

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Notice & Agenda
Thursday, April 7, 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 17, 2022**
3. **New Application(s) for receipt, if any:**
 - 3.1 PZ 2022-09, 77 Industrial Park Rd.-Commercial Recreation.** An Application of Jason Gonzalez, requesting a special permit pursuant to Section 4.10.4.1, to allow a commercial recreation use (martial arts studio) at 77 Industrial Park Rd. (Tax Map 28, Block 0133, Parcel 0005H).
4. **Public Hearing(s) and Action on Applications:**
 - 4.1 PZ 2022-08, 371 & 373 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 (+-1.69 acres) & 373 (+-.10) Talcottville Rd. (Tax Maps 04, Block 0004, Parcel 0006B & 0005A).
5. **8-24 Referrals, If any**
6. **Other Business/Discussion**
 - 6.1 2022 Affordable Housing Plan Initial Draft Transmittal**
7. **Adjournment**

Roland Klee, Chair
Planning & Zoning Commission

DRAFT MINUTES

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, March 17, 2022, 7:30 PM
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, Robin Lockwood, Joseph Miller, Mike Mitchell and Iris Mullan
 - Alternate Member: Yelena Damsky sitting for Carl Bard
 - Absent Members: Carl Bard and Mike Baum
 - 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 **March 03, 2022**

Robin Lockwood **MOVED** to **APPROVE** the minutes from March 03, 2022. Mike Mitchell seconded and the motion carried unanimously.
3. **New Application(s) for receipt, if any:**

NONE
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).

 - Roland Klee read the rules of Public Hearing
 - George McGregor, Town Planner, explained the details of the application and read the Public Notice posted in the Journal Inquirer March 5, 2022 and March 12, 2022.
 - JoAnn Goodwin, applicant, 32 South St, Vernon spoke in detail in regards to the application.
 - Commission asked questions
 - Applicant responded
 - Roland Klee, Chairman, opened the Public Hearing at 7:42 PM
 - Nancy Lee, 39 White Street, spoke in favor of
 - No one spoke in opposition
 - George McGregor, Town Planner, clarified the application and recommended approval

Robin Lockwood **MOVED** to **CLOSE** the Public Hearing at 7:45PM. Joseph Miller seconded and the motion passed unanimously.

Robin Lockwood **MOVED** 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. Mike Mitchell seconded and the motion carried unanimously.

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

NONE

6. **Other Business/Discussion**

NONE

7. **Adjournment**

Robin Lockwood **MOVED** to **ADJOURN** at 7:47 PM. Iris Mullan seconded and the motion carried unanimously.

Jill Rocco
Recording Secretary

APPLICATION

For Receipt



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: Jasen Gonzalez
 COMPANY: Gonzalez Grappling LLC.
 ADDRESS: 1047 Main St. Coventry CT. 06238
 TELEPHONE: 860-502-8125 E-MAIL: gonzalezgrappling@gmail.com

PROPERTY OWNER (S)

NAME: Patrick Dwyer
 ADDRESS: 77 Industrial Park Rd, Unit 2A
 TELEPHONE: 860-989-6636 EMAIL: patrickdwyer1115@gmail.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: 77 Industrial park Rd unit 2A
 ASSESSOR'S ID CODE: MAP # 25 BLOCK # 0133 LOT/PARCEL # 0005H
 LAND RECORD REFERENCE TO DEED DESCRIPTION: VOLUME: 2579 PAGE 255

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 I

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: Relevant SELF Defense School
GENERAL ACTIVITIES: SELF Defense / Jiu Jitsu

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: 4.10.4.1

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

Commercial recreation

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

Jason Gonzalez
PRINTED NAME

3/25/22
DATE

OWNER'S SIGNATURE, IF DIFFERENT

PRINTED NAME

DATE

Industrial Property Group, LLC

PO Box 154

Vernon, CT. 06066



3/20/2022

Jason Gonzalez
Gonzalez Grappling LLC
1047 Main St
Coventry CT 06238

Dear Jason,

Industrial Property Group ("IPG"), as owner of the property, authorizes you to request approval from the Town of Vernon Planning and Zoning office to utilize Unit 2A for your self defense academy as you have described to me and in accordance with all Town zoning requirements, Building Codes and good practice.

Please provide me with a copy (email) of the building/zoning permit application and permit upon approval by the Town.

Sincerely,

Patrick Dwyer

Patrick Dwyer, Manager

Industrial Property Group LLC
77 Industrial Park Road, Unit 2A, Vernon, CT 06066
860-989-6636
patrickdwyer1115@gmail.com



APPLICATION

1

Borghesi

Building & Engineering Co., Inc.

March 9, 2022

Town of Vernon
14 Park Place
Vernon, Connecticut 06066

Attention: George McGregor, Town Planner

Dear George,

This letter is a response to your letter of 3/2/22. You requested in that letter the area (acreage) of the parcels which will have zone changes.

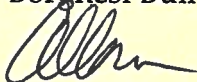
- A. Parcel at #373 Talcotville Road (parcel 04-0004-0005A) total acreage is 1.425 acres in size and the acreage of the portion of the parcel we are requesting the zone change is 0.104 acres in size.
- B. Parcel at #371 Talcotville Road (parcel 04-004-0006B) total acreage is 6.379± and the portion of the parcel that we are requesting a zone change is 1.069 acres.

Note that I have modified the first page of the application to reflect both parcels for a zone change.

We have modified the application to reflect both parcels for a zone change.

Thank you for your assistance on this.

Respectfully submitted,
Borghesi Building & Engineering Company, Inc.



Allan Borghesi
Chairman



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: Allan Borghesi
COMPANY: Borghesi Building + Eng. Co Inc
ADDRESS: 2155 E Main Torrington Ct 06790
TELEPHONE: 860 482 7613 E-MAIL: Allan@Borghesi building . Com

PROPERTY OWNER (S)

NAME: Expet LLC
ADDRESS: 25 Main St 4th Floor Hartford Ct 06106
TELEPHONE: 203-943-3739 EMAIL: Glennh@Synpower. Net

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: 371 Talcottville Rd and 373 Talcottville Rd
ASSESSOR'S ID CODE: MAP # 4 BLOCK # LOT/PARCEL # 6B and Map 4 Parcel 5A
LAND RECORD REFERENCE TO DEED DESCRIPTION Volume 2665 Page 306 for Both Parcels

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

 NO X YES

X NO REGULATED ACTIVITY WILL BE DONE

 REGULATED ACTIVITY WILL BE DONE

 IWC APPLICATION HAS BEEN SUBMITTED

ZONING DISTRICT SED

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

X NO

 YES:

CHECK IF HISTORIC STATUS APPLIES: NO

 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: Change Zone to C Zone
GENERAL ACTIVITIES: Develop Site to Construct
Valvoline Oil Change

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. 8.14)

 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:

X ZONING:

- X **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:

Allan Borghesi
APPLICANT OR AGENT SIGNATURE
Michael J. Ferri
OWNER'S SIGNATURE, IF DIFFERENT

Allan Borghesi
PRINTED NAME
Michael J. Ferri
PRINTED NAME

2/24/22
DATE
2/24/22
DATE

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

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 Section 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.

TO: VERNON TOWN CLERK
FROM: Allan Burghes,
REFERENCE: Zone Change 371 Takottville Rd
DATE: 2/24/22

The attached documents, consisting of:

Property Card ; Zoning Map ; AHA Survey (2)
Topographic Survey ; Neighbors

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

Received: _____

Vernon Town Clerk Signature: _____

Date: _____

09-015H-0026B
SCF RC FUNDING IV LLC
902 CARNEGIE CENTER BLVD #520
PRINCETON NJ 08540

04-0004-008AR
VERNON TOWN OF
14 PARK PL
VERNON CT 06066

04-0004-0007A
VERNON TOWN OF
14 PARK PL
VERNON CT 06066-3291

04-0004-0006B
EXPCT LLC
25 MAIN ST 4TH FL
HARTFORD CT 06106

04-0004-008A5
TOWN OF VERNON
14 PARK PL
VERNON CT 06066

04-0004-0005A
EXPCT LLC
25 MAIN ST 4TH FL
HARTFORD CT 06106

09-015H-0026D
ALDI INC (CONNECTICUT)
C/O RYAN TAX COMPLIANCE SERVICES LLC
PO BOX 460049 DEPT 501
HOUSTON TX 77056

09-015H-0026A
BOSTONMANCHESTER LLC
715 BOYLSTON ST
BOSTON MA 02116

04-0004-008A3
PARK AT HOCKANUM CROSSING LLC
75 HOCKANUM BLVD OFC
VERNON CT 06066-4093

04-0004-0006A
MARCO ENTERPRISE MANAGEMENT LLLP
1440 CAXAMBAS CT
MARCO ISLAND FL 34145-6604

04-0004-008A6
VERNON SELF STORAGE CENTERS LLC
PO BOX 68
WILBRAHAM MA 01095

04-0004-008A4
TOWN OF VERNON
14 PARK PL
VERNON CT 06066

04-0004-008A7
CHAPMAN CLIFTON B
75 HOCKANUM BLVD
VERNON CT 06066

04-0004-00005
BRIAR KNOLL NCM LLC
2 ENTERPRISE DR STE 406
SHELTON CT 06484

EXPT LLC
25 MAIN ST 4TH FL
HARTFORD, CT 06106
CENSUS TRACT: 530302
7/13/20 SALE INCLUDES 04-0004-0005A

neighborhood Number
12100
neighborhood Name
General Commercial
AXING DISTRICT INFORMATION
Jurisdiction Name
Area
Routing Number

Town of Vernon
146
6889

ite Description
Topography
Public Utilities
Water, Sewer, Gas, Electric
Street or Road
Paved
Neighborhood
Zoning:
Industrial
Legal Acres:
7.1100

Tax ID 04-0004-0006B

Printed 11/24/2021

Card No. 1

Transfer of Ownership

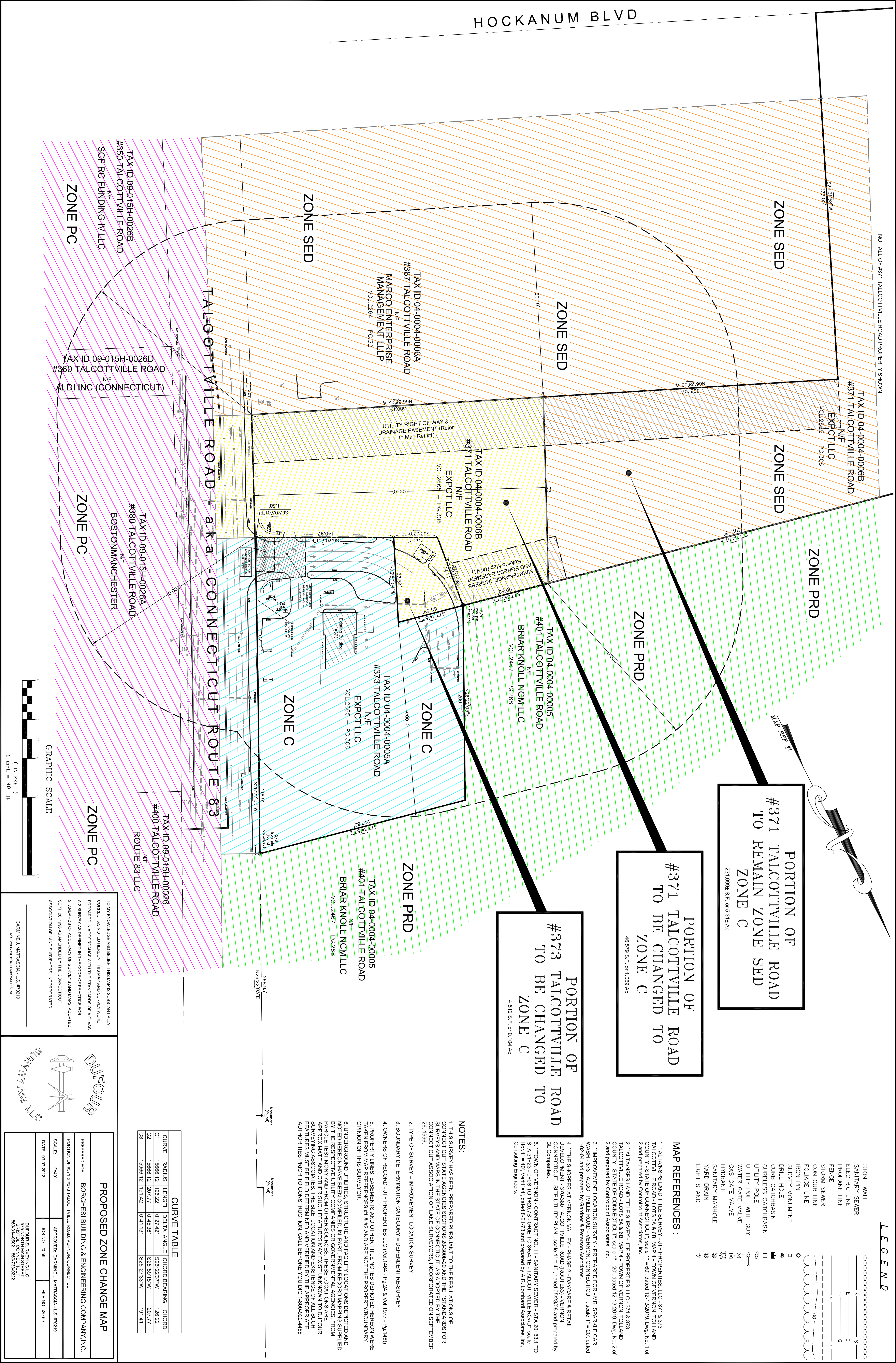
Owner	Consideration	Transfer Date	Deed Type	Deed Book/Page
JTF PROPERTIES LLC FERRUOLO THOMASENE FERRUOLO JOHN A ASSET RECOVERY SYSTEMS IN DHP ASSOCIATES DHP ASSOCIATES	1213469 0 0 200000 0 0	07/17/2020 01/15/2003 01/15/2003 01/21/1997 01/13/1997 11/18/1988	W Q Q Q W	2665 1464 1464 1087 1087 728 148

Valuation Record

Assessment Year	2011	2016	2018						
Reason for Change	2011 Reval	2016 Reval	2018						
Market	L I T	247330 0 247330	228300 0 228300	228300 0 228300					
70% Assessed/Use	L I T	173130 0 173130	159810 0 159810	159810 0 159810					

Property Cards
for 371 & 373
Calverville Rd.

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



371 TALCOTTVILLE ROAD

A CERTAIN PIECE OR PARCEL OF LAND WITH THE IMPROVEMENTS THEREON STANDING LOCATED IN THE TOWN OF VERNON, COUNTY OF TOLLAND AND STATE OF CONNECTICUT ON THE WESTERLY SIDE OF TALCOTTVILLE AVENUE (CT ROUTE 83), AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WESTERLY LINE OF TALCOTTVILLE AVENUE (ROAD) WHICH POINT MARKS THE NORTHEAST CORNER OF LAND NOW OR FORMERLY OF LIEBMAN APARTMENTS AND WHICH POINT MARKS THE SOUTHEAST CORNER OF THE PREMISES HEREIN DESCRIBED; THENCE RUNNING N 66° 28' 02" W ALONG LAND NOW OR FORMERLY OF LIEBMAN APARTMENTS, 603.37 FEET TO A POINT; THENCE RUNNING S 23° 31' 58" W ALONG LAND NOW OR FORMERLY OF LIEBMAN APARTMENTS, 377.00 FEET TO A POINT; THENCE RUNNING N 66° 28' 02" W ALONG LAND NOW OR FORMERLY OF VERNON AUTO SUPPLY, INC., 463.77 FEET TO THE CENTER LINE OF THE HOCKANUM RIVER; THENCE RUNNING IN A GENERALLY NORTHEASTERN DIRECTION ALONG THE CENTER LINE OF THE HOCKANUM RIVER TO LAND NOW OR FORMERLY ESTATE OF LILLIAN S. THRALL; THENCE RUNNING SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF LAND NOW OR FORMERLY OF SAID ESTATE OF LILLIAN S. THRALL, TO AN IRON PIN MARKING THE SOUTHWEST CORNER OF LAND NOW OR FORMERLY OF JOHN A. FERRUOLO, THENCE CONTINUING S 77° 34' 57" E ALONG LAND NOW OR FORMERLY OF JOHN A. FERRUOLO, 218.02 FEET TO THE WESTERLY LINE OF TALCOTTVILLE AVENUE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF TALCOTTVILLE AVENUE, 248.20 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM "PARCEL B" AREA = 19.685 SQ. FT. = 0.45 ACRES SHOWN ON MAP NO. 5212 ON FILE IN THE VERNON TOWN CLERK'S OFFICE.

373 TALCOTTVILLE ROAD

A CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWN OF VERNON, COUNTY OF TOLLAND AND STATE OF CONNECTICUT, BEING THE COMBINATION OF THAT PARCEL DESIGNATED AS "PARCEL A" AREA = 42.275 SQ. FT. = 0.97 ACRES AND THAT PARCEL DESIGNATED AT "PARCEL B" AREA = 19.685 SQ. FT. = 0.45 ACRES BOTH ON A CERTAIN MAP OR PLAN ENTITLED "IMPROVEMENT LOCATION SURVEY PREPARED FOR JTF PROPERTIES LLC 373 TALCOTTVILLE ROAD, VERNON, CONNECTICUT GARDNER & PETERSON ASSOCIATES 178 HARTFORD TURNPIKE, TOLLAND, CONNECTICUT, PROFESSIONAL ENGINEERS LAND SURVEYORS BY J.D.D. SCALE 1"=200' DATE 3/15/04 SHEET NO. 1 OF 1 MAP NO. 5399 AB", WHICH MAP IS ON FILE IN THE VERNON LAND RECORDS.

SAID PARCEL IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WESTERLY LINE OF TALCOTTVILLE ROAD SAID POINT BEING THE SOUTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF GPT-BRIAR KNOLL, LLC.

THENCE S 26° 22' 03" W, FOR A DISTANCE OF 324.66 FEET ALONG SAID WESTERLY LINE OF TALCOTTVILLE ROAD TO A POINT;

THENCE N 63° 03' 01" W, FOR A DISTANCE OF 186.00 FEET ALONG OTHER LAND OF JTF PROPERTIES, LLC TO A POINT;

THENCE N 06° 30' 10" E, FOR A DISTANCE OF 74.71 FEET ALONG OTHER LAND OF SAID JTF PROPERTIES, LLC TO A POINT;

THENCE N 26° 22' 03" E, FOR A DISTANCE OF 200.00 FEET ALONG LAND NOW OR FORMERLY OF SAID GPT-BRIAR KNOLL, LLC TO A POINT;

THENCE S 77° 34' 57" E, FOR A DISTANCE OF 217.80 FEET ALONG LAND NOW OR FORMERLY OF SAID GPT-BRIAR KNOLL, LLC TO A POINT;

TOGETHER WITH THE NONEXCLUSIVE RIGHT TO DRAINAGE, INGRESS, AND EGRESS OVER THE PARCEL DESIGNATED AS "EASEMENT IN FAVOR OF MR. SPARKLE CAR WASH" FOR THE MAINTENANCE OF THE RECHARGE AREA, DRAINAGE IMPROVEMENTS AND FOR INGRESS AND EGRESS, AREA = 5,051 SQ. FT., ON SAID MAP.

TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR DRAINAGE, INGRESS AND EGRESS OVER THE PARCEL DESIGNATED AS "20' WIDE EASEMENT FOR DRAINAGE PURPOSES IN FAVOR OF JOHN A. FERRUOLO EXTENDING WESTERLY TO THE HOCKANUM RIVER VOL. 149 PAGE 317" ON SAID MAP.

LEGEND

---	124	---	EXISTING CONTOUR
x	123.45		EXISTING SPOT ELEVATION
x TC	123.45		EXISTING TOP OF CURB ELEVATION
x G	122.95		EXISTING GUTTER ELEVATION
x RW	123.45		EXISTING TOP OF WALL ELEVATION
x BW	122.95		EXISTING BOTTOM OF WALL ELEVATION
WV			WATER VALVE
GV			GAS VALVE
GM			GAS METER
UP			UTILITY POLE
GW			GUY WIRE
AL			AREA LIGHT
S			SIGN
MR			METAL GUIDE RAIL
DMH			PAINTED ARROWS
DMH			DRAINAGE/STORM MANHOLE
SMH			SANITARY/SEWER MANHOLE
UMH			UNKNOWN MANHOLE
CB			CATCH BASIN OR INLET
T			TREE & TRUNK SIZE
PC			PARKING SPACE COUNT
L			LIGHT
W			WELL
RE			TITLE REPORT EXCEPTION
GRT			GRATE ELEVATION
WGR			WOODEN GUARD RAIL
CLF			CHAIN LINK FENCE
DC			DEPRESSED CURB
EC			EDGE OF CONCRETE
EDP			EDGE OF PAVEMENT
BLDG			BUILDING
BFA			BUILDING FOOTPRINT AREA
SWL			SOLID WHITE LINE
(TYP)			TYPICAL

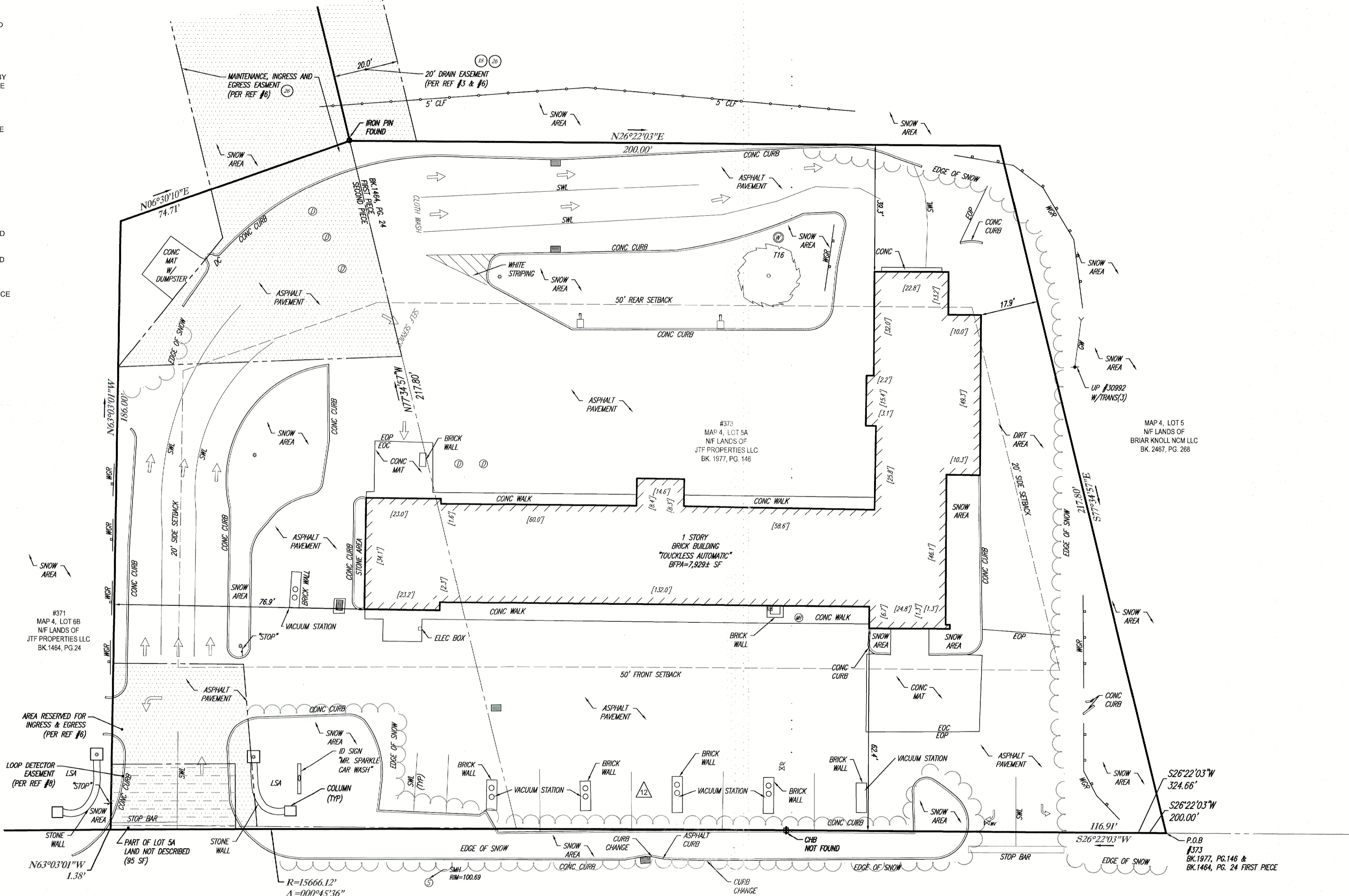
ZONING INFORMATION
C (COMMERCIAL) DISTRICT
SOURCE: TOWN OF VERNON CONNECTICUT ZONING REGULATIONS, DATED MAY 1, 2013

ITEMS	REQUIRED
MIN LOT AREA	22,000 SF
MIN LOT WIDTH	100'
MIN FRONT YARD	50'
MIN REAR YARD	50'
MIN SIDE YARD	20'

ZONING INFORMATION
SED (SPECIAL ECONOMIC DEVELOPMENT) DISTRICT
SOURCE: TOWN OF VERNON CONNECTICUT ZONING REGULATIONS, DATED MAY 1, 2013

ITEMS	REQUIRED
MIN LOT AREA	1 AC
MIN LOT WIDTH	150'
MIN FRONT YARD	50'
MIN REAR YARD	30'
MIN SIDE YARD	30'

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.



TALCOTTVILLE ROAD

(AKA CONNECTICUT ROUTE 83)

(ASPHALT ROADWAY)

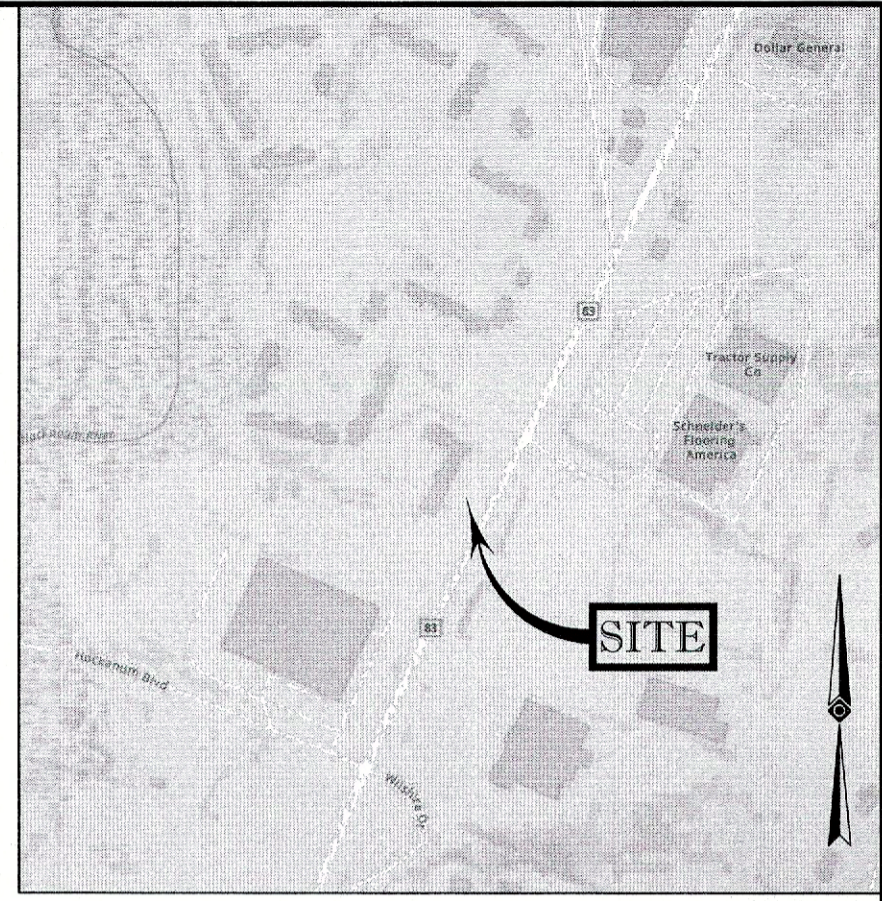
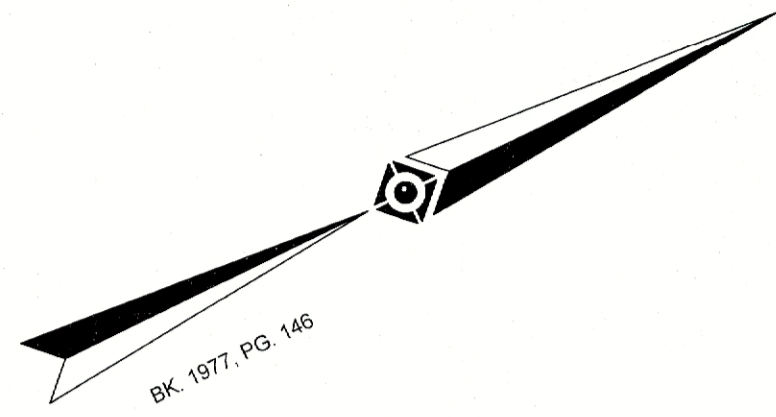
← TWO WAY TRAFFIC

GRAPHIC SCALE



(IN FEET)

1 inch = 20' ft.



LOCUS MAP

© 2013 ESRI WORLD STREET MAPS
NOT TO SCALE

NOTES:

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B, EFFECTIVE DATE JUNE 21, 1996. THIS SURVEY IS ALSO PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED ON SEPTEMBER 25, 1996, BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., THE BOUNDARY LINES SHOWN HEREON ARE BASED UPON A RESURVEY OF THE SUBJECT PROPERTY.
- PROPERTY KNOWN AS LOTS 5A & 6B AS SHOWN ON THE TOWN OF VERNON, TOLLAND COUNTY, STATE OF CONNECTICUT, MAP NO. 4.
- LOT 5A AREA = 62,056 SQUARE FEET OR 1.425 ACRES (INCLUDES 95 SF OF LAND NOT DESCRIBED); LOT 6B AREA = 281,708 SQUARE FEET OR 6.467 ACRES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- THIS SURVEY WAS PERFORMED DURING A PERIOD WHEN THE GROUND WAS SNOW COVERED. UTILITY STRUCTURES AND SITE FEATURES HAVE BEEN LOCATED AND IDENTIFIED WHICH WERE VISIBLE ON THE DATE OF THE FIELD SURVEY. REMOVAL OF THIS NOTE FROM THE SURVEY WILL REQUIRE A LATER SITE VISIT AFTER THE SNOW HAS MELTED.
- THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. BLC-26504, WITH AN EFFECTIVE DATE OF OCTOBER 7, 2019, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2:
GENERAL EXCEPTIONS 1 THRU 11, 13, AND 20 THRU 25 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.
(12) RIGHTS OF OTHERS IN AND TO HOCKANUM RIVER - RIVER SHOWN.
(14) A DRAINAGE EASEMENT IN FAVOR OF THE STATE OF CONNECTICUT DATED AUGUST 28, 1963 AND RECORDED IN VOLUME 139 AT PAGE 527 OF THE VERNON LAND RECORDS - 50' WIDE EASEMENT SHOWN.
(15) A DRAINAGE EASEMENT IN FAVOR OF ALEXANDER JARVIS DATED JUNE 15, 1964 AND RECORDED IN VOLUME 146 AT PAGE 629 OF THE VERNON LAND RECORDS - 50' WIDE EASEMENT SHOWN.
(16) A DRAINAGE EASEMENT IN FAVOR OF JARVIS ENTERPRISES, INC. DATED JUNE 16, 1964 AND RECORDED IN VOLUME 146 AT PAGE 631 OF THE VERNON LAND RECORDS - 50' WIDE EASEMENT SHOWN.
(17) A RIGHT-OF-WAY AND DRAINAGE EASEMENT AS RESERVED IN A DEED DATED JULY 7, 1966 AND RECORDED IN VOLUME 160 AT PAGE 228 OF THE VERNON LAND RECORDS - 50' WIDE EASEMENT SHOWN.
(18) EASEMENT SET FORTH IN A DEED DATED MARCH 19, 1965 AND RECORDED IN VOLUME 149 AT PAGE 317 OF THE VERNON LAND RECORDS - 20' DRAINAGE EASEMENT SHOWN.
(19) EASEMENT IN FAVOR OF D.H.P. ASSOCIATES DATED SEPTEMBER 22, 1989 AND RECORDED SEPTEMBER 22, 1989 IN VOLUME 768 AT PAGE 98 OF THE VERNON LAND RECORDS - 50' WIDE EASEMENT SHOWN.
(20) EASEMENT SET FORTH IN A DEED DATED DECEMBER 19, 2007 AND RECORDED IN VOLUME 1977 AT PAGE 146 OF THE VERNON LAND RECORDS - EASEMENTS SHOWN.

REFERENCES:

- THE TAX ASSESSOR'S MAP OF VERNON, TOLLAND COUNTY, MAP 4.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, TOWN OF VERNON, CONNECTICUT, TOLLAND COUNTY, ONLY PANEL PRINTED", COMMUNITY-PANEL NUMBER 090131 0005 C, MAP REVISED, AUGUST 9, 1999.
- MAP ENTITLED "BOUNDARY MAP, PROPOSED BRIAR KNOLL APARTMENTS", PREPARED BY FUSS & O'NEILL CONSULTING ENGINEERS, DATED JANUARY 17, 1995, REVISED THRU JANUARY, 20, 1996, FILED IN THE TOWN CLERK'S OFFICE AS PLAN NO. 2089.
- MAP ENTITLED "PLAN PREPARED FOR SHEPARD PLUMBING CONNECTICUT RTE. 83 VERNON, CONN", PREPARED BY AR LOMBARDI ASSOCIATES, INC., DATED AUGUST 1989, FILED IN THE TOWN CLERK'S OFFICE AS PLAN NO. 2782.
- MAP ENTITLED "RIGHT OF WAY SURVEY STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP, TOWN OF VERNON, TALCOTTVILLE ROAD FROM PITKIN ROAD NORTHEASTERLY TO WINDSORVILLE ROAD", PREPARED BY AND FILED WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, APPROVED DECEMBER 1994, AND FILED AS PLAN NO. 146-11 AND FILE NO. 146-01105-RW.
- MAP ENTITLED "IMPROVEMENT LOCATION SURVEY PREPARED FOR MR. SPARKLE CAR WASH", PREPARED BY GARDNER & PETERSON ASSOCIATES, DATED JANUARY 2, 2004, FILED IN THE TOWN CLERK'S OFFICE AS PLAN NO. 5399 AB.
- MAP ENTITLED "SITE PLAN PREPARED FOR MR. SPARKLE CAR WASH", PREPARED BY GARDNER & PETERSON ASSOCIATES, DATED JUNE 4, 1997, FILED IN THE TOWN CLERK'S OFFICE AS PLAN NO. 5399.
- MAP ENTITLED "TOWN OF VERNON MAP SHOWING EASEMENT ACQUIRED FROM JOHN A. FERRUOLO BY THE STATE OF CONNECTICUT ROUTE 83/WILSHIRE RD. ALIGNMENT", PREPARED BY JAMES F. BYRNES, JR. P.E.

THIS SURVEY IS CERTIFIED TO:
JTF PROPERTIES, LLC
COMMONWEALTH LAND TITLE INSURANCE COMPANY
EXPT. LLC
PEOPLES UNITED BANK, NATIONAL ASSOCIATION

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 6(B), 7(A), 7(B)(1), 8, 9, 11, 13 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 12, 2019.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

WILLIAM T. WHIMPLE
CONNECTICUT PROFESSIONAL LAND SURVEYOR #70290

DATE

FIELD DATE

12-6-2019

FIELD BOOK NO.

19-22

FIELD BOOK PG.

13

FIELD CREW

J.D.O.

DRAWN

A.J.D.

REVIEWED

J.R.Z.

ALTA/NSPS LAND TITLE SURVEY

JTF PROPERTIES, LLC

371 & 373 TALCOTTVILLE ROAD

LOTS 5A & 6B, MAP 4

TOWN OF VERNON, TOLLAND COUNTY

STATE OF CONNECTICUT

FILE NO.

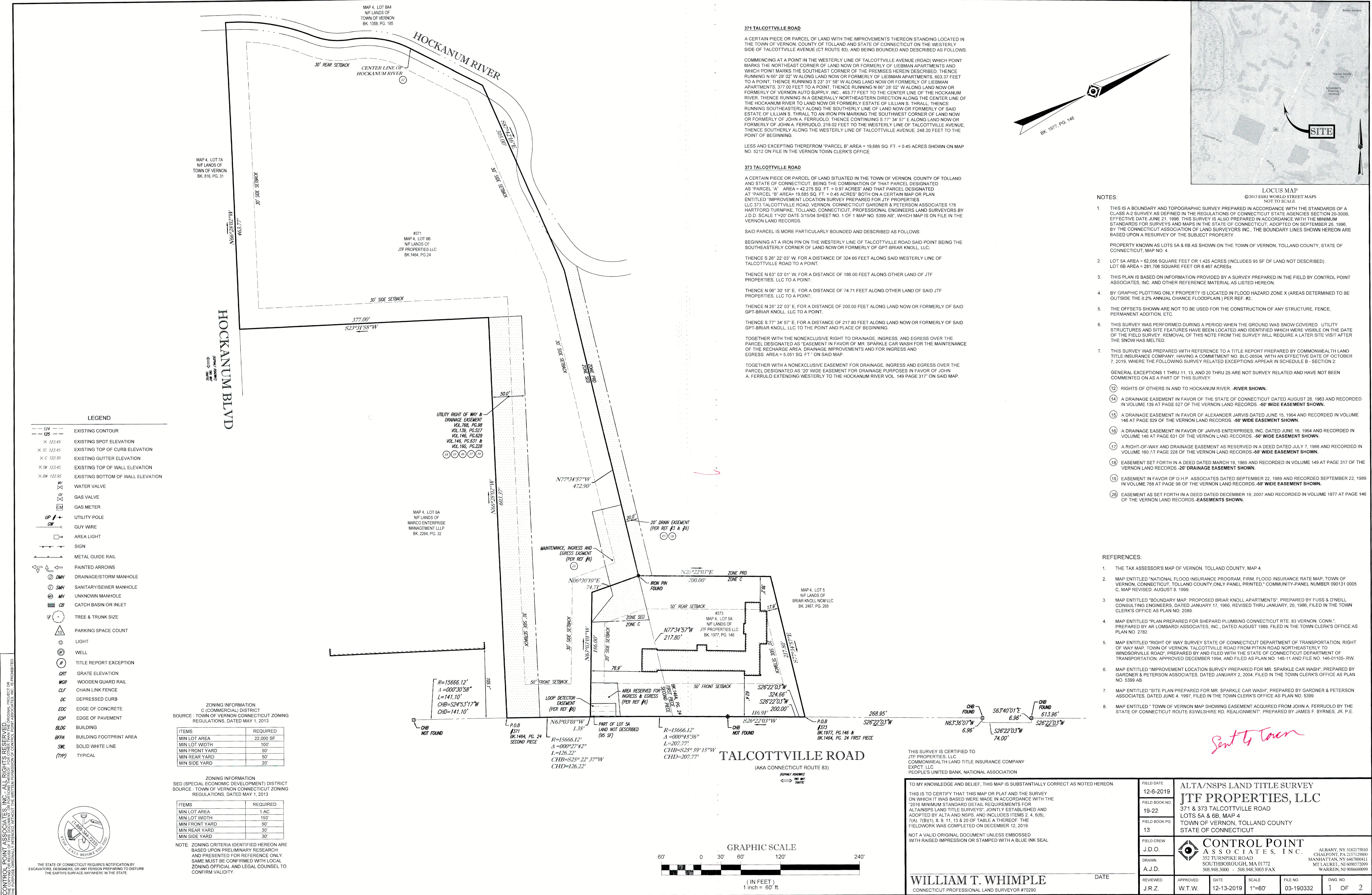
03-190332

FILE NO.

03-190332

FILE NO.

2 OF 2



LEGEND

- STONE WALL
SANITARY SEWER
ELECTRIC LINE
PROPANE LINE
FENCE
STORM SEWER
CONTOUR LINE
FOLIAGE LINE
IRON PIN
SURVEY MONUMENT
DRILL HOLE
CURB CATCHBASIN
CURBLESS CATCHBASIN
UTILITY POLE
UTILITY POLE WITH GUY
WATER GATE VALVE
GAS GATE VALVE
HYDRANT
SANITARY MANHOLE
YARD DRAIN
LIGHT STAND

MAP REFERENCES :

- "ALTA/NSPS LAND TITLE SURVEY - JTF PROPERTIES, LLC - 371 & 373 TALCOTTVILLE ROAD - LOTS 5A & 6B, MAP 4 - TOWN OF VERNON, TOLLAND COUNTY - STATE OF CONNECTICUT", scale 1" = 60', dated 12-13-2019, Dwg. No. 1 of 2 and prepared by Controlpoint Associates, Inc.
- "ALTA/NSPS LAND TITLE SURVEY - JTF PROPERTIES, LLC - 371 & 373 TALCOTTVILLE ROAD - LOTS 5A & 6B, MAP 4 - TOWN OF VERNON, TOLLAND COUNTY - STATE OF CONNECTICUT", scale 1" = 20', dated 12-13-2019, Dwg. No. 2 of 2 and prepared by Controlpoint Associates, Inc.
- "IMPROVEMENT LOCATION SURVEY - PREPARED FOR - MR. SPARKLE CAR WASH - 373 TALCOTTVILLE ROAD - VERNON, CONNECTICUT", scale 1" = 20', dated 1-02-04 and prepared by Gardner & Peterson Associates.
- "THE SHOPPES AT VERNON VALLEY - PHASE 2 - DAYCARE & RETAIL DEVELOPMENT - 370-380 TALCOTTVILLE ROAD (ROUTE 83) - VERNON, CONNECTICUT - SITE UTILITY PLAN", scale 1" = 40', dated 05/23/08 and prepared by BL Companies.
- "TOWN OF VERNON - CONTRACT NO. 11 - SANITARY SEWER - STA 20+83.1 TO STA 31+23 - 0+0S TO 1+20.7S - 0+0E TO 3+54.1E - TALCOTTVILLE ROAD", scale Hor. 1" = 40', Vert. 1" = 4', dated 8-21-73 and prepared by A.R. Lombardi Associates, Inc., Consulting Engineers.

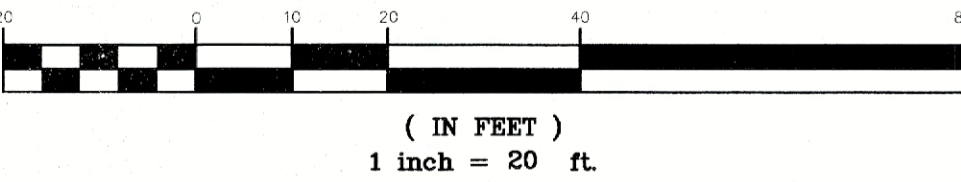
CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING
C1	15666.12	126.22	0°27'42"	S25°22'37"W
C2	15666.12	207.77	0°45'36"	S25°59'15"W

MAP REF #1

NOTES:

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.
- TYPE OF SURVEY = TOPOGRAPHIC SURVEY
- BOUNDARY DETERMINATION CATEGORY = DEPENDENT RE-SURVEY
- OWNERS OF RECORD - JTF PROPERTIES LLC (Vol.1464 - Pg.24 & Vol.1977 - Pg.146))
- PROPERTY LINES, EASEMENTS AND OTHER TITLE NOTES DEPICTED HEREON WERE TAKEN FROM MAP REFERENCES #1 & #2 AND ARE NOT THE PROPERTY/BOUNDARY OPINION OF THIS SURVEYOR.
- ELEVATION BASED ON TOWN OF VERNON SANITARY SEWER DATUM AND WERE TAKEN FROM MAP REFERENCE #5
- UNDERGROUND UTILITIES, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOUR SURVEYING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455

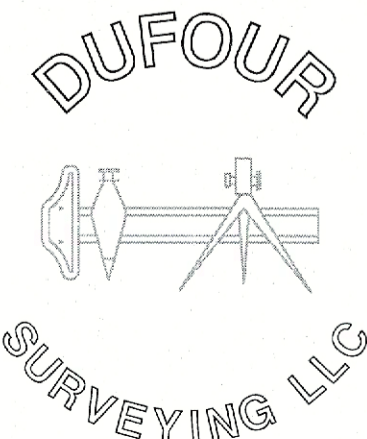
GRAPHIC SCALE



TALCOTTVILLE ROAD - a.k.a. -CONNECTICUT ROUTE 83

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 & T-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MATRASCIA - L.S. #70219
NOT VALID WITHOUT EMBOSSED SEAL



TOPOGRAPHIC SURVEY

PREPARED FOR: BORGHESI BUILDING & ENGINEERING COMPANY, INC.		
PORTION OF #371 & #373 TALCOTTVILLE ROAD, VERNON, CONNECTICUT		
SCALE: 1"=20'	APPROVED: CARMINE J. MATRASCIA - L.S. #70219	
DATE: 08-19-2020	JOB NO.: 20-69	FILE NO.: 120-59
DUFOUR SURVEYING LLC 575 NORTH MAIN STREET BRISTOL, CONNECTICUT 860-314-0502 860-738-0222		

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

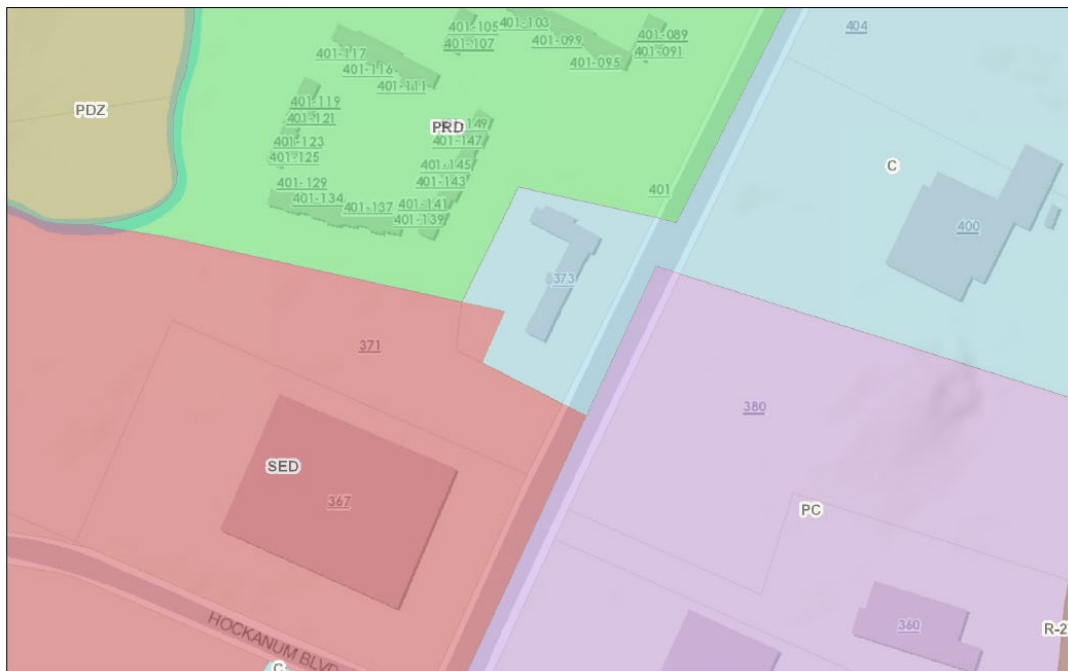
FROM: George K. McGregor, AICP

SUBJECT: PZ-2022-08 371 & 373 Talcottville Rd. ZONE CHANGE

DATE: April 7, 2022

Request & Background

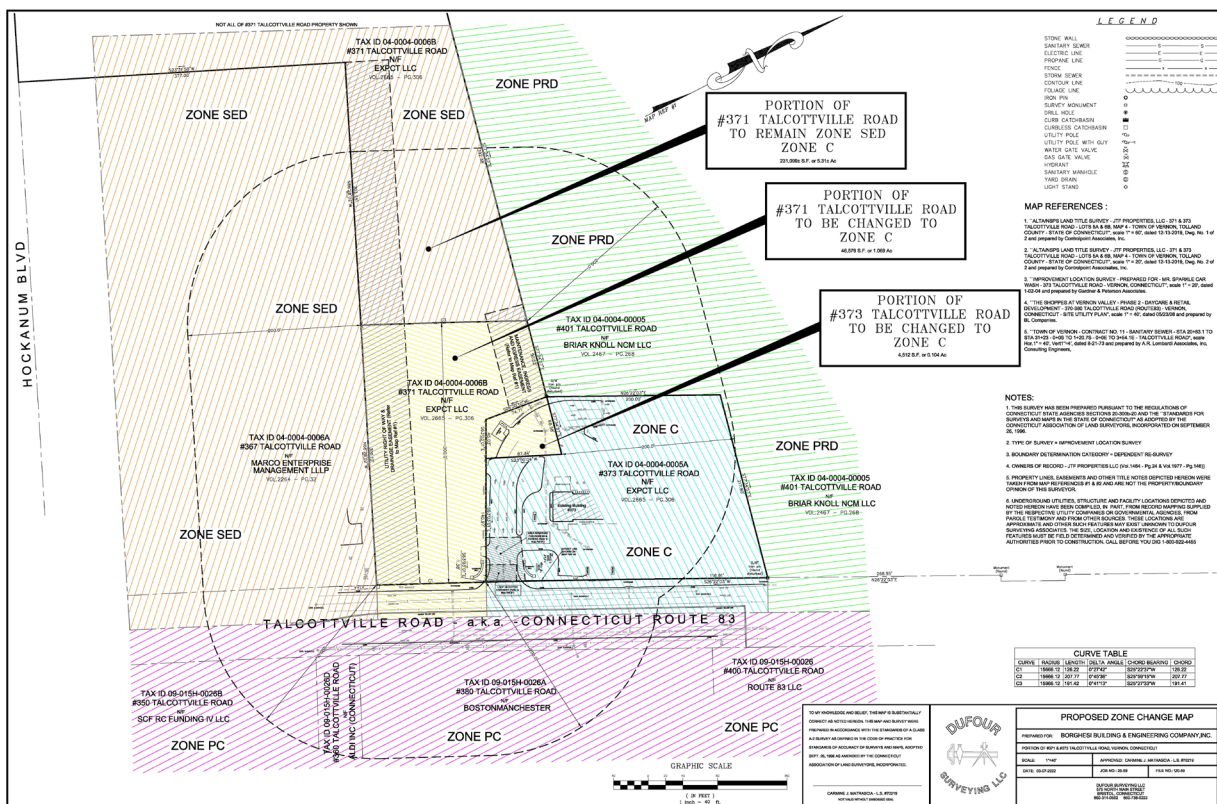
PZ 2022-08, 371 & 373 Talcottville Rd. An Application of Allan Borghesi for a Zone Change from Special Development Zone-Economic Development (SED) to Commercial for a portion of two parcels of property located at 371 (+-1.69 acres) & 373 (+-.10) Talcottville Rd. (Tax Maps 04, Block 0004, Parcel 0006B & 0005A). 371 Talcottville Rd. is undeveloped at this time. There is a small portion of 373 Talcottville (Mr. Sparkle Car Wash) as seen in the Town GIS layer below, also zoned SED. It makes sense to clean that up as a part of this application.



Town of Vernon GIS

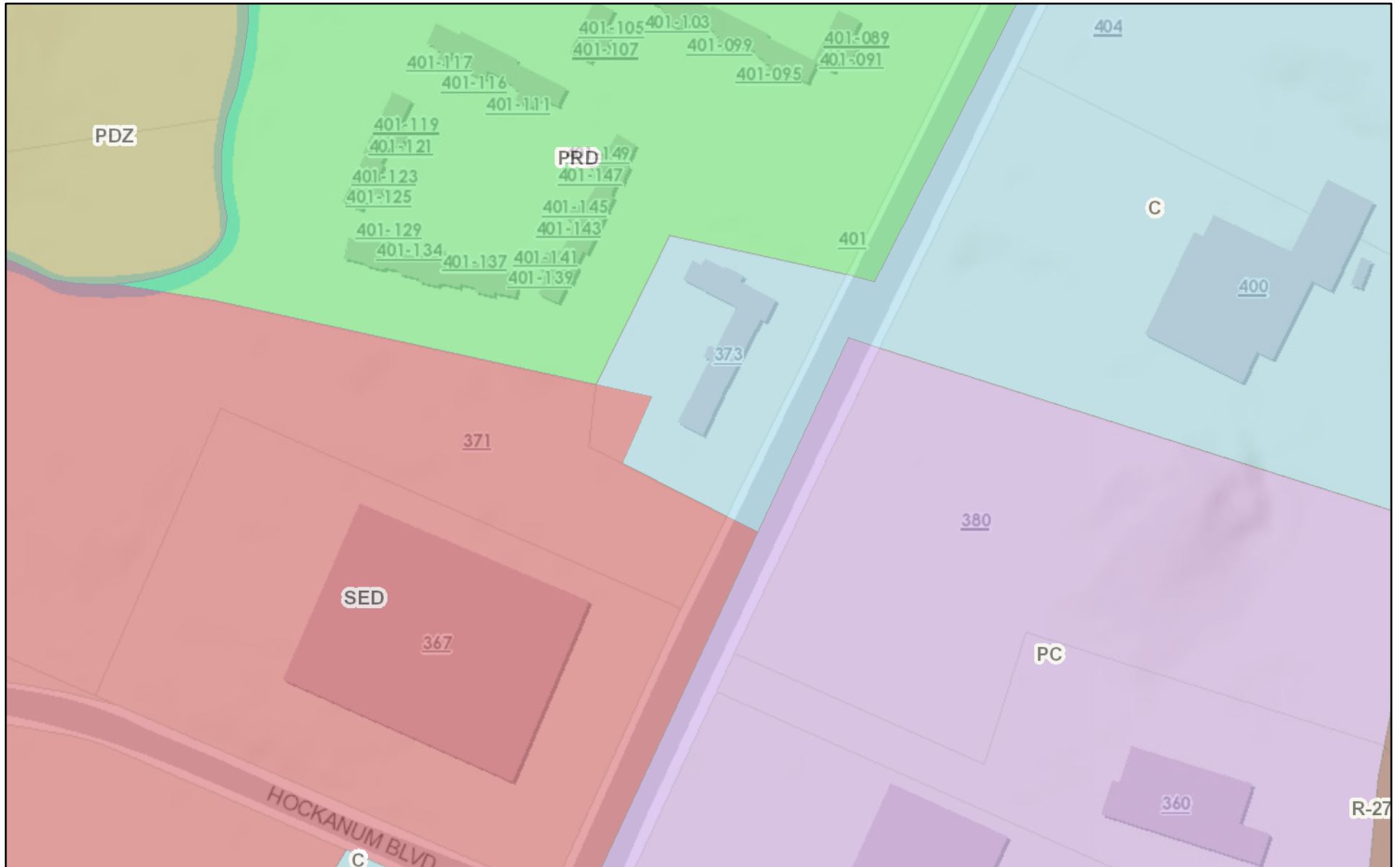
The Zone Change is desired to allow for the future development of a Valvoline Oil Change facility. General Automotive Repair is permitted by Special Permit in the Commercial Zoning District. It is anticipated that the applicant will follow this request with a Site Plan/Special Permit application in the coming weeks.

The Plan of Conservation and Development designates Rt. 83 Talcottville rd. as Vernon’s “primary retail and business corridor” (POCD pg. 26), with those uses fronting on Rt. 83. The request is consistent with the POCD.



I move the Planning and Zoning Commission APPROVE PZ-2022-08 An Application for a Zone Change from Special Development Zone-Economic Development (SED) to Commercial for a portion of two parcels of property located at 371 (+1.69 acres) & 373 (+.10) Talcottville Rd. (Tax Maps 04, Block 0004, Parcel 0006B & 0005A).

Town of Vernon, CT

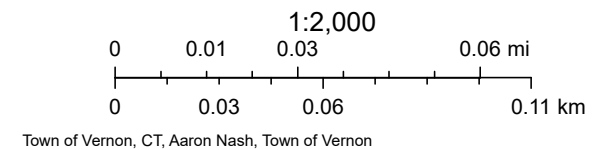


March 28, 2022

TaxParcelPublishing

Zoning

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



Other Business



Affordable Housing Plan

Town of Vernon

Planning & Zoning
Commission

Draft: April 1, 2022



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INTRODUCTION





Impetus

Effective July 24, 2017, The Connecticut General Statutes, Title 8 Chapter 126a, Section 8-30j requires every municipality in the State to prepare and adopt an Affordable Housing Plan once every five years. For inaugural plans, municipalities have until July 2022 to adopt an Affordable Housing Plan. The Plan must specify how the Town of Vernon intends to increase affordable opportunities within the community.

The Plan of Conservation & Development and the Affordable Housing Plan are companion local policy documents

Definition

Affordable Housing is generally defined as housing (rental or owner-occupied) which costs less than 30% of the gross income of a household earning 80% or less of the area median income (ami). Paying more than 30% of housing costs like mortgage, rent, insurance, utilities, means that a household is cost-burdened, making it potentially difficult to afford other necessities such as food, medical care, clothing, and transportation. This calculation is adjusted annually and by household size:

Hartford-West Hartford-East Hartford Metro FY 2021 AMI=\$104,300 80% of AMI			
			
1 person \$58760	2 person \$65950	3 Person \$74160	4 Person \$82320

Monthly Housing Costs (Rent/Mortgage plus Utilities) at 30% for Select Households	
1 Person	\$1442
2 Person	\$1648
3 Person	\$1854
4 Person	\$2058

PLAN OF CONSERVATION AND DEVELOPMENT (POCD)

An updated POCD, the Town's aspirational policy document intended to help guide development, open space preservation, and other local initiatives, was adopted in November of 2021. Housing Policy, with specific goals, objectives, strategies, and implementation measures, is a point of prioritization in the document. Goal 4 of the Quality of Life Theme includes this values statement:

Maintain a diverse housing stock that supports all people of all ages, income levels, life stages, and backgrounds.

Objectives include:

- Provide a diversity of housing for all
- Promote a range of residential densities and housing types (all types as below)
- Grow sustainable, efficient, and accessible housing choices
- Increase the number of affordable units



A critical Implementation measure is to complete an Town wide Affordable Housing Plan.

HOUSING & DEMOGRAPHIC DATA

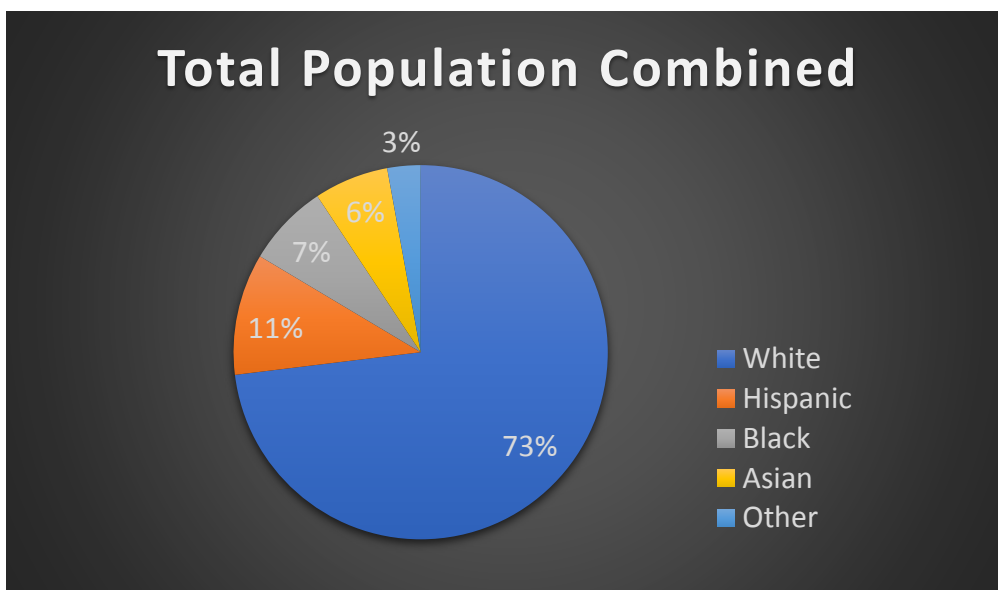
Housing Characteristics in Vernon

- 14,164 units (13,086 occupied, 1,078 vacant). Note: The report relies upon data from multiple sources with some weight given to the Partnership for Strong Communities. Some data varies by source.
- 48% of the units are rented; 52% are owner occupied.
- 51% single family units; 49% consists of 2 or more units.
- *Estimated 2,368 units are designated as “affordable,” or 16.71%*
- Median House price: \$207,600; Median Rent: \$1058

The pursuit of affordable housing is a hallmark of Connecticut State planning law. The Affordable Housing Appeals Act (Connecticut General Statute 8-30g) sets a goal of 10% of all units in a municipality meet the definition of affordable. According to the Connecticut Department of Housing, Vernon maintains over 16% affordable units.

Population & Income Characteristics

- 2020 Total Population-30,215 (3% growth from 2010)
- Median Household Income-\$64,587
- 9.5% in poverty
- 4.4% unemployment
- Please see the US Census, POCD and the Partnership for Strong Communities for additional data sets



HOUSING & DEMOGRAPHIC ANALYSIS

Housing Supply

2022 data from the Town Assessor's Office show a total unit breakdown. Average household size, at 2.2, is declining and represents an average smaller household size than Tolland County (also declining at 2.5) and the State (however, rising at +2.6). Smaller households do have an impact on anticipated demand for housing in terms of style, size, and density.

Summary	# Units	# Parcels
Apts/5 or more	5,103	119
2-4 Family	1,413	567
Condominiums	1,620	1620
PUD's	72	72
Mobile Homes	304	304
Single Family	6,473	6,473
Total	+14,985	9,155

The Town of Vernon has an exceptionally diverse housing stock, lower median home costs, and lower average rents, when compared to other jurisdictions in Tolland County and the State at large. Over 16% of the town's housing units are affordable according to State criteria.

For housing diversity, there are a total of +14,164 units according to the Partnership data. 48% are owner occupied with 44% renters (8% remain vacant). Vernon has less owner-occupied units than Tolland County or the State by percentage. All categories are represented with single family units, 2-4 family units, and multi-family units available and offered throughout the community. Still, Vernon does not have as many 4 plus bedroom units (15%) compared to Tolland County (22%) and the State (22%). Vernon does have more 2 bed room units by percentage than the region.

Vernon's median rent is \$1058, less than Tolland County and the State. The cost burden threshold for a two-bedroom unit in Vernon is \$1,648. Vernon has almost 5,000 rental units between \$500 and \$1500 per month. These are naturally occurring, market delivered, affordable units in Vernon. 47% of renters remain cost burdened. Income and job availability have an effect on this level of housing burden.

Home values in Vernon average \$207,600, below Tolland County (\$239,952) and the State (\$259,129).

Nonetheless, the POCD prioritizes the effort to provide a wide variety of housing units for all types of incomes, family sizes, and architectural preferences. Updating an aging housing stock is also a critical component. A focus on a diversity of units in the downtown Rockville area is a community priority, where infrastructure exists and access to healthcare, service, and transportation are present.

These offerings include divergent housing styles and price points. Age is a concern as over 54% of Vernon's housing stock was constructed before 1970. Recent years have seen new multi-family developments of over 5 units, but a relatively small number of new single-family units. Expansion and new development (or redevelopment) in the two to four family range and type, with a differentiation of product such as town home style, garage option, flats, would expand style choice.

36% percent of all households are cost burdened, with 29% of owners and 47% of renters spending more than 30% of household income on housing related costs.

Vernon's housing wage is \$23.65, the amount needed to afford a two-bedroom rental unit without exceeding 30% of household income. Vernon's housing wage is below the state housing wage of \$26.42.

The median household income for all households is \$63,000, below both Tolland County (85K) and the State (76K). The median household income for homeowners in Vernon is \$89,000, compared to Tolland County at \$105,000 and the State at \$101,000. The median household income for renters is \$42,000, just above Tolland County and the State (\$41,000).

VERNON HOUSING AUTHORITY

The Vernon Housing Authority (VHA) plays an important role in local affordable housing options, serving the housing needs the Town for over 60 years. The Housing Authority provides multiple subsidized programs for community members including the Section 8 Voucher Program, Public Housing locations and projects, Congregate care, and other housing resources for Vernon residents.

During the POCD data collection phase, the VHA provided a great deal of information related to their operations, illustrating how immense the demand is in Vernon for affordable housing opportunities. For their public housing availability, the VHA reported 100% occupancy (June 2020) with over 500 applicants on the waiting list. For the voucher program, there were over 4,000 applicants on the Housing Voucher Program waitlist.

Select/Estimated Affordable Units and Voucher Availability In the Town of Vernon	
VHA Properties	323
Housing Choice Voucher (Federal)	317
State of CT Housing Choice Voucher (Federal)	666
CT Rental Assistance Program (State)	485
Project Based Vouchers (Federal)	54
Private Developer Subsidized or LITEC Units	384

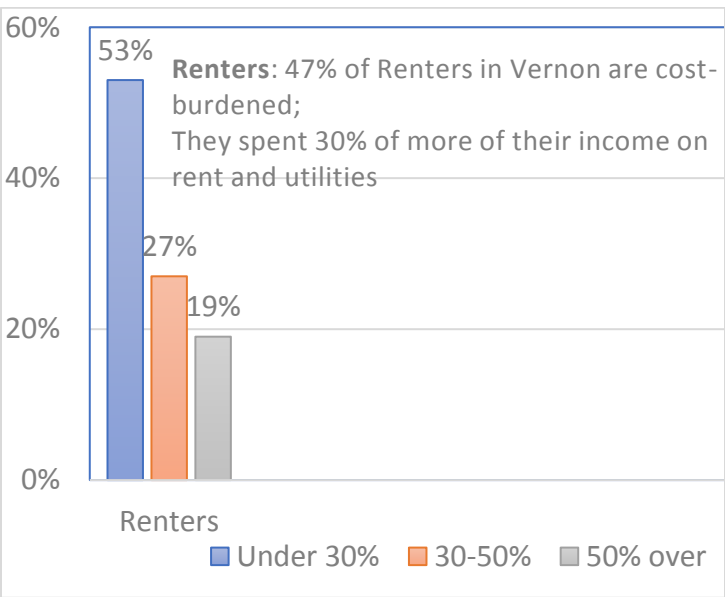
Other Below-Market Options

In Vernon, there are approximately 384 affordable residential units under private apartment ownership in projects such as Loom City Lofts, Old Talcott Mill, and Park West Apartments. These projects typically include Federal Low-income Housing Tax Credits to the owners for the provision of affordable units, in whole or in part of multi-family developments.

ASSESSMENT OF HOUSING BURDEN & GAP

Cost Burdened Households

36% of ALL households in Vernon spend more than 30% of the household income on housing and related costs. 47% of renters and 28% of homeowners fit this category. Renters demand for affordable units is the most significant, identifiable gap.



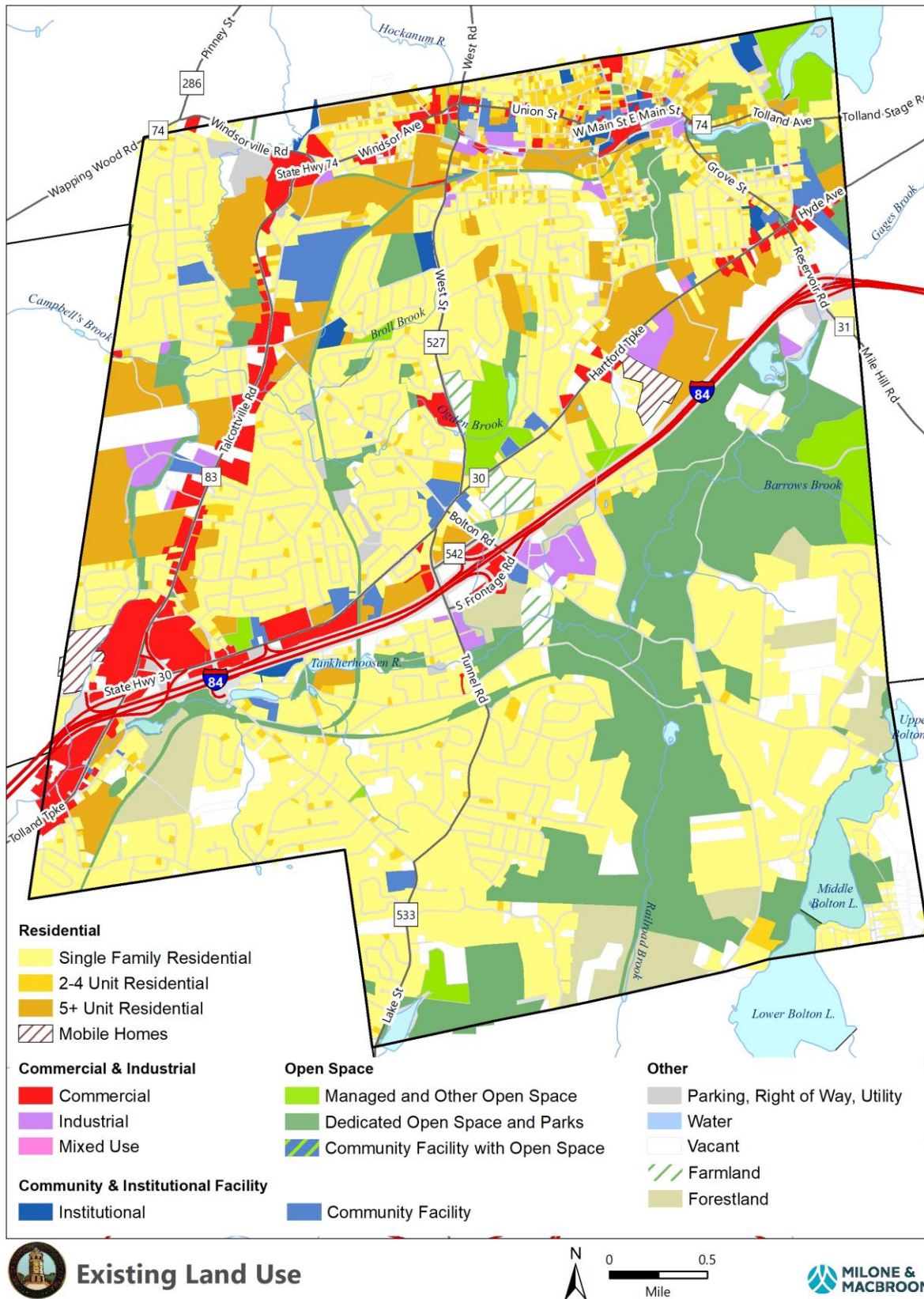
2021 Government Assisted Units 1509	2021 Rental Assistance Units 470	2021 Deed Restricted Units 12
--	-------------------------------------	----------------------------------

Waitlists

The waitlist numbers for both the Housing Authority Voucher program and private sector subsidized units (anecdotally) in the thousands represents a clear deficit in the supply of affordable units. Demand outpaces the supply by multitudes.

LAND USE AND ZONING

Land Use Map



LAND USE AND ZONING

Zoning Ordinance Review

The Town of Vernon Zoning regulations is a traditional Euclidian arrangement of separate uses, with multiple categories for residential, commercial, and other uses. Residential districts are cascading, based on minimum lot size, from R-40 (minimum 40,000 sf lot) to R-10 (minimum 10,000 sf. lot). There are also several specialty districts which require greater detail during the entitlement process. There is a specific multi-family zoning district on the books named the Comprehensive Multi-family Dwelling Zone. However, there are currently no mapped (zoned) parcels with this designation.

Each district has minimum lot, size, height, and yard setbacks. Each district also has a minimum building size (based on floor area).

Generally, single family and two-unit structures are permitted as a matter of right. Above that and for all multi-family scenarios, a special permit, with public hearing notice, is required in order to proceed through the development process.

Accessory apartment units would be permitted as a matter of right under the recent State law adoption as the Vernon PZC has not amended nor has opted out of the provisions.

There are no additional rules beyond State Statue for Group Homes.

The Town permits up to seven unrelated persons under the definition of family.

ASSESSMENT OF BARRIERS

The availability of new affordable units may be constricted by a number of local factors.

1. **Market demand a limited land Zoned for multi-family units.** The Vernon housing marketplace is robust in terms of market-rate multi-family development. Recent demand has brought the Town several hundred new multi-family units in such developments as Trail Run and The Lofts. Market rate demand and market rate financing appear to often hedge ahead of subsidized development. Vernon is also limited in the total undeveloped acres for multi-family development. Although the recent POCD provides support for new multi-family development, existing zoning is quite limited.
2. **Opposition to projects.** All multi-family projects require a public hearing and notice process. Particularly higher density projects of any style, public opposition during the public process can be challenging for owners, developments, and applicants. While many of the public concerns for multi-family projects or subdivisions are quite legitimate (traffic, design, architectural, stormwater runoff, etc...), the process can be tinged with irrational, unreasonable, or other subjective biases. This raises the development costs for the project and dissuades potential investors.
3. **Aging Housing Stock.** Over 54% of Vernon's housing stock was constructed before 1970; 20% before 1950. An aging housing stock increases the costs on homeownership, first-time home buyers, and investors. Repair costs, energy efficiencies, roofs, foundations, and other major systems increase costs and presents a true barrier to affordability.
4. **Funding and Financing.** The VHA spends its capital reserves on yearly major capital improvements. There currently is little opportunity to expand the total number of units they manage. Additional public investment could initiate new units based on current demand.

OBJECTIVES & STRATEGIES

Provide a diversity of housing and housing types for all ages and income levels and expand affordable housing opportunities.

- a. Review and Update Zoning Requirements to permit accessory dwelling units, in a manner best suited for the Town. **Short Term 0-1 year.**
- b. To encourage a mixed-income approach to housing, evaluate a community inclusionary requirement for a certain percentage of affordable units within every new market-rate development. **Short Term 1-3 years.**
- c. Expand Landlord education and outreach to encourage, maintain, and/or require all units achieve minimum quality and good repair standards. Education should also include standards for fair housing practices, discriminatory acts, and ways to reduce these barriers. **Short Term 0-1 year.**
- d. Consider a long-term approach to enhanced housing inspections. **Mid-Term 2-5 years.**
- e. Support the Connecticut Housing Finance Authority mortgage programs to expand home ownership opportunities. **Mid-Term 2-5 years.**
- f. Increase the number of affordable units offered by the Vernon Housing Authority.
- g. Attract new Low-Income Housing Tax Credit projects with mixed-integrated market rate units (LIHTC) **Long Term-5 plus years.**
- h. Consider Zoning Ordinance Changes to remove multi-family housing barriers to entry, such as expanding allowable use zones and permitting multi-family as a matter of right in certain areas. **Mid-term 2-5 years.**
- i. Identify opportunities for live-work housing units in the Rockville Historic District, in support of the Arts district initiation. **Long Term-5 Plus years.**
- j. Connect housing affordability to job access, job creation, educational opportunities, training, access to healthcare through planning, education, and implementation. **Immediate and Ongoing.**