

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Notice & Agenda
Thursday, March 17, 2022, 7:30 PM
Town Council Chambers 3rd Floor
14 Park Place
Vernon, CT 06066

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 **March 3, 2022**
3. **New Application(s) for receipt, if any:**
4. **Public Hearing(s) and Action on Applications:**
 - 4.1 PZ 2022-07, 32 South St., 38 White St., 40 White St.** An Application of JoAnn Goodwin for a Zone Change from Commercial (C) to Residential-15 (R-15) for 3 parcels: 32 South St. (Tax Map 46, Block 0078, Parcel 00024), .3 acres; 38 White St. (Tax Map 46, Block 0078, Parcel 00026), .24 acres; 40 White St. (Tax Map 46, Block 0078, Parcel 00025).
5. **8-24 Referrals, If any**
6. **Other Business/Discussion**
7. **Adjournment**

Roland Klee, Chair
Planning & Zoning Commission

DRAFT MINUTES

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, March 3, 2022, 7:30 PM
Town Council Chambers 3rd Floor
14 Park Place Vernon, CT 06066

DRAFT MINUTES

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

- Regular members present: Roland Klee, Carl Bard, Mike Baum, Robin Lockwood, Joseph Miller and Mike Mitchell
- Alternate Member: Yelena Damsky, sitting for Iris Mullan
- Absent Members: Iris Mullan
- Staff present: George McGregor, Town Planner
- Recording secretary: Jill Rocco

2. **Administrative Actions/Requests**

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

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

2.2 Approval of the Minutes from the **February 17, 2022**

Mike Mitchell **MOVED** to **APPROVE** the minutes from **February 17, 2022**. Robin Lockwood seconded and the motion carried with Joseph Miller abstaining.

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

3.1 PZ 2022-07, 32 South St., 38 White St., 40 White St. An Application of JoAnn Goodwin for a Zone Change from Commercial (C) to Residential-15 (R-15) for 3 parcels: 32 South St. (Tax Map 46, Block 0078, Parcel 00024), .3 acres; 38 White St. (Tax Map 46, Block 0078, Parcel 00026), .24 acres; 40 White St. (Tax Map 46, Block 0078, Parcel 00025).

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

Robin Lockwood **MOVED** to **RECEIVE (PZ 2022-07, 32 South St., 38 White St., 40 White St.)** An Application of JoAnn Goodwin for a Zone Change from Commercial (C) to Residential-15 (R-15) for 3 parcels: 32 South St. (Tax Map 46, Block 0078, Parcel 00024), .3 acres; 38 White St. (Tax Map 46, Block 0078, Parcel 00026), .24 acres; 40 White St. (Tax Map 46, Block 0078, Parcel 00025). Mike Mitchell seconded and the motion carried unanimously and place it on the March 17, 2022 agenda for public hearing.

3.2 PZ 2022-08, 501 Talcottville Rd. An Application of Allan Borghesi for a Zone Change from Special Development Zone-Economic Development (SED) to Commercial for a portion of two parcels of property located at 371 & 373 Talcottville Rd. (Tax Maps 04, Block 0004, Parcel 0006B & 0005A).

George McGregor, Town Planner, recommended a hearing date of **April 7, 2022**.

Robin Lockwood **MOVED** to **RECEIVE (PZ 2022-08, 501 Talcottville Rd.)** An Application of Allan Borghesi for a Zone Change from Special Development Zone-Economic Development (SED) to Commercial for a portion of two parcels of property located at 371 & 373 Talcottville Rd. (Tax Maps 04, Block 0004, Parcel 0006B & 0005A). Carl Bard seconded and the motion carried unanimously and place it on the April 7, 2022 agenda for public hearing.

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

4.1 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.

4.2 PZ-2002-06, 501 Talcottville Rd. An Application of 501 Talcottville Rd. LLC to permit the resubdivision of land into one additional parcel, located at 501 Talcottville Rd. (Tax Map 09, Block 0007, Parcel 0001D). The property is zoned Commercial.

- George McGregor, Town Planner, explained why of the applicant requested a postponement to the April 7, 2022 meeting.
- Discussion Ensued.

Robin Lockwood **MOVED** to **POSTPONE (PZ-2022-05, 501 Talcottville Rd. & PZ-2002-06, 501 Talcottville Rd.)** to the April 7, 2022 meeting.

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

NONE

6. **Other Business/Discussion**

NONE

7. **Adjournment**

Robin Lockwood **MOVED** to **ADJOURN** at 7:39 PM. Joseph Miller seconded and the motion carried unanimously.

Jill Rocco
Recording Secretary

APPLICATION

1

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: JoAnn Goodwin
 Title: PRESIDENT
 Company: SOUTH STREET VERNON, Inc.
 Address: 32 SOUTH ST. VERNON, CT 06066

Telephone: (860) 875-9566 Fax: (860) 875-0514
 E-mail: jpaul@goodwinandpaul.com

II. PROPERTY OWNER (S):

Name: SOUTH STREET VERNON, Inc.
 Title: —
 Company: —
 Address: 32 SOUTH ST. VERNON, CT 06066

Telephone: (860) 875-9566 Fax: (860) 875-0514
 E-mail: jpaul@goodwinandpaul.com

TOWN OF VERNON PLANNING & ZONING COMMISSION (PZC)

APPLICATION

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

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Provide all the information requested:

I. APPLICANT:

Name: SAME

Title: _____

Company: _____

Address: _____

Telephone: _____

Fax: _____

E-mail: _____

II. PROPERTY OWNER (S):

Name: DANIEL J. AND SONJA J. HILLS

Title: —

Company: —

Address: 38 WHITE STREET

Telephone: (860) 305-5342 Fax: —

E-mail: —

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.**

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Provide all the information requested:

I. APPLICANT:

Name: SAME

Title: _____

Company: _____

Address: _____

Telephone: _____

Fax: _____

E-mail: _____

II. PROPERTY OWNER (S):

Name: KERRY WASSERSTEIN, LORI LONGSDALE,

Title: TRACY GEOGHAN

Company: 40 WHITE ST

Address: MAILING: 96 ABBEY RD

GLASTONBURY, CT 06033

Telephone: (860) 402-7975 Fax: —

E-mail: dandK1989@comcast.net

III. PROPERTY

Address: 32 SOUTH ST

Assessor's ID Code: Map # 46 Block # 78 Lot/Parcel # 24

Land Record Reference to Deed Description: Volume: 2042 Page 311

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

III. PROPERTY

Address: 40 WHITE ST.

Assessor's ID Code: Map # 46 Block # 78 Lot/Parcel # 35

Land Record Reference to Deed Description: Volume 3067 Page 10

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

III. PROPERTY

Address: 38 WHITE ST.

Assessor's ID Code: Map # 46 Block # 78 Lot/Parcel # 26

Land Record Reference to Deed Description: Volume: 2064 Page 4

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: CHANGE OF ZONE REQUEST COMMERCIAL TO RESIDENTIAL-15

Project Contact Person:

Name: JOANN GOODWIN

Title: PRESIDENT

Company: SOUTH STREET VERNON, INC.

Address: 32 SOUTH ST.

VERNON, CT 06066

Telephone: (860) 875-9566 Fax: (860) 875-0514

E-mail: jpaul@goodwinandpaul.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: ZONE CHANGE COMMERCIAL to RESIDENTIAL - 15

General Activities: FOR USE OF THE THREE PROPERTIES
AS SINGLE FAMILY RESIDENCES

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)

VII. APPLICATION CONDITIONS / STIPULATIONS

The following provisions apply to all applications submitted to the Planning & Zoning Commission (PZC) and are incorporated as part of the application.

All information shall be submitted to the Town Planner and no application shall be considered as being filed if incomplete or if delivered to any other Town Official (Sub Sec.4).

If the area to be developed contains more than one-half (1/2) acre area that will be physically altered or disturbed, a completed erosion and sedimentation control plan (ESCP) in accordance with Zoning Regulations Section 18 and/or Subdivision Regulations Section 6.14, as applicable, must be submitted. The applicant shall be responsible for all costs associated with the certification of the ESCP.

By signing this application, permission is granted to Commission members, employees of the Town of Vernon, and persons assisting the Town Staff to go onto the subject property to make inspections pursuant to the application review, approval, bonding requirements, or obtaining information materially relevant to the application.

No application coming before a Commission may be withdrawn after it has been advertised for a public hearing unless the Chairman or Secretary of the Commission is notified in writing by the applicant or his representative not later than forty-eight (48) hours prior to the scheduled hearing before the Commission. All fees encumbered in the advertising and review of the application is non-refundable (ZR Section 1.5).

All applications must be submitted on drawings which are one of the following sizes: 8.5" x 11"; 12" x 18", 18" x 24"; 24" x 36". Subdivision and resubdivision maps must be 24" x 36".

The application shall include an 8.5" x 11" map showing the location of the site and an 8.5" x 11" general plan of development (POD) map showing the development proposed on the site.

A legal description of the subject property must be submitted with this PZC application. The legal description should bear the Volume number and Page number by which it is recorded in the land records.

Applications to the Planning & Zoning Commission (PZC) require notification of property owners within two hundred feet (200') of the subject property. A list of property owners and a complete set of mailing labels must be submitted with the application.

Applicants shall submit one copy of a brief narrative including a traffic impact statement, outlining the proposed activity and the reason for the application. The traffic impact statement shall provide sufficient data for the Vernon Traffic Authority and PZC to be able to access traffic conditions relative to the location, site design, and proposed activity.

Applicant shall submit twenty (20) copies of a map showing all information required in Zoning Regulations Section 14 Site Plans, and Section 17.3.2 Special Permits as may be required, and/or the Subdivision Regulations Section 4,5,7.

The map must be prepared by a licensed surveyor, if the application involves (a) exterior modification to the building or premises, such as off-street parking, which need dimensionally critical measurements to insure compliance with zoning or (b) the improvements involve disturbing more than one half acre of land.

Applicant shall submit the above-required information to the Town Planning Office accompanied by a check in the amount determined by the fees established by the State of Connecticut, Town of Vernon and/or the PZC with the application. The check, which is required as a filing fee, is to be payable to, "Town of Vernon". (See attached fee schedule).

THE APPLICATION WILL BE CONSIDERED INCOMPLETE IF ANY REQUIRED INFORMATION IS NOT SUBMITTED.

APPLICANT SHALL FILE A COPY OF ANY PROPOSED REGULATION AMENDMENT, ZONE CHANGE, OR WETLANDS REDESIGNATION WITH THE TOWN CLERK TEN (10) DAYS PRIOR TO THE HEARING AS PER SECTIONS 8-3(a) AND (d) AND 22a-42a (b) OF THE GENERAL STATUTES. CERTIFICATION OF THE FILING UNDER THESE SECTIONS BY THE APPLICANT MUST BE PRESENTED AT THE PUBLIC HEARING.

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

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

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

Property Owner, Applicant, or Applicant's Agent:



Signature

Signature



Date

Date

TO BE FILLED IN BY THE PLANNING DEPARTMENT

Date Application Submitted _____

Date Application Received by Commission _____

PZC File: _____

February 16, 2022

TO: Members of the Town of Vernon Planning & Zoning Commission

RE: Application for Change of Zone from Commercial to Residential-15

I, along with my sisters, Lori Longsdale and Tracy Geoghan, am the owner of property known as 40 White Street, Vernon, CT. Tax Assessor ID 46-0078-00025

I join in the application of South Street Vernon, Inc. to change the zone of my property from commercial to residential-15 and give JoAnn Goodwin, as representative of South Street Vernon, Inc., the authority to file said application on our behalf and appear before the Commission at public hearing to present the application.



KERRY WASSERSTEIN

February 15, 2022

TO: Members of the Town of Vernon Planning & Zoning Commission

RE: Application for Change of Zone from Commercial to Residential-15

I, along with my husband, Daniel J. Hills, am the owner of property known as 38 White Street, Vernon, CT. Tax Assessor ID 46-0078-00026

I join in the application of South Street Vernon, Inc. to change the zone of my property from commercial to residential-15 and give JoAnn Goodwin, as representative of South Street Vernon, Inc., the authority to file said application on my behalf and appear before the Commission at public hearing to present the application.


SONJA J. HILLS

NARRATIVE RE: ZONE CHANGE APPLICATION
38 WHITE STREET 40 WHITE STREET 32 SOUTH STREET

The owners of the above listed properties request a change of zone from Commercial to Residential-15.

The three properties are located on the east side of White Street, beginning at its intersection with South Street. All driveways are accessed from White Street.

The properties identify as single family homes, ranging in size from approximately 720 to 1327 square feet. Lot sizes range from approximately .15 acres to .3 acres. Viewed from White Street, they do not present as commercial spaces.

The houses were built in the 1940s and have consistently been used as single family homes, with the exception of 32 South Street. For 60 years or so it was used as a residence, but it has been used as a two person law office since 2006, although no modifications have been done to the house to change its character and potential use as a residence. The use of 38 and 40 White Street as residences is presently nonconforming.

The properties are located in a largely residential area. All along White Street are single family homes of similar size and vintage. The rear of the subject parcels abut the parking area of Mitchell's Restaurant Plaza. They are currently screened from the plaza by fencing and foliage.

The best use for these properties is as residences. A residential use is consistent with the character of the neighborhood. Standing alone, the houses are too small for almost any commercial use other than very small professional offices, which are not in demand. Moreover, onsite parking is limited, so any business with any significant client contact would likely cause parking to overflow onto White Street.

The most likely use of these parcels if they remained zoned commercial, is to raze the houses and use the lots as additional parking or expansion of the structure for the commercial lot currently housing Mitchell's Restaurant. If this occurred, it would bring the impact of a large scale commercial use directly on to White Street, eliminating the present houses as buffers for the other residential properties.

This request to change the zone from Commercial to Residential-15 is also consistent with the 2021 proposed Plan of Conservation and Development. The Future Land Use Plan identifies this neighborhood as Residential-Village Density. The demographic discussion in the proposed plan supports the retention of small, lower cost single family residences. The population demographic of the Town of Vernon skews to the over 65 age group and the younger 25-44 age group, both of which favor smaller residences as places to start their home buying careers or downsize to more affordable and manageable spaces. The income averages in Vernon also support the need for more affordable housing. Only 16% of the current housing stock is priced under \$200,000. These small houses provide an alternative to apartment or condominium living.

CONCLUSION: The use of these properties as residential spaces is consistent with the character of the neighborhood and supported by the Plan of Conservation and Development.

This is an aerial map of a residential neighborhood. A specific parcel is highlighted with a green outline. The map includes street names, lot numbers, and building footprints. A purple-outlined parcel is also visible on the right side of the map.

Streets:

- White St.
- South St.

Highlighted Parcel (Green Outline):

- Lot numbers: 100, 105, 130, 135, 140, 145, 150, 155, 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500, 505, 510, 515, 520, 525, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, 610, 615, 620, 625, 630, 635, 640, 645, 650, 655, 660, 665, 670, 675, 680, 685, 690, 695, 700, 705, 710, 715, 720, 725, 730, 735, 740, 745, 750, 755, 760, 765, 770, 775, 780, 785, 790, 795, 800, 805, 810, 815, 820, 825, 830, 835, 840, 845, 850, 855, 860, 865, 870, 875, 880, 885, 890, 895, 900, 905, 910, 915, 920, 925, 930, 935, 940, 945, 950, 955, 960, 965, 970, 975, 980, 985, 990, 995, 1000.

Other Features:

- Parcel 1237 (blue outline)
- Parcel 1245 (blue outline)
- Parcel 1257 (blue outline)
- Parcel 1258 (blue outline)
- Parcel 1260 (blue outline)
- Parcel 1262 (blue outline)
- Parcel 1264 (blue outline)
- Parcel 1266 (blue outline)
- Parcel 1268 (blue outline)
- Parcel 1270 (blue outline)
- Parcel 1272 (blue outline)
- Parcel 1274 (blue outline)
- Parcel 1276 (blue outline)
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- Parcel 1296 (blue outline)
- Parcel 1298 (blue outline)
- Parcel 1300 (blue outline)
- Parcel 1302 (blue outline)
- Parcel 1304 (blue outline)
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- Parcel 1340 (blue outline)
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- Parcel 1368 (blue outline)
- Parcel 1370 (blue outline)
- Parcel 1372 (blue outline)
- Parcel 1374 (blue outline)
- Parcel 1376 (blue outline)
- Parcel 1378 (blue outline)
- Parcel 1380 (blue outline)
- Parcel 1382 (blue outline)
- Parcel 1384 (blue outline)
- Parcel 1386 (blue outline)
- Parcel 1388 (blue outline)
- Parcel 1390 (blue outline)
- Parcel 1392 (blue outline)
- Parcel 1394 (blue outline)
- Parcel 1396 (blue outline)
- Parcel 1398 (blue outline)
- Parcel 1400 (blue outline)
- Parcel 1402 (blue outline)
- Parcel 1404 (blue outline)
- Parcel 1406 (blue outline)
- Parcel 1408 (blue outline)
- Parcel 1410 (blue outline)
- Parcel 1412 (blue outline)
- Parcel 1414 (blue outline)
- Parcel 1416 (blue outline)
- Parcel 1418 (blue outline)
- Parcel 1420 (blue outline)
- Parcel 1422 (blue outline)
- Parcel 1424 (blue outline)
- Parcel 1426 (blue outline)
- Parcel 1428 (blue outline)
- Parcel 1430 (blue outline)
- Parcel 1432 (blue outline)
- Parcel 1434 (blue outline)
- Parcel 1436 (blue outline)
- Parcel 1438 (blue outline)
- Parcel 1440 (blue outline)
- Parcel 1442 (blue outline)
- Parcel 1444 (blue outline)
- Parcel 1446 (blue outline)
- Parcel 1448 (blue outline)
- Parcel 1450 (blue outline)
- Parcel 1452 (blue outline)
- Parcel 1454 (blue outline)
- Parcel 1456 (blue outline)
- Parcel 1458 (blue outline)
- Parcel 1460 (blue outline)
- Parcel 1462 (blue outline)
- Parcel 1464 (blue outline)
- Parcel 1466 (blue outline)
- Parcel 1468 (blue outline)
- Parcel 1470 (blue outline)
- Parcel 1472 (blue outline)
- Parcel 1474 (blue outline)
- Parcel 1476 (blue outline)
- Parcel 1478 (blue outline)
- Parcel 1480 (blue outline)
- Parcel 1482 (blue outline)
- Parcel 1484 (blue outline)
- Parcel 1486 (blue outline)
- Parcel 1488 (blue outline)
- Parcel 1490 (blue outline)
- Parcel 1492 (blue outline)
- Parcel 1494 (blue outline)
- Parcel 1496 (blue outline)
- Parcel 1498 (blue outline)
- Parcel 1500 (blue outline)

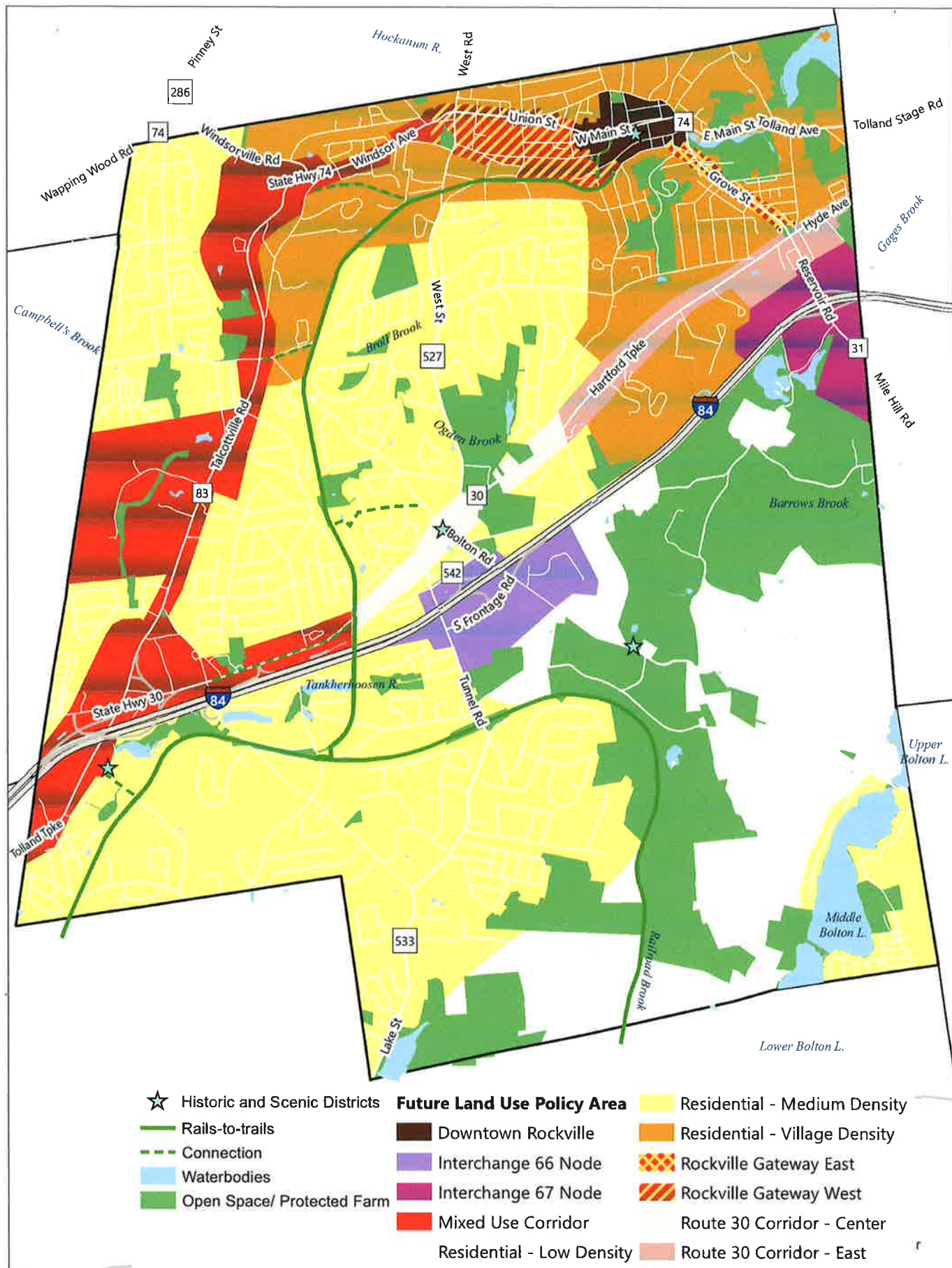
TaxParcelPublishing
Zoning

Parcel	Parcel Publishing	Parcel Zoning
CMFD	I	Open Space
HD-I	MHP	PC
HD-RC	NR-10	PDZ
		PRD
		R-10
		R-15
		R-22
		RC
		R-27
		PDZ-EXT 67
		PND

Town of Vernon, CT, Aaron Nash, Town of Vernon

1:1,000

0 0.01 0.01 0.03 0.05 km
0 0.01 0.03 mi



Appendix B: Future Land Use Plan



0 0.5
Mile

CONVEYANCE TAX RECEIVED
STATE \$ 675.00
TOWN \$ 337.50
Bernice K. Dixon
TOWN CLERK OF VERNON

Please return to:

Daniel J. Hills
Sonja J. Hills
38 White Street
Vernon, CT 06066

WARRANTEE DEED (SURVIVORSHIP)

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME GREETING:

KNOW YE, THAT WE, JOSEPH S. PARKER and STACEY M. PARKER, formerly known as **STACY M. NISSAN**, also formerly known as **STACEY M. NISSEN**, both of the Town of Vernon, County of Tolland and State of Connecticut, for the consideration of **ONE HUNDRED THIRTY-FIVE THOUSAND AND 00/100 (\$135,000.00) DOLLARS** received to our full satisfaction of **DANIEL J. HILLS and SONJA J. HILLS**, both of the Town of Vernon, County of Tolland and State of Connecticut, do give grant, sell and confirm unto said **DANIEL J. HILLS and SONJA J. HILLS**, and unto the survivor of them, and unto the heirs and assigns of said survivor of them, forever the following described real property:

A certain piece or parcel of land, with the buildings thereon, known as 38 White Street in the Town of Vernon, County of Tolland and State of Connecticut, being a portion of the premises shown on a map entitled "Land of Chas. A. Benton, Rockville, Conn., Surveyed Nov. 19 & 22, 1943, Area 2 ½ sq. rd., Scale: 40 feet = 1 inch., C. H. Bancroft, Surveyor", and more particularly bounded and described as follows:

Beginning at a point in the approximately eastern line of White Street, which point is North 6° 37' West, 64.3 feet in said line from an iron pin or pipe at the approximately northwestern corner of land now or formerly of Corrine K. Lee; thence continuing in said line of White Street, North 6° 37' West, 62 feet to a point in line of land now or formerly of Herbert F. Little and Anna M. Little; thence generally East, 170 feet, more or less, in line of said land now or formerly of Little, et ux, to a point in line of land formerly of said Benton; thence South 6° 37' East, 62 feet in a line parallel with the first described line and in line of said land of Benton to a point; thence generally West, 170 feet in line of other land of said Benton to the place of beginning.

Bounded North by land of said Little, et ux; East and South by land, now or formerly, of said Benton; and West by said White Street.

This description is derived from the above-entitled map to which reference is hereby made.

Said premises are conveyed subject to any and all provisions of any ordinance, municipal regulation, or public or private law, any easements, restrictions, covenants, building lines and zoning restrictions as of record may appear, and to taxes owing to the Town of Vernon on the List of October 1, 2008 and thereafter, which taxes the Grantees herein assume and agree to pay as part consideration of this deed.

Being the same premises as conveyed to Joseph S. Parker and Stacy M. Nissan by deed of Rilla M. Browning dated and recorded March 31, 2004 in Volume 1618 at Page 230 of the Vernon Land Records. Reference is also made to a Name Change Certificate which is recorded prior to this deed.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees and the survivor of them, and unto the heirs and assigns of the survivor of them forever, and to their own proper use and behoof. And also, we, the said Grantors, do for ourselves and our heirs and assigns covenant with said Grantees, their survivor and such survivor's heirs and assigns, that at and until the encasing of these premises, we are well seised of the premises, as a good indefeasible estate in **FEE SIMPLE**; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as above written.

AND FURTHERMORE, We, the said Grantors, do by these presents bind ourselves and our heirs and assigns forever to **WARRANT AND DEFEND** to the above granted and bargained premises to the said Grantees and to the survivor of them and to such survivor's heirs and assigns against all claims and demands whatsoever, except as above written.

IN WITNESS WHEREOF, We have set our hands and seals this 9th day of July, 2009.

Signed and delivered
in the presence of:

WITNESSES: (as to both)

GRANTORS:


RONALD F. STORMS


JOSEPH S. PARKER


OWEN A. KLOTER


STACEY M. PARKER, f/k/a

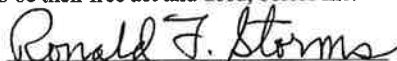
STATE OF CONNECTICUT)

ss: Windsor Locks

July 9, 2009

COUNTY OF HARTFORD)

Personally appeared, **JOSEPH S. PARKER** and **STACEY M. PARKER**, formerly known as **STACY M. NISSAN**, also formerly known as **STACEY M. NISSEN**, Signers and Sealers of the foregoing instrument, and acknowledged the same to be their free act and deed, before me.


RONALD F. STORMS
Commissioner of the Superior Court

Grantees' Address:
38 White Street,
Vernon, CT 06066

RECORDED IN
VERNON LAND RECORDS
Bernice K. Dixon
VERNON TOWN CLERK
ON Jul 28, 2009 AT 10:59A

RETURN TO: SOUTH STREET VERNON, INC.
32 SOUTH STREET
VERNON, CT 06066

QUIT CLAIM DEED - STATUTORY FORM

Know Ye, that SOUTH STREET VERNON, LLC, of the Town of Vernon, County of Tolland and State of Connecticut, for NO consideration, grant to SOUTH STREET VERNON, INC. of the Town of Vernon, County of Tolland and State of Connecticut with **QUIT CLAIM COVENANTS** the property known as 32 South Street, Vernon, Connecticut, as more particularly described in Schedule A attached hereto and made part hereof. Being all and the same premises conveyed to the grantor herein by quitclaim deed dated December 20, 2005 and recorded in Volume 1799 at page 70 of the Vernon land records.

This Deed is made upon the statutory condition.

Signed this 1st day of ~~March~~^{April}, 2009.

Witnessed by:

Rosy Cruz
Witness: Rosy Cruz

David M. S. Shaker
Witness David M. S. Shaker

South Street Vernon, LLC

By JoAnn Goodwin, Its Member

STATE OF CONNECTICUT)
COUNTY OF TOLLAND) SS. Vernon

~~March~~^{April} 1, 2009

Personally appeared JoAnn Goodwin, Member of South Street Vernon, LLC., signer of the foregoing instrument, and acknowledged the same to be her free act and deed and the free act and deed of said entity before me.

Rosy Cruz
Notary Public

LATEST MAILING ADDRESS OF GRANTEE:

32 South Street
Vernon, CT 06066



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

SCHEDULE A

A certain piece or parcel of land situated in the Town of Vernon, County of Tolland and State of Connecticut known as 32 South Street and more particularly bounded and described as follows:

NORTHERLY: by land now or formerly of Raymond G. and Hazle D. Wohllebe,
One Hundred (100.00) feet;

EASTERLY: by land now or formerly of Emmanuel H. and Helen H. Kloter,
One Hundred Thirty and 3/10 (130.30) feet;

SOUTHERLY: by South Street, One Hundred Five (105.00) feet;

WESTERLY: by White Street, One Hundred Thirty (130.00) feet.

RECORDED IN
VERNON LAND RECORDS
Bernice K. Dixon
VERNON TOWN CLERK
ON Apr 03, 2009 AT 11:10A

Revised + Returned:
Kerry Wasserstein
4 Barbara Rd
Tolland, CT 06084

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT CHRISTIAN PATRICK HEIDKAMP and ERIN E. HEIDKAMP, both of Vernon, Connecticut

for the consideration of ONE HUNDRED FORTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$147,500.00)

received to their full satisfaction of KERRY WASSERSTEIN, of Tolland, Connecticut, LORI LANGSDALE, of Ridgewood, New Jersey, and TRACY GEOGHAN, of West Orange, New Jersey

do give, grant, bargain, sell and confirm unto the said KERRY WASSERSTEIN, LORI LANGSDALE, and TRACY GEOGHAN, as Tenants in Common and not as Joint Tenants, their heirs, successors and assigns forever, a certain piece or parcel of land situated in the Town of Vernon County of Tolland and State of Connecticut known as 40 White Street, and more particularly described in Schedule A attached hereto and made a part hereof.

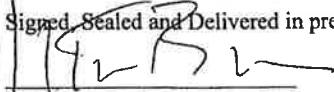

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees their heirs, successors and assigns forever, to them and their own proper use and behoof.

AND ALSO, the said grantors do for their heirs, executors and administrators, covenant with the said grantees their successors, heirs and assigns, that at and until the ensealing of these presents, they are well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, the said grantors do by these presents bind themselves and their heirs, executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees, their successors, heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, We have hereunto set my hand and seal this 13th day of August, 2009.

Signed, Sealed and Delivered in presence of:


Martin B. Burke

Michael Bonanno


CHRISTIAN PATRICK HEIDKAMP

ERIN E. HEIDKAMP

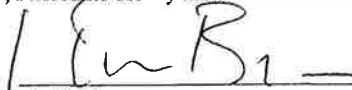
STATE OF CONNECTICUT)

) SS. Manchester

COUNTY OF HARTFORD)

On this 13th day of August, 2009, before me, the undersigned officer, personally appeared Christian Patrick Heidkamp and Erin E. Heidkamp known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Martin B. Burke
Commissioner of the Superior Court

CONVEYANCE TAX RECEIVED
STATE \$ 737.50
TOWN \$ 368.75
Bernice K. Dixon
TOWN CLERK OF VERMONT

SCHEDULE A
(40 White Street, Vernon, CT)

A certain piece or parcel of land, with the buildings thereon situated in the Town of Vernon, County of Tolland and State of Connecticut, more particularly bounded and described as follows:

Beginning at an iron pin set in the generally easterly line of White Street, which pin is at the generally northwesterly corner of land now or formerly of William Casavant; thence in said line of said street, N 6° 37' W., sixty-four (64) feet, more or less, to a point in line of land now or formerly of Joseph C. and Rita a. Rasulis; thence in said line of said Rasulis generally east one hundred (100) feet, more or less, to a point; thence generally south in line of land now or formerly of Charles A. Benton sixty-four(64) feet to an iron pin at the generally northeasterly corner of said land of Casavant; thence in line of said land of Casavant S. 83° 42' West, one hundred (100) feet to the point or place of beginning.

Said premises are subject to Taxes on the October 1, 2008 Grand List Due the Town of Vernon which the grantee herein agrees and assumes to pay as part consideration for this deed.

RECORDED IN
VERNON LAND RECORDS
Bernice K. Dixon
VERNON TOWN CLERK
ON Aug 13, 2009 AT 01:57P

46007800024

SOUTH STREET VERNON INC

SOUTH ST 032

Tax ID 46-0078-00024

Printed 02/02/2019

Card No. 1 of 1

SOUTH STREET VERNON INC
32 SOUTH ST
VERNON, CT 06066
CENSUS TRACT: 530200

Neighborhood Number
11550
Neighborhood Name
Residential
TAXING DISTRICT INFORMATION
Jurisdiction Name
Area
Routing Number
Town of Vernon
146
7088

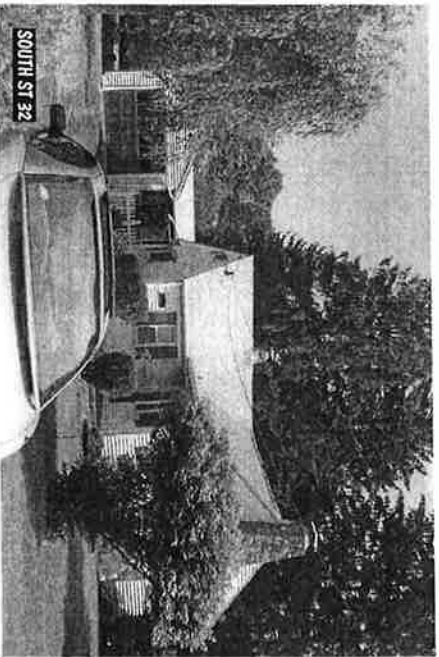
Site Description
Topography
Level
Public Utilities
Water, Sewer, Electric
Street or Road
Paved
Neighborhood
Zoning:
Commercial
Legal Acres:
0.3000

Transfer of Ownership

Owner	Consideration	Transfer Date	Deed Book/Page	Deed Type
SOUTH STREET VERNON LLC	0	04/03/2009	2042	311 Q
GOODWIN WILLIAM B & JOANN	0	01/04/2006	1799	70 Q
BURVENICH ELIZABETH	166000	11/23/2005	1789	75 W
NA	54000	10/03/1983	469	101

Valuation Record

Assessment Year	2011	2016	2018						
Reason for Change	2011 REVAL	2016 Reval	2018 ASMT						
Market	L I T	66500 90900 157400	53600 96780 150380	53600 96780 150380					
70% Assessed/Use	L I T	46550 63630 110180	37520 67740 105260	37520 67740 105260					



Land Size

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

Physical Characteristics

Style: Ranch
Occupancy: Single family
Story Height: 1.0
Finished Area: 1186
Attic: None
Basement: 1/4

ROOFING
Material: Asphalt Shingles
Type: Gable
Framing: Standard
Pitch: NOT AVAILABLE

FLOORING
Slab
Sub & Joists 1.0

EXTERIOR COVER
Alum or Vinyl 1.0

INTERIOR FINISH
Typical 1.0

ACCOMMODATION
Finished Rooms 5
Bedrooms 2
HEATING AND AIR CONDITIONING
Primary Heat: Hot Water- Oil
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING
TF
3 Fixt. Baths 1 3
Klt Sink 1 1
Water Heat 1 1
TOTAL 5

REMODELING AND MODERNIZATION
Amount Date

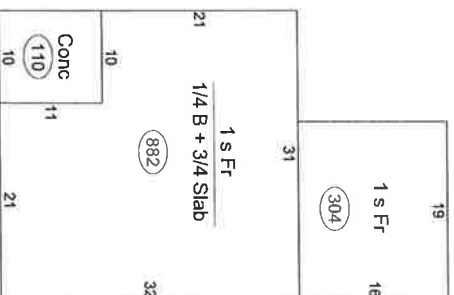
Tax ID 46-0078-00024

Printed 02/02/2019

01

OFP-s-165

02



Special Features

Description
D : Remod 1987
Fireplace - Masonry

Summary of Improvements

ID	USE	Story	Height	Const	Type	Grade	Year	Cons	Year	Est	Cond	Size or
D	DWELL		0.00									1405
01	DETGAR		1.00	1		Avg+	1945		1980		AV	246
02	UTLISHED		0.00	1		Avg	1959		1979		AV	96

46007800026

HILLS DANIEL J & SONJA J

WHITE ST 38

Tax ID 46-0078-00026

Printed 02/02/2019

Card No. 1 of 1

101

HILLS DANIEL J & SONJA J
38 WHITE ST
VERNON, CT 06066
CENSUS TRACT: 530100

Neighborhood Number
11550
Neighborhood Name
Residential
TAXING DISTRICT INFORMATION
Jurisdiction Name
Town of Vernon
Area
146
Routing Number
7090

Site Description
Topography
Level
Public Utilities
Water, Sewer, Electric
Street or Road
Paved
Neighborhood
Zoning:
Commercial
Legal Acres:
0.2400

Transfer of Ownership

Owner
PARKER JOSEPH S & STACEY M
PARKER JOSEPH S & NISSAN STACY M
BROWNING RILLA M
BROWNING BRADFORD J & RIL
NA

Consideration Transfer Date Deed Book/Page Deed Type

135000 07/28/2009 2064 4 W
0 07/28/2009 2064 3 N
145000 03/31/2004 1618 230 W
0 09/30/1992 897 79
0 01/01/1900 172 572

Valuation Record

Assessment Year	2011	2016	2018						
Reason for Change	2011 REVAL	2016 Reval	2018 ASMT						
Market	L 61470	52640	52640						
	I 78070	88970	88970						
	T 139540	141610	141610						
	L 43030	36850	36850						
70% Assessed/Use	I 54650	62280	62280						
	T 97680	99130	99130						



Land Size

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

46007800026

HILLS DANIEL J & SONJA J

WHITE ST 38

101

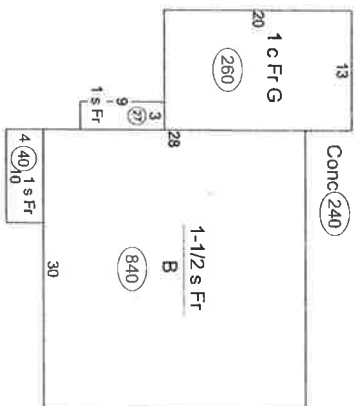
Tax ID 46-0078-00026

Printed 02/02/2019

Physical Characteristics

Style: Cape
Occupancy: Single family
Story Height: 1.5
Finished Area: 1327
Attic: None
Basement: Full
ROOFING
Material: Asphalt Shingles
Type: Gable
Framing: Standard
Pitch: NOT AVAILABLE
FLOORING
Slab B
Sub & Joists 1.0, 1.5
EXTERIOR COVER
Aluminum 1.0, 1.5
INTERIOR FINISH
Typical 1.0

ACCOMMODATION
Finished Rooms 6
Bedrooms 4
Rec Type: 2
Room Area: 210
HEATING AND AIR CONDITIONING
Primary Heat: Steam - Oil
Lower Full Part
/Bsmt 1 Upper Upper
PLUMBING
TP 3
3 Fixt. Baths 1 3
2 Fixt. Baths 1 2
Klt Sink 1 1
Water Heat 1 1
TOTAL 7
REMODELING AND MODERNIZATION
Amount Date



Special Features

Description
D : Fireplace - Masonry

Summary of Improvements

ID	USE	Story Height	Const Type	Grade	Year Cons	Eff Year	Cond	Size or Area
D	DWELL	0.00	1	AVG	1946	1976	AV	2587
G01	ATTGAR	0.00	1	AVG	1946	1976	AV	260

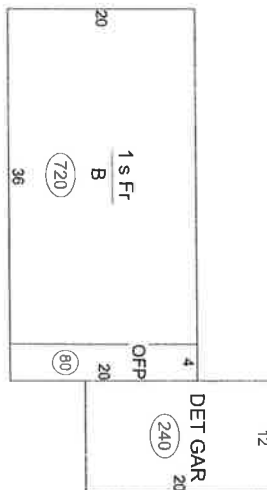
Physical Characteristics

Style: Ranch
 Occupancy: Single family
 Story Height: 1.0
 Finished Area: 720
 Attic: None
 Basement: Full
 ROOFING
 Material: Asphalt Shingles
 Type: Gable
 Framing: Standard
 Pitch: NOT AVAILABLE
 FLOORING
 Slab
 Sub & Joists: 1.0
 EXTERIOR COVER
 Alum or Vinyl
 INTERIOR FINISH
 Typical

ACCOMMODATION
 Finished Rooms 4
 Bedrooms 2
 HEATING AND AIR CONDITIONING
 Primary Heat: Hot Water - Oil
 Lower Full Part
 /Bsmt 1 Upper Upper
 PLUMBING
 # TP
 3 Fixt. Baths 1 3
 Klt Sink 1 1
 Water Heat 1 1
 TOTAL 5
 REMODELING AND MODERNIZATION
 Amount Date

Tax ID 46-0078-00025

Printed 02/02/2019



Special Features

Description

Summary of Improvements

ID	USE	Story Height	Const Type	Grade	Year Cons	Eff Year	Cond	Size or Area
D 01	DWELL DETGAR	0.00	1	Avg	1954	1982	AV GD	1440 240

COPY

Posted 2/24/2022
fern

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: SOUTH STREET VERNON, INC.
REFERENCE: ZONE CHANGE APPLICATION
DATE: 02/23/22

The attached documents, consisting of:

MAP OF PROPOSED
ZONE CHANGE
AREA

RECEIVED
VERNON TOWN CLERK
22 FEB 24 AM 11:45

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

Received: Map of Proposed zone change Area
Vernon Town Clerk: [Signature] Ksi.
Date: 2/24/2022

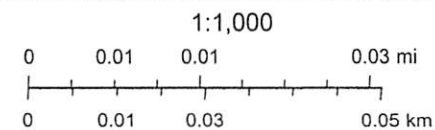
See Town Clerk for full Text.

Town of Vernon, CT



February 1, 2022

TaxParcelPublishing	CMFD	I	Open Space	PDZ-EXT 67	R-10	R-27
Zoning	HD-I	MHP	PC	PND	R-15	R-40
C	HD-RC	NR-10	PDZ	PRD	R-22	RC



Town of Vernon, CT, Aaron Nash, Town of Vernon

STAFF COMMENTS



TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066

(860) 870-3640

gmcgregor@vernon-ct.gov

OFFICE OF THE
TOWN PLANNER

MEMORANDUM

TO: Planning and Zoning Commission

FROM: George K. McGregor, AICP

SUBJECT: PZ-2022-07 32 South St., 38 & 40 White St-Zone Change

DATE: March 17, 2022

Request & Background

PZ 2022-07, 32 South St., 38 White St., 40 White St. An Application of JoAnn Goodwin for a Zone Change from Commercial (C) to Residential-15 (R-15) for 3 parcels: 32 South St. (Tax Map 46, Block 0078, Parcel 00024), .3 acres; 38 White St. (Tax Map 46, Block 0078, Parcel 00026), .24 acres; 40 White St. (Tax Map 46, Block 0078, Parcel 00025).



The Applicant, JoAnn Goodwin, is the owner of 32 South St., a single-family structure at the corner of White St. and South St. 32 South St. is currently the location of the Goodwin & Paul Law Offices. This parcel, along with both 38 and 40 White St., which are occupied single-family residential units, are zoned Commercial. The map on page 1 illustrates the current condition (Commercial Zone in blue; R-15 in green).

The Applicant plans to sell 32 South Street and in doing so, cease commercial law office operations. Under market conditions, a return to the single-family use is preferred by the Applicant. For 38 and 40 White St., those owners have signed on to the application as their properties are technically legally non-conforming uses as single-family residential is NOT permitted in the Commercial Zone.

Analysis

White St. is a residential street, serving a small pocket neighborhood between South St. and Grove St. With the exception of these three lots (technically 32 South St. is oriented to South St.), both sides of White St. are zoned residential. Why are these properties zoned Commercial? It is likely that due to the proximity to Hartford Tpke. and the corridor filled with commercially zoned properties, White St. was used as border between residential and commercial.

Staff is supportive of this request. Although reducing the amount of land in Vernon zoned for commercial uses, especially in a Town limited by available land, is not ideal, returning these properties to residential will help protect the properties from future commercial expansion into the neighborhood.

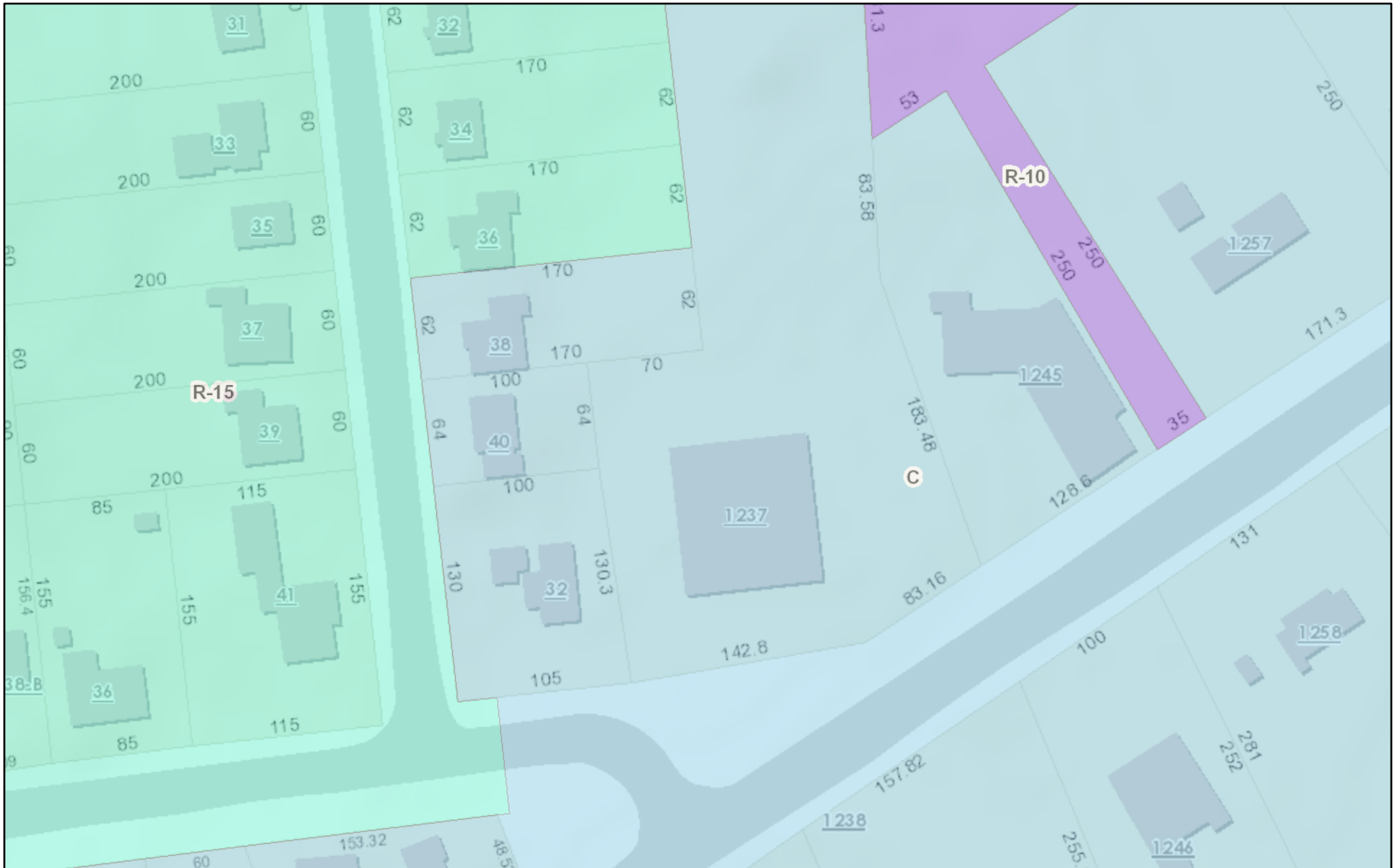
The new Plan of Conservation and Development (POCD) designates the Hartford Tpke. corridor (termed Route 30 east) for a mix of residential and commercial; both types of uses are appropriate. To the interior north of South St, including the White St. area, the POCD designates the area as Residential-Village Density, supportive of smaller lot residential uses.

This Zone Change request represents no conflict with the POCD.

DRAFT MOTION(S)

I move the Planning and Zoning Commission APPROVE PZ-2022-07, a Zone Change from Commercial (C) to Residential-15 (R-15) for 3 parcels: 32 South St. (Tax Map 46, Block 0078, Parcel 00024), .3 acres; 38 White St. (Tax Map 46, Block 0078, Parcel 00026), .24 acres; 40 White St. (Tax Map 46, Block 0078, Parcel 00025), upon a finding that the request is consistent with the POCD.

Town of Vernon, CT



March 9, 2022

TaxParcelPublishing	CMFD	I	Open Space	PDZ-EXT 67	R-10	R-27
Zoning	HD-I	MHP	PC	PND	R-15	R-40
	C	HD-RC	NR-10	PDZ	PRD	R-22
						RC

