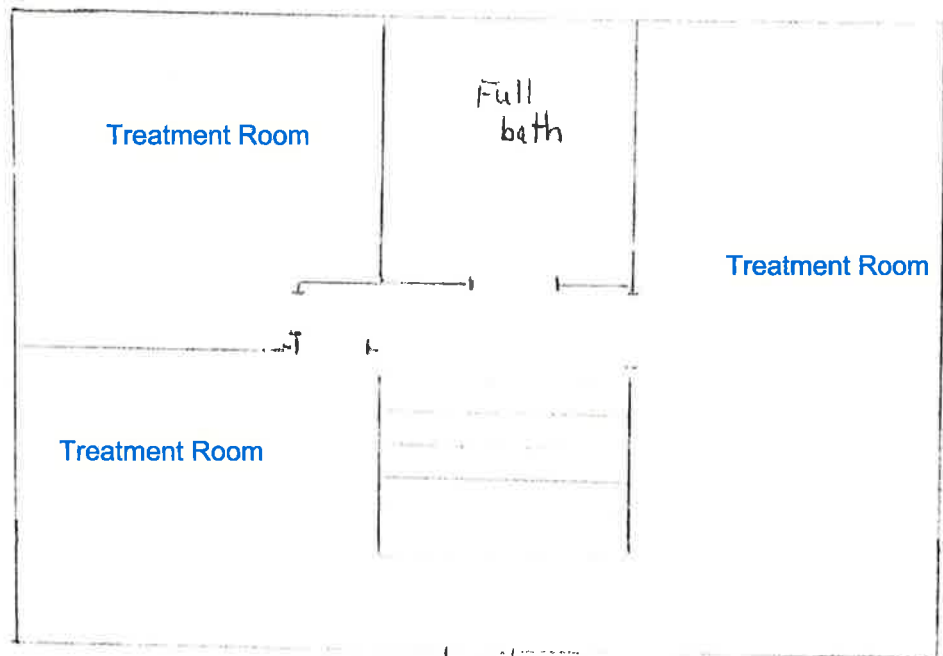
DATE

OWNER'S SIGNATURE, IF DIFFERENT

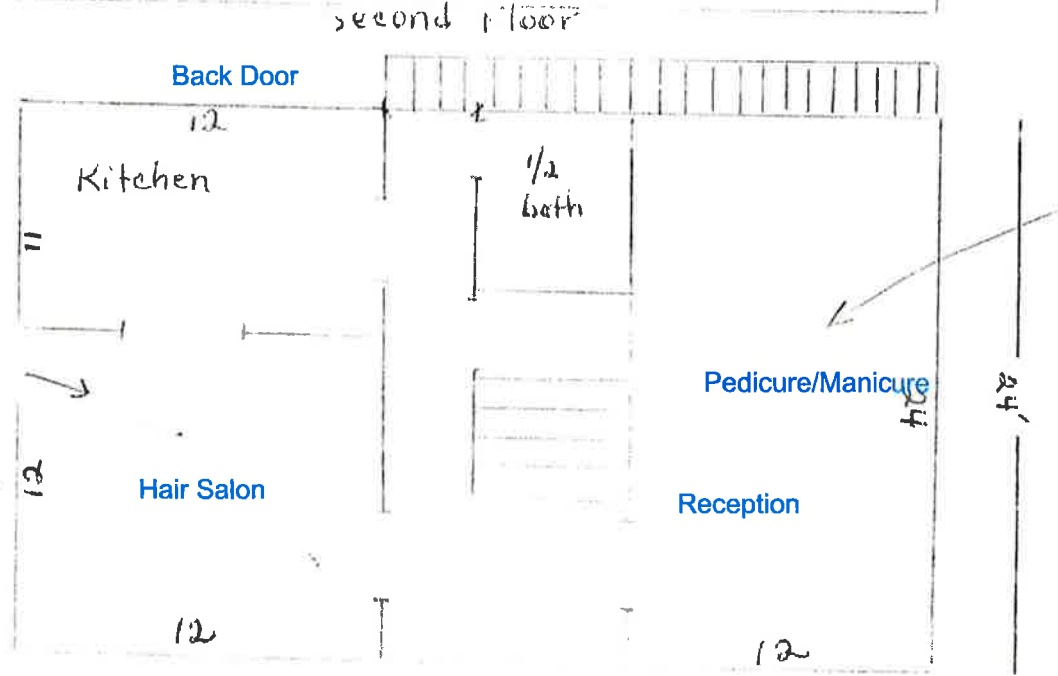
PRINTED NAME

DATE

24
 33
 72
 72
 79 2



Second Floor
 Treatment Rooms:
 Facial Room
 Waxing Room
 Massage Room



1ST FLOOR

33'

Front Door

"apparent" wetlands

43' ±

64' 10"

paved parking area

38' 6"

paved driveway

12

Garage

Basement

22

24'

WALK-OUT BASEMENT

33'

Hartford Tpke

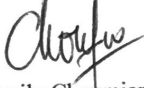
Emily Choumian Foo, Landlord
1230 Hartford Turnpike
Vernon, Ct 06066

George K. McGregor, AICP
Town Planner
Town of Vernon
55 West Main Street
Vernon, Ct 06066

Dear Mr. McGregor:

Hello, this is a letter authorizing Dawn Weber, my tenet, to submit any special permits or applications to the town of Vernon about the operating of the business, Body Secrets Day Spa, LLC, at the address 1230 Hartford Turnpike, Vernon Ct 06066. If you have any questions, please direct them to Dawn Weber at the phone number (860)597-1777.

Sincerely,

A handwritten signature in cursive script, appearing to read "Emily Foo", written in dark ink.

Emily Choumian Foo, Landlord

STAFF COMMENTS



OFFICE OF THE
TOWN PLANNER

TOWN OF VERNON

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

MEMORANDUM

TO: Planning and Zoning Commission

FROM: George K. McGregor, AICP

SUBJECT: PZ-2022-04 1230 Hartford Tpke.

DATE: February 3, 2022



1230 Hartford Tpke.

Proposal:

PZ-2022-04, 1230 Hartford Tpke. An Application of Body Secrets Day Spa for a Special Permit pursuant to Section 4.9.4.22 of the Commercial Zoning Regulations to allow a non-independent massage area as accessory to a Day Spa, and personal service establishment. The property is located at 1230 Hartford Turnpike (Tax Map 43, Block 0068, Parcel 00036). The applicant proposes to establish Body Secrets day Spa, providing a variety of personal care and convenience services: beauty, facials, nails, massage, etc. The property is a converted residential structure, approximately 2,184 sq.ft. in size.

Relevant Considerations under Zoning

Under current regulations, a special permit is required for the non-independent massage (accessory to a primary business) Section 4.9.4.22. For the non-independent massage, the business:

- Shall be carried out by a licensed massage therapist, in a clearly marked business, with well-lit rooms, with continuous lighting
- Shall require all massage therapists to be licensed by the State of Connecticut, and insured.
- Shall constitute only an accessory portion of the overall business; may not be primary.
- Shall not occupy more than 10% of the gross floor area (appx. 218 sq.ft. area)

Special Permit Criteria:

In order to approve a special permit, the Commission must find that the applicant meets the relevant general special permit criteria of Section 17.3.1, specifically:

17.3.1.1 It shall not create a hazardous condition relative to public health and safety;

17.3.1.2 It shall be compatible with neighboring uses;

17.3.1.3 It shall not create a nuisance;

17.3.1.4 It shall not hinder the future sound development of the community;

17.3.1.5 It shall conform to all applicable sections of this ordinance;

Other Reviews

There are no Staff issues to convey.

Analysis and Recommendation

Staff recommends approval of the Special Permit request. Separately Staff recommends a review of personal service uses such as day and beauty spas, where some massage is offered. Massage has become a regular and expected component of this use. It seems excessively burdensome for a business to have to secure a special permit when this has become such a common, personal service practice.

DRAFT MOTION(S)

1. I move the Planning and Zoning Commission **APPROVE** PZ-2022-04, 1230 Hartford Tpke. upon a finding that the application meets the special permit criteria found in Section 17.3 and Section 4.9.4.22 of the Zoning Regulations.