



PROJECT NARRATIVE

To: George McGregor / Vernon Town Planner
David Smith, P.E., L.S. / Vernon Town Engineer

From: Kevin Solli, P.E., PTOE / Solli Engineering, LLC
Luke Mauro, P.E., PTOE / Solli Engineering, LLC

Subject: Proposed Recreational Cannabis Dispensary – Project Narrative
25 Park Street, Vernon, Connecticut
Project #: 22101901

Date: 04/06/22

CC: Nick Tamborrino / SFC CT LLC
Patricia Sullivan / Cohen and Wolf, P.C.

Solli Engineering (Solli) has prepared this Project Narrative to describe the existing site conditions and proposed site improvements for the Proposed Recreational Cannabis Dispensary at 25 Park Street in Vernon, Connecticut. The design has been completed in compliance with local and state regulations to the best extent practical. Our site investigation and findings are summarized below.

EXISTING SITE CONDITIONS

SITE LOCATION

The site is located at 25 Park Street in Vernon, CT. The overall site totals approximately 0.78 acres and is bound by residential uses to the north and west, institutional uses to the south, and Park Street to the east. The site is currently accessed from an unsignalized driveway on Park Street. The site is currently improved with a 5,266 square-foot United Bank building with associated parking and a drive-thru.

For more information regarding the location of the site refer to the Site Location Map (Appendix A, Figure 1, Site Location Map), in the supporting documents of this Memo.

SITE FEATURES

The site features existing stormwater features including three catch basins and a 2x2 box culvert. Based on available information, stormwater runoff from the impervious areas is collected via the catch basins which is conveyed off-site by the box culvert on the southwest side of the property.

The existing United Bank is serviced by a public water main and sanitary sewer each originate from lines located in Park Street to the east of the building. The building's gas service lateral comes from the main in Park Street and connects into

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an existing gas meter at the southeast corner of the building. The electrical service is serviced via CL&P utility pole #597 and ties into the building near the northeast corner via overhead lines.

PROTECTION AREAS

According to FEMA Flood Insurance Rate Map, Community-Panel Number 090131 0005 C, the project site is within Zone X (Unshaded) (See Appendix A, Figure 2, FEMA Flood Map). The site is not located within a floodplain. There are no wetlands noted on-site.

PROPOSED SITE CONDITIONS

PROPOSED SITE IMPROVEMENTS

The proposed work consists of a use change for the existing 6,106± square-foot bank (5,266 square-foot main level and 840 square-foot mezzanine) to a recreational cannabis retailer and minor site improvements such as reconfiguration of ADA parking and extension of on-site sidewalks. The existing United Bank building is to be renovated to accommodate the new use and will utilize existing utility connections for water, sewer, gas and electrical. Access to the building will remain at the northeast corner and egress from the building will occur via the existing door at the center of the north side of the building facing the parking lot.

The site improvements present minimal site disturbance. Two-way circulation will be maintained at the north and west sides of the building. The existing parking lot will essentially remain, with the exception of the reconfigured ADA parking spaces, and will be maintained for the new use. Based on the Town Zoning Regulations, the proposed change of use is parked to code, with 50 parking spaces provided where 25 parking spaces are required. The existing drive-thru lanes beneath the existing canopy will be utilized for “employee only” tandem parking spaces in the outer lane and as a loading zone in the inner lane. Associating signage will be included as required. The drive-thru exit at the southern end of the site will solely be used as a secondary means of egress.

The existing concrete sidewalk in front of the building along Park Street will remain. There is an existing concrete ramp at the building entrance at the northeast corner that leads to the sidewalk. The sidewalk will be extended into the site to allow for additional queue space for customers, if necessary.

The proposed hours of operation for the proposed cannabis retailer are as follows:

Monday-Saturday: 9 a.m. to 7 p.m.

Sunday: 9 a.m. to 5 p.m.

STORMWATER MANAGEMENT & UTILITIES

The improvements will have minimal impact on existing impervious/pervious areas on-site. The proposed reconfiguration of the ADA parking stalls and concrete sidewalk will require additional impervious area which will be offset by the inclusion of the new landscape island. The existing roof leaders, which connect into existing stormwater pipes located in the parking lot on the north and west sides of the building, will remain unchanged. The existing utility connections for water, sewer, gas and electrical, as outlined above, will remain unchanged.

SOIL EROSION & SEDIMENT CONTROL MEASURES

Although the proposed site work is minimal, soil erosion and sediment control measures to be utilized during construction include silt sack inlet protection in the three on-site catch basins, a silt sock filter on the low end of the parking lot where the ADA parking is to be reconfigured, and a material stockpile area with silt fence protection, if required by the contractor.

SUPPORTING DOCUMENTS

FIGURES

Figure 1 - Site Location Map

Figure 2 - FEMA Flood Map

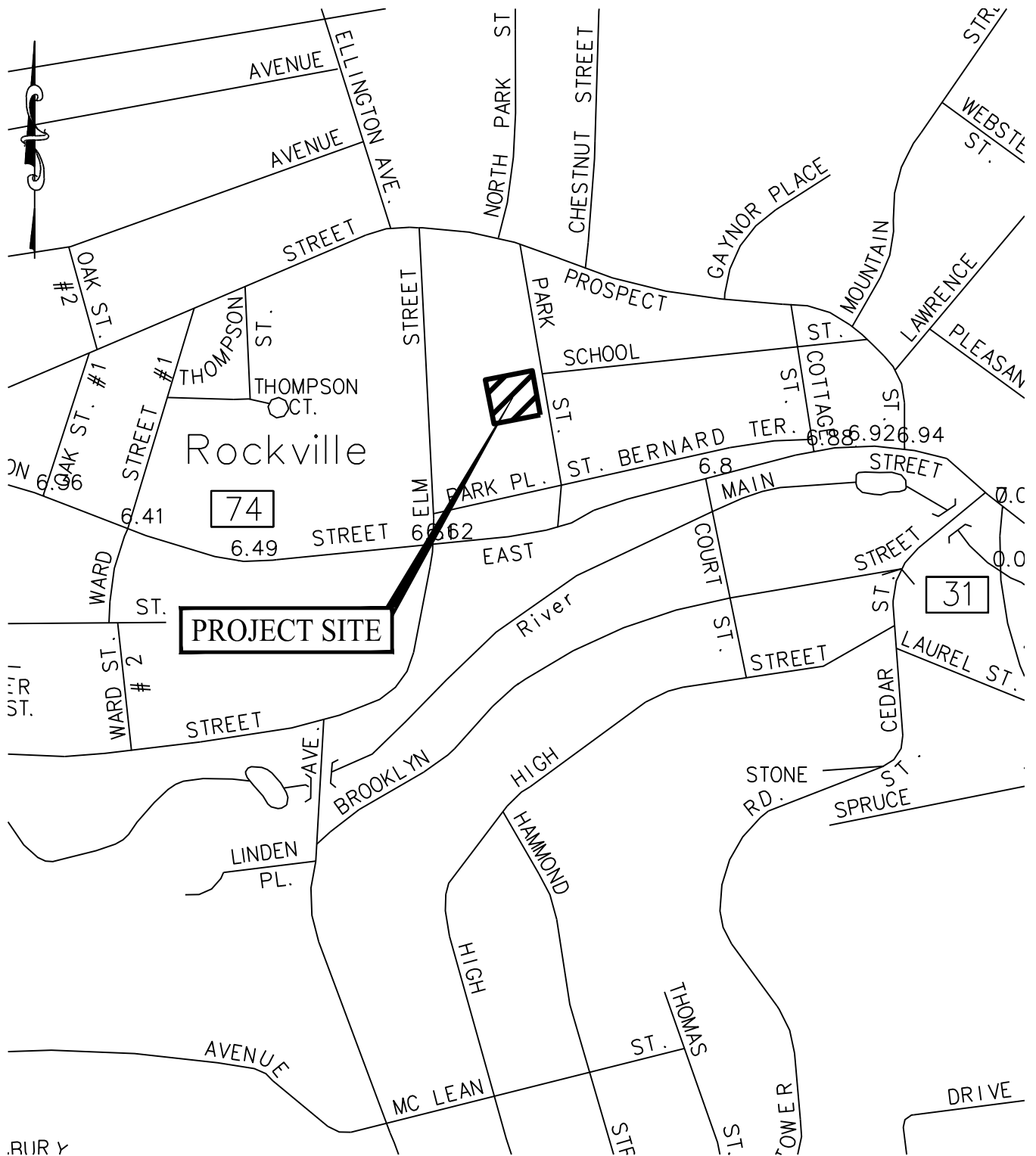
Figure 3 - Soil Map

ATTACHMENTS

Abutters List

PLANS

Civil Plan Set, Prepared by Solli Engineering, LLC, dated 04/06/2022



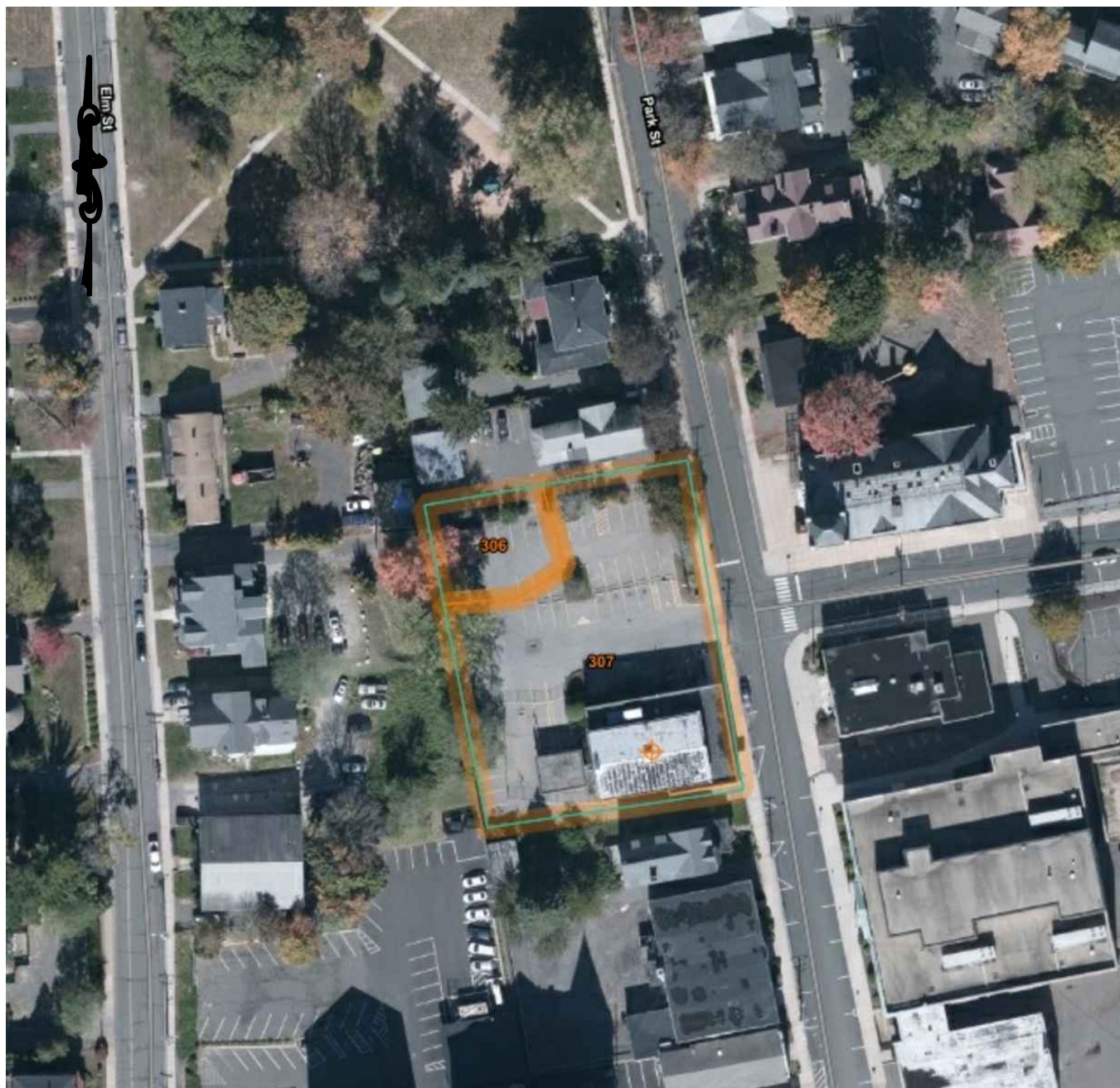
NOTE: BASE MAP INFORMATION TAKEN FROM
CTDOT TRU MAP NUMBER 146



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SITE LOCATION MAP
25 PARK STREET
VERNON, CONNECTICUT

Project #:	22101901
Plan Date:	04/06/22
Scale:	1" = 500'
Figure:	1

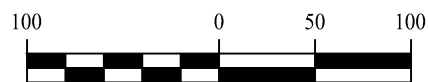


Map unit symbol	Map unit name	Rating
306	Udorthents-Urban land complex	B
307	Urban land	D

NOTE:

SOIL MAP INFORMATION TAKEN FROM THE NATURAL
RESOURCES CONSERVATION SERVICE, URL:

<http://websoilsurvey.nrcs.usda.gov>



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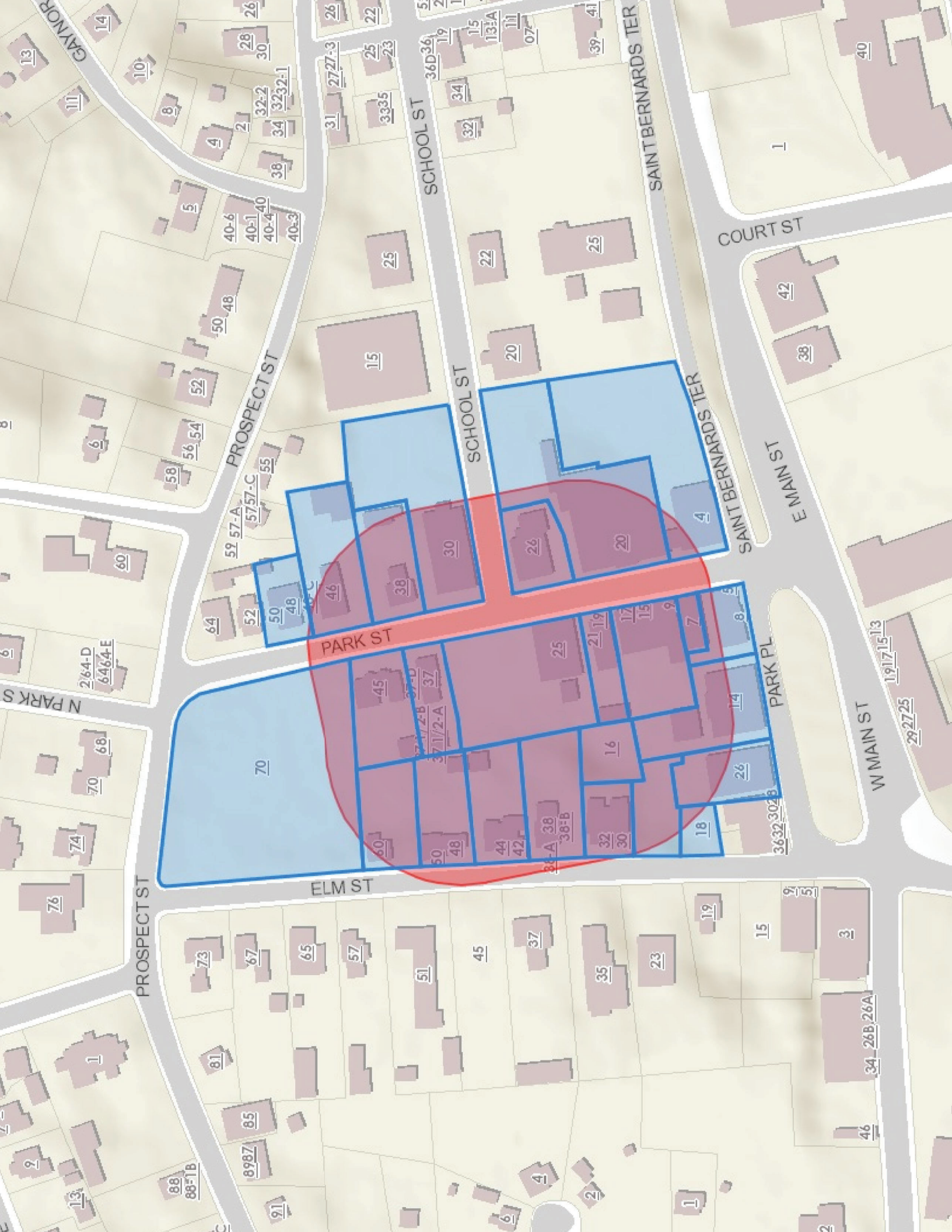
SOIL SURVEY MAP
25 PARK STREET
VERNON, CONNECTICUT

Project #: 22101901

Plan Date: 04/06/22

Scale: 1" = 100'

Figure: 3



40-0107-00018
KOCHER BRIAN P & DEBORAH J
PO BOX 243
VERNON CT 06066

40-0107-00012
VERNON TOWN OF
14 PARK PL
VERNON CT 06066-3291

40-0107-00019
RAMSEY ANDREW A
60 ELM ST
VERNON CT 06066-3240

40-0107-00003
CARON DANFORD
332 GRANT HILL RD
TOLLAND CT 06084

40-0107-00009
MAROCCHINI ANDREW II
10 BLACKLEDGE DR
MARLBOROUGH CT 06447

40-0108-00007
VERNON TOWN OF
14 PARK PL
VERNON CT 06066

40-0107-00002
DEBLASIO ALLISON
45 PARK ST
VERNON CT 06066-3211

40-0107-00014
VERNON TOWN OF
14 PARK PL
VERNON CT 06066-3291

40-0108-00008
QUIMBY ROBERT H & AUDREY
46 PARK ST
VERNON CT 06066-3244

40-0107-00007
VERNON TOWN OF
14 PARK PL
VERNON CT 06066

40-0107-0011A
VERNON TOWN OF
CENTRAL FIREHOUSE
14 PARK PLACE
VERNON CT 06066

40-0108-00009
COUSINS BERTRAM
48-50 PARK ST
VERNON CT 06066

40-0110-00013
BLACK CANOE LLC
1783 FOREST DR STE 334
ANNAPOLIS MD 21401

40-0107-00008
PARK VERNON ASSOCIATES LLC
1080 ELM ST STE 100
ROCKY HILL CT 06067

40-0107-00001
VERNON TOWN OF
TALCOTT PARK
14 PARK PLACE
VERNON CT 06066

40-0107-00015
MITRAS LLC
12747 HERON RIDGE DR
FAIRFAX VA 22030

40-0110-00014
CONNECTICUT STATE OF
DEPARTMENT OF PUBLIC WORKS
ATTN: RICHARD TEDDER
HARTFORD CT 06106

40-0108-00014
VERNON TOWN OF
C/O BOARD OF EDUCATION
VERNON CT 06066

40-0107-00016
SEWELL SIMONE
44 ASH DR
WINDSOR CT 06095

40-0107-00011
VERNON TOWN OF
MEMORIAL BUILDING
14 PARK PLACE
VERNON CT 06066

40-0110-00001
26 PARK ST LLC
164 DOCKEREL RD
TOLLAND CT 06084

40-0107-00010
VERNON TOWN OF
14 PARK PL
VERNON CT 06066-3291

40-0107-00005
UNITED BANK
1645 ELLINGTON RD
SOUTH WINDSOR CT 06074-2705

40-0107-0013A
TOWN OF VERNON
14 PARK PL
VERNON CT 06066

40-0107-00017
JAY GEORGE R
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