

Posted 4/18/22
[Signature]



TOWN OF VERNON

55 WEST MAIN STREET, VERNON, CT 06066

Tel: (860) 870-3636

Fax: (860) 870-3589

amarchese@vernon-ct.gov

OFFICE OF
ZONING ADMINISTRATION

AGENDA Zoning Board of Appeals (ZBA)

Meeting Notice
Wednesday, April 20th, 2022, 6:30 PM
Town Hall
14 Park Place, 3rd Floor
Council Chambers
Vernon, CT

RECEIVED
VERNON TOWN CLERK
22 APR 12 PM 4:24

Agenda Items:

1. Call meeting to Order and Roll Call by Chairperson; read opening statement
2. Public Hearing, discussion and vote on the following Applications:

Application ZBA-2022-01 of the French Social Circle, seeking a Variance of Zoning Regulation section 4.9.1.4 Minimum Rear Yard: 50 feet, to allow a 14' x 30' shed 36 feet from the Rear Yard boundary line, on the property located at 341 Kelly Road, located in the Commercial Zone.

Application ZBA-2022-02 of Vernon Development LLC, seeking a Variance of Zoning Regulation section 12.1.22 Day care centers – (parking requirements), to allow 40 parking spaces where 57 parking spaces are required, on the property located at 501 Talcottville Road, located in the Commercial Zone.

3. Review Draft Minutes of the October 20, 2021 ZBA meeting
4. Other business
5. Adjournment

TOWN OF VERNON
ZONING BOARD OF APPEALS
ANDY MARCHESE, ZBA LIAISON

**APPLICATION
AND
ATTACHMENTS**

ZBA-2022-01

hearing date: 04/20/22



TOWN OF VERNON
Zoning Board of Appeals
55 West Main St
Vernon, Ct 06066
(860)870-3636

Application # ZBA-2022-01
(To be completed by Town Staff)
Application Fee: \$200
State Fee: \$ 60
Total Fee: \$260

APPLICATION FOR VARIANCE OR SPECIAL EXCEPTION OF ZONING REGULATIONS OR APPEAL FROM DECISION OF ZONING ENFORCEMENT OFFICER

(Please type or print in ink)

APPLICANT

Name of Applicant French Social Circle File Date 03-24-2022

Mailing Address 341 Kelly Road Vernon State CT Zip 06066

Phone 860 803 7169 E-Mail mona-leclerc 1966@gmail.com
802-367 3309

OWNER

Name of Owner FSC Building Association

Address 341 Kelly Road Vernon State CT Zip 06066

Phone 860 803 7169 E-Mail mona.leclerc 1966@gmail.com
860 250 3908 Ken Bowie

REQUEST (use continuation sheet if needed)

Variance _____ of Zoning Regulation Section 4.9.1.4
(variance, special exception, appeal)

From minimum 50' rear yard

To allow a new storage shed to be located 36' from the rear property line.
(14' x 30' shed)

PREMISES

Address of subject property 341 Kelly Road Zone C

State the particular hardship or unnecessary difficulty that prompts this application:

see attached

RECEIVED

MAR 24 2022

Town of Vernon
Building Dept.

In addition to variance, special exception or appeal of the zoning regulation, is approval of the lot or premises necessary for state license?

Yes _____ No X

341 Kelly Road:

State particular hardship or unnecessary difficulty that prompts this application:

A Minor Modification to a Site Plan of Development was granted by the Town of Vernon on August 6, 2020. This modification included the permitting of the striping of parking, a new utility pad, an attached walk-in cooler, and a new dumpster pad and enclosure all conforming with the yard setbacks for the commercial zone. In doing so the old dumpster which was located within the side and rear yard setback was removed. The owner of the property is very much in need of storage but due to the lot configuration there is nowhere on this property to install a storage shed that will conform with the zoning setbacks and not obstruct the site drives and traffic patterns. The location of the storage shed was selected to maximize its distance from the rear property line while being in compliance with the side yard setback.

Signature of Applicant ✓ *Mona Leclerc*
Or Secretary, Mona Leclerc

Application Executed by _____
(Attorney or Authorized Agent)

On behalf of ✓ French Social Circle
(Applicant)

Subscribed and sworn before me this 24th day of march 20 22.

Debra J Sterling
Notary Public

DEBRA J. STERLING
NOTARY PUBLIC
MY COMMISSION EXPIRES MAR. 31, 2025



Previous action concerning this location – Zoning Board of Appeals

Every application for a variance, special exception or appeal, shall include the following information and exhibits (if applicable):

Eight copies of site plan drawn to scale not to exceed twenty (20) feet to one inch, prepared by a registered engineer, architect or land surveyor, embossed and signed with the raised letter seal and should include the following: (Omission of any component may slow the application process)

1. Property boundaries (existing and proposed) and their dimensions.
2. Location of all structures (existing and proposed) and the distances between adjacent structures.
3. Dimensions of all yards and setbacks.
4. Location of all streets, driveways and entrances (existing and proposed) and their dimensions.
5. Location of all parking areas and parking stalls (each stall shall be numbered sequentially, and each stall to be not less than 9' x 17')
6. Location and dimensions of all off-street loading areas.
7. Location, size and amount of usable open space.
8. Location and dimensions of all easements, rights-of-way, conduits and the like.
9. Percentage of lot area to be covered by proposed structures, i.e., lot coverage.
10. Location, type and size of all signs.
11. Height of proposed structures.
12. Zoning District designation, north arrow and graphic scale.

OMISSION OF ANY OF THE ABOVE MAY RESULT IN DENIAL OF AN APPLICATION

Each application shall contain the following table of information:

ZONING INFORMATION		
ZONING	REQUIRED	PROPOSED
USE		
BUILDING AREA (FOOTPRINT)		
LOT AREA		
FRONT YARD		
REAR YARD		
SIDE YARD		
HEIGHT		
PARKING SPACES		
*DENOTES NON-CONFORMING		

****To be completed by Town Staff****

ACTION OF THE BOARD
At meeting held on

GRANTED

DENIED

CONDITIONS

HARDSHIP

VARIANCES

Connecticut General Statutes, Section 8-6(3) gives statutory authority to the Zoning Board of Appeals to vary the application of zoning regulations provided that the variance is in harmony with the general purpose of the regulations and with due consideration for conserving public health, safety, convenience, welfare and property values. A variance may be granted to the parcel of land, where there are conditions which specifically affect the parcel but do not generally affect the zoning district, and where a literal enforcement of the zoning regulations would result in the unusual hardship, so that, by granting the variance, substantial justice will be done, and the public safety and welfare secured.

A variance is an authorization obtained from the Zoning Board of Appeals to use property in a manner otherwise forbidden by the zoning regulations. For a variance to be granted, the Board must find that:

- The variance must be shown to not substantially affect the comprehensive zoning plan
- Adherence to the strict letter of the zoning ordinance would cause unusual hardship
- Economic hardship such as financial loss is not the sole hardship claim
- The hardship is not self-created
- The hardship is unique to the subject property and different from other properties in the same zoning district.

- NOTES:**
1. THE SHOWN AND THE ADJACENT AREAS TO THE BOUNDARY OF THE PROPERTY ARE SHOWN FOR INFORMATION ONLY. THE BOUNDARY OF THE PROPERTY IS SHOWN BY THE DOTTED LINE. THE BOUNDARY OF THE ADJACENT AREAS IS SHOWN BY THE SOLID LINE. THE BOUNDARY OF THE ADJACENT AREAS IS SHOWN BY THE DOTTED LINE.
 2. THE SHOWN AREAS ARE BASED ON THE 1987 AERIAL PHOTOGRAPHY. THE BOUNDARY OF THE PROPERTY IS SHOWN BY THE DOTTED LINE. THE BOUNDARY OF THE ADJACENT AREAS IS SHOWN BY THE SOLID LINE. THE BOUNDARY OF THE ADJACENT AREAS IS SHOWN BY THE DOTTED LINE.
 3. THE SHOWN AREAS ARE BASED ON THE 1987 AERIAL PHOTOGRAPHY. THE BOUNDARY OF THE PROPERTY IS SHOWN BY THE DOTTED LINE. THE BOUNDARY OF THE ADJACENT AREAS IS SHOWN BY THE SOLID LINE. THE BOUNDARY OF THE ADJACENT AREAS IS SHOWN BY THE DOTTED LINE.
 4. THE SHOWN AREAS ARE BASED ON THE 1987 AERIAL PHOTOGRAPHY. THE BOUNDARY OF THE PROPERTY IS SHOWN BY THE DOTTED LINE. THE BOUNDARY OF THE ADJACENT AREAS IS SHOWN BY THE SOLID LINE. THE BOUNDARY OF THE ADJACENT AREAS IS SHOWN BY THE DOTTED LINE.
 5. THE SHOWN AREAS ARE BASED ON THE 1987 AERIAL PHOTOGRAPHY. THE BOUNDARY OF THE PROPERTY IS SHOWN BY THE DOTTED LINE. THE BOUNDARY OF THE ADJACENT AREAS IS SHOWN BY THE SOLID LINE. THE BOUNDARY OF THE ADJACENT AREAS IS SHOWN BY THE DOTTED LINE.
 6. THE SHOWN AREAS ARE BASED ON THE 1987 AERIAL PHOTOGRAPHY. THE BOUNDARY OF THE PROPERTY IS SHOWN BY THE DOTTED LINE. THE BOUNDARY OF THE ADJACENT AREAS IS SHOWN BY THE SOLID LINE. THE BOUNDARY OF THE ADJACENT AREAS IS SHOWN BY THE DOTTED LINE.
 7. THE SHOWN AREAS ARE BASED ON THE 1987 AERIAL PHOTOGRAPHY. THE BOUNDARY OF THE PROPERTY IS SHOWN BY THE DOTTED LINE. THE BOUNDARY OF THE ADJACENT AREAS IS SHOWN BY THE SOLID LINE. THE BOUNDARY OF THE ADJACENT AREAS IS SHOWN BY THE DOTTED LINE.
 8. THE SHOWN AREAS ARE BASED ON THE 1987 AERIAL PHOTOGRAPHY. THE BOUNDARY OF THE PROPERTY IS SHOWN BY THE DOTTED LINE. THE BOUNDARY OF THE ADJACENT AREAS IS SHOWN BY THE SOLID LINE. THE BOUNDARY OF THE ADJACENT AREAS IS SHOWN BY THE DOTTED LINE.
 9. THE SHOWN AREAS ARE BASED ON THE 1987 AERIAL PHOTOGRAPHY. THE BOUNDARY OF THE PROPERTY IS SHOWN BY THE DOTTED LINE. THE BOUNDARY OF THE ADJACENT AREAS IS SHOWN BY THE SOLID LINE. THE BOUNDARY OF THE ADJACENT AREAS IS SHOWN BY THE DOTTED LINE.
 10. THE SHOWN AREAS ARE BASED ON THE 1987 AERIAL PHOTOGRAPHY. THE BOUNDARY OF THE PROPERTY IS SHOWN BY THE DOTTED LINE. THE BOUNDARY OF THE ADJACENT AREAS IS SHOWN BY THE SOLID LINE. THE BOUNDARY OF THE ADJACENT AREAS IS SHOWN BY THE DOTTED LINE.

FORM NO. 101
DATE: 01/17/2023
SCALE: 1" = 40'
PROJECT: 178 WEST FORD, TOLLAND, CT 06460



TOWN OF VERNON
 178 WEST FORD, TOLLAND, CT 06460
 (860) 339-2222

August 6, 2023
 Mr. Mayor
 Town of Vernon
 178 West Ford
 Tolland, CT 06460

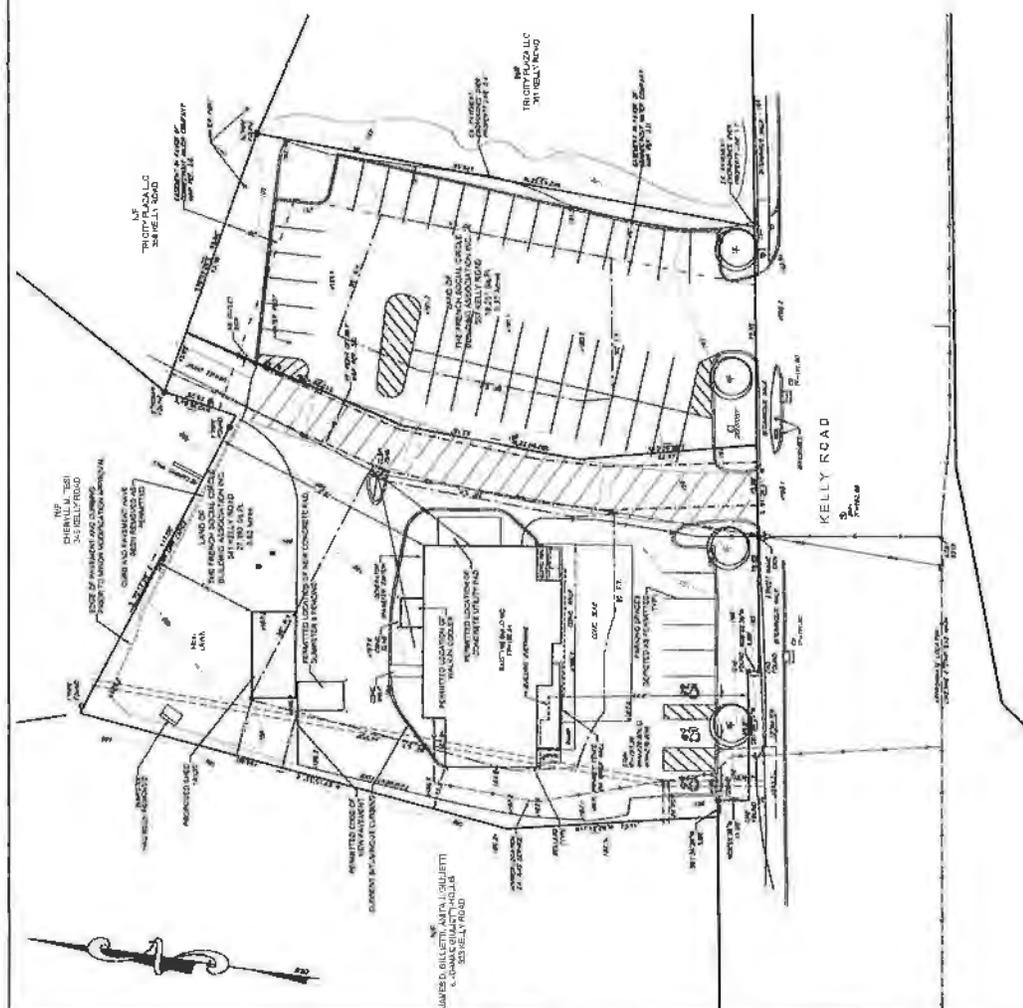
Dear Mr. Mayor:
 We prepared your application on July 20, 2023, regarding approval of a site plan for the use of the property located at 178 West Ford, Tolland, CT 06460. The site plan is attached to this letter.

- The following conditions must be met:
1. Construction of the site plan must be completed by the date of the site plan approval.
 2. Construction of the site plan must be completed by the date of the site plan approval.
 3. Construction of the site plan must be completed by the date of the site plan approval.
 4. Construction of the site plan must be completed by the date of the site plan approval.
 5. Construction of the site plan must be completed by the date of the site plan approval.

We, the undersigned, approve the site plan for the use of the property located at 178 West Ford, Tolland, CT 06460. The site plan is attached to this letter. The site plan is attached to this letter.

Approved by the Board of Selectmen
 178 West Ford, Tolland, CT 06460

George E. Johnson
 Town Engineer



Scale: 1" = 40'

Material	Quantity	Size
4" x 4" x 8' CYPRESS	4	3 - 3" x 3" x 8'

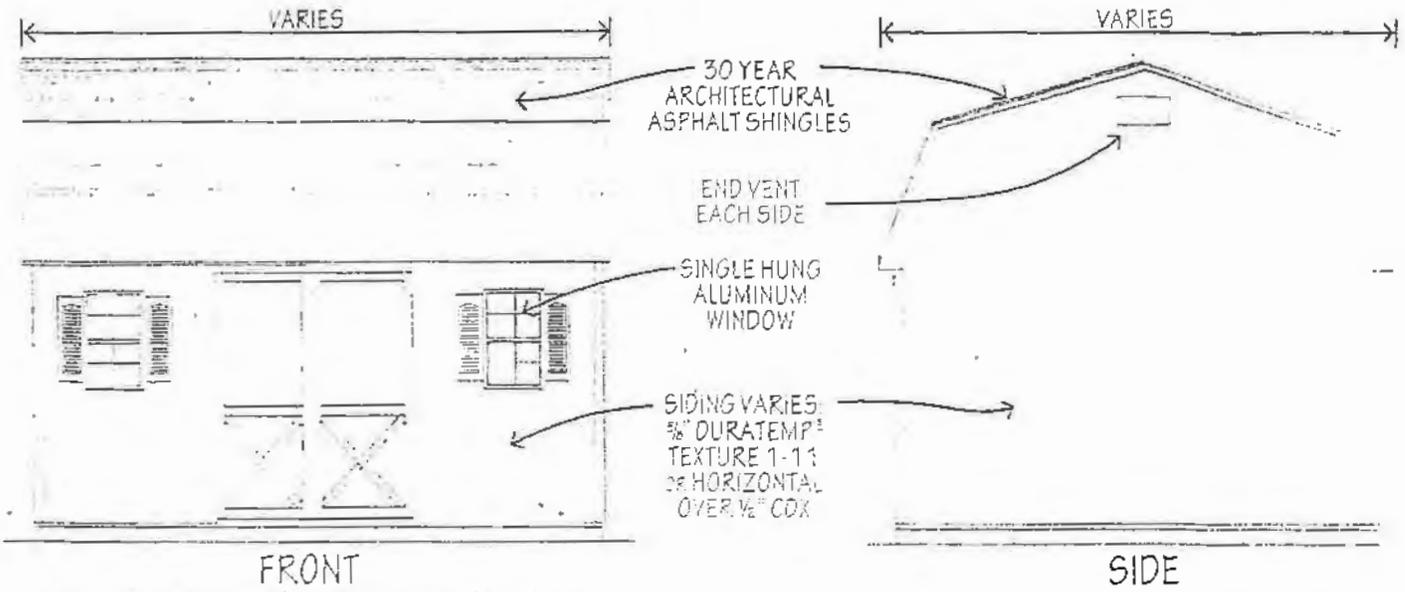
I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

George E. Johnson
 Town Engineer

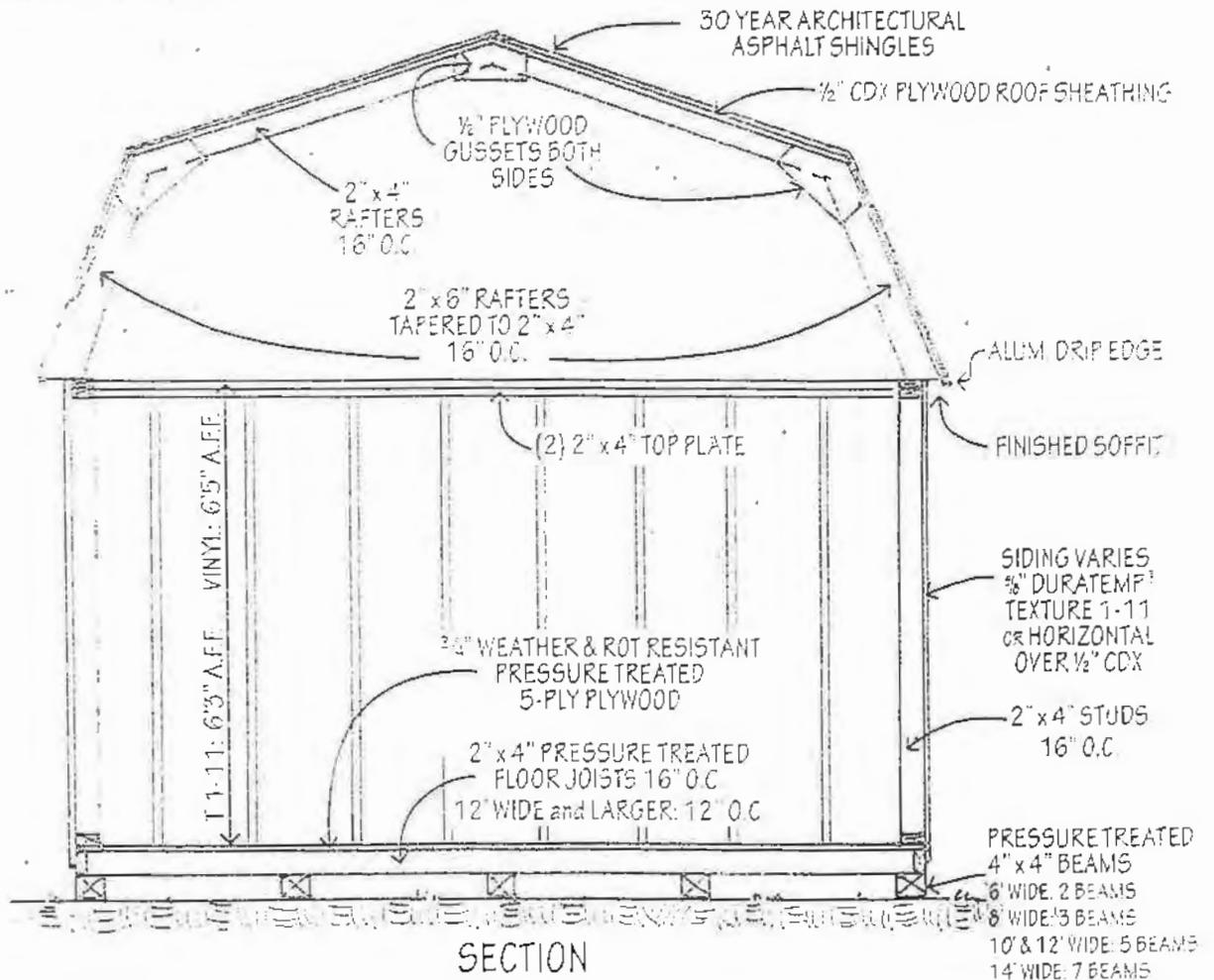
IMPROVEMENT LOCATION SURVEY
MODIFICATION TO SITE PLAN
FRENCH SOCIETY OF THE BUILDING ASSOCIATION INC.
144-146 KELLY ROAD
VERNON, CONNECTICUT
GARDNER & PATTERSON ASSOCIATES, LLC
 178 WEST FORD, TOLLAND, CONNECTICUT
 (860) 339-2222

DATE: 08-06-2023	SHEET NO: 1 OF 1
SCALE: 1" = 40'	PROJECT NO: 2023-04

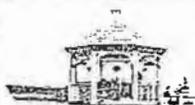
Dutch Colonial Storage Building



*shown with standard double doors and standard windows



SECTION



KLOTER FARMS

www.KloterFarms.com

860-871-1048 800-289-3463 Fax 871-1117
216 West Road (Rte S3), Ellington, CT 06029

NOTES:

Building Code - conforms to
2018 International Residential
Code table R301.5

Designed to resist wind gust of
130 MPH for 3 seconds
Design wind force - 34psf
Design snow load - 40 psf
Design floor load - 100 psf



216 West Road (Route 83)
 Ellington, CT 06029
 860-871-1048 (Fax) 860-871-1117
 www.kloterfarms.com

PO #:
 Order Date:
 Due Date:

Order Number: 167604
 Page: Page 1 of 1
 Customer P.O. Number:
 Order Date: 2/5/22
 Scheduled Delivery Date: 4/6/22
 Est. Customer Pickup Date:
 Customer Pickup Status: NA
 Doors On: Toward Cab
 Salesperson: JACK L.

Deliver To: Stosh Marholin
 341 Kelly Road
 Vernon Rockville, CT 06066

Kenneth Bowie

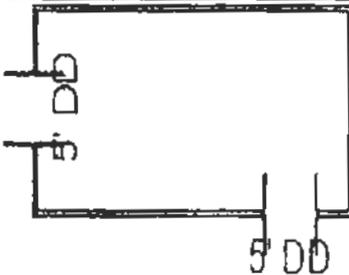
Mailing Address: (If Different)

Phone: (860) 250-3908 Ext. 0000

Phone: (860) 436-7109 Ext. 0000

Phone: () - Ext.

Qty	Description	Unit Price	Discount	Extended Price
1	14x30 T-111 Dutch Colonial Storage Building	\$16,345.00	\$3,269.00	\$13,076.00
1	Buckskin DuraTemp® T-111 Siding (3347)			
1	White Trim			
1	PermaTrim Corners			
1	No Shutters-Boxed Trim			
420	Dual Brown 30 Year Architectural Shingles			
1	Credit For No Windows	-\$25.00	-\$3.75	-\$21.25
1	Standard Double Door Standard Location			
1	Extra Double Door	\$360.00	\$54.00	\$306.00
1	Heavy Duty Floor - 12" O.C			
1	"Warehouse Sale" 1.24.22--2/5/22			
1	3/4" Crushed Stone Pad (includes up to 6" of leveling)	\$1,165.00		\$1,165.00
		TOTALS:	\$3,319.25	\$14,525.75



NOTES:

Orders Quotes - Quotes are based on the current sale price. A 25% refundable deposit will hold the current price for 15 days. A 50% deposit is required to set a delivery date. Changes can be made up until the point where a delivery date has been set. Once the delivery date has been set, construction will begin, and no additional changes can be made. All TBD items must be defined before a delivery date is set. A restocking fee may apply up to the full amount of the deposit, if a building is cancelled once construction has begun.

Site Built Projects - A \$500.00 deposit is required to generate an initial site visit by one of our Project Managers. The customer needs to talk to their Zoning department prior to that visit to be aware of any town imposed restrictions or limitations. Additional deposits for drawings and a typical payment schedule will be discussed during the site visit. Site built garages are typically a 4-6 month process. Prices can change due to unusual market conditions. Our project manager will review that possibility on his visit.

CUSTOMER AGREES WITH THIS ORDER AS WRITTEN AND ASSUMES FULL RESPONSIBILITY FOR THEIR PROPERTY DURING DELIVERY. NO CHANGES CAN BE MADE TO THIS ORDER ONCE A DELIVERY DATE IS SET.

CUSTOMER APPROVAL

Thank you for Choosing Kloter Farms

Delivery Charge	\$0.00
Subtotal	\$14,525.75
Sales Tax-CT	\$922.39
Customer Letter	\$0.00
Wide Load Permits	\$25.00
TOTAL	\$15,473.14
Deposit 2/5/2022 Check #1025	\$-7,736.00
Balance Due	\$7,737.14
Deposit	
Balance Due	
Deposit	
Balance Due	
Deposit	
Balance Due	
Deposit	
Balance Due	

Payment Info: POD

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION

450 Columbus Boulevard ♦ Hartford Connecticut 06103

Attached is your Home Improvement Contractor registration. This registration is not transferable. The Department of Consumer Protection must be notified of any changes to your registration within thirty (30) days of such change. Questions regarding this registration can be emailed to the License Services Division at dep.license@services.ct.gov.

In an effort to be more efficient and Go Green, the department asks that you keep your email information with our office current to receive correspondence. You can access your account at www.license.ct.gov to verify, add or change your email or address.

Visit our web site at www.ct.gov/dep to verify registrations, obtain applications and the booklet for The Connecticut Contractor for Home Improvement and New Home Construction.



HOME IMPROVEMENT CONTRACTOR

KLOTER FARMS INC
216 WEST RD

ELLINGTON, CT 06029

KLOTER FARMS INC
PO Box 440
Ellington, CT 06029

Registration #	Effective	Expiration
HIC.0618767	12/01/2021	03/31/2023
SIGNED		



STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

KLOTER FARMS INC
216 WEST RD
ELLINGTON, CT 06029

has satisfied the qualifications required by law and is hereby registered as a
HOME IMPROVEMENT CONTRACTOR

Registration # HIC.0618767

Effective: 12/01/2021
Expiration: 03/31/2023

Michelle Seagull, Commissioner



CERTIFICATE OF LIABILITY INSURANCE

KLOTE-2 OP ID: JODI

DATE (MM/DD/YYYY)

10/25/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Dowding, Moriarty & Dimock Inc 139 Union Street Rockville, CT 06066 ED GIZA	CONTACT NAME: Jodi Sakal
	PHONE (A/C, No, Ext): 860-875-2523 FAX (A/C, No): 860-875-0921
	E-MAIL ADDRESS: jsakal@dmdinsurance.com
	INSURER(S) AFFORDING COVERAGE
	INSURER A: THE HARTFORD
	INSURER B: Central Insurance Company
	INSURER C:
	INSURER D:
	INSURER E:
	INSURER F:

INSURED
Kloter Farms, Inc.
Country Warehouse, LLC ATIMA
216 West Road
Ellington, CT 06029

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSP LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVO	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		8694976	10/24/2021	10/24/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/PROP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		8694977-10	10/24/2021	10/24/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (PER ACCIDENT) \$
B	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB CLAIMS-MADE		8694978-10	10/24/2021	10/24/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS OR SW	Y/N <input type="checkbox"/> N/A	02WECAN5GGW	10/24/2021	10/24/2022	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Property		8694976-10	10/24/2021	10/24/2022	Blanket Property 9,647,000

DESCRIPTION OF OPERATIONS - LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Evidence of Insurance

CERTIFICATE HOLDER Kloter Farms, Inc Evidence of Insurance	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Jodi Sakal</i>
--	--

Cheryll Tesi
343 Kelly Road
Vernon, CT 06066

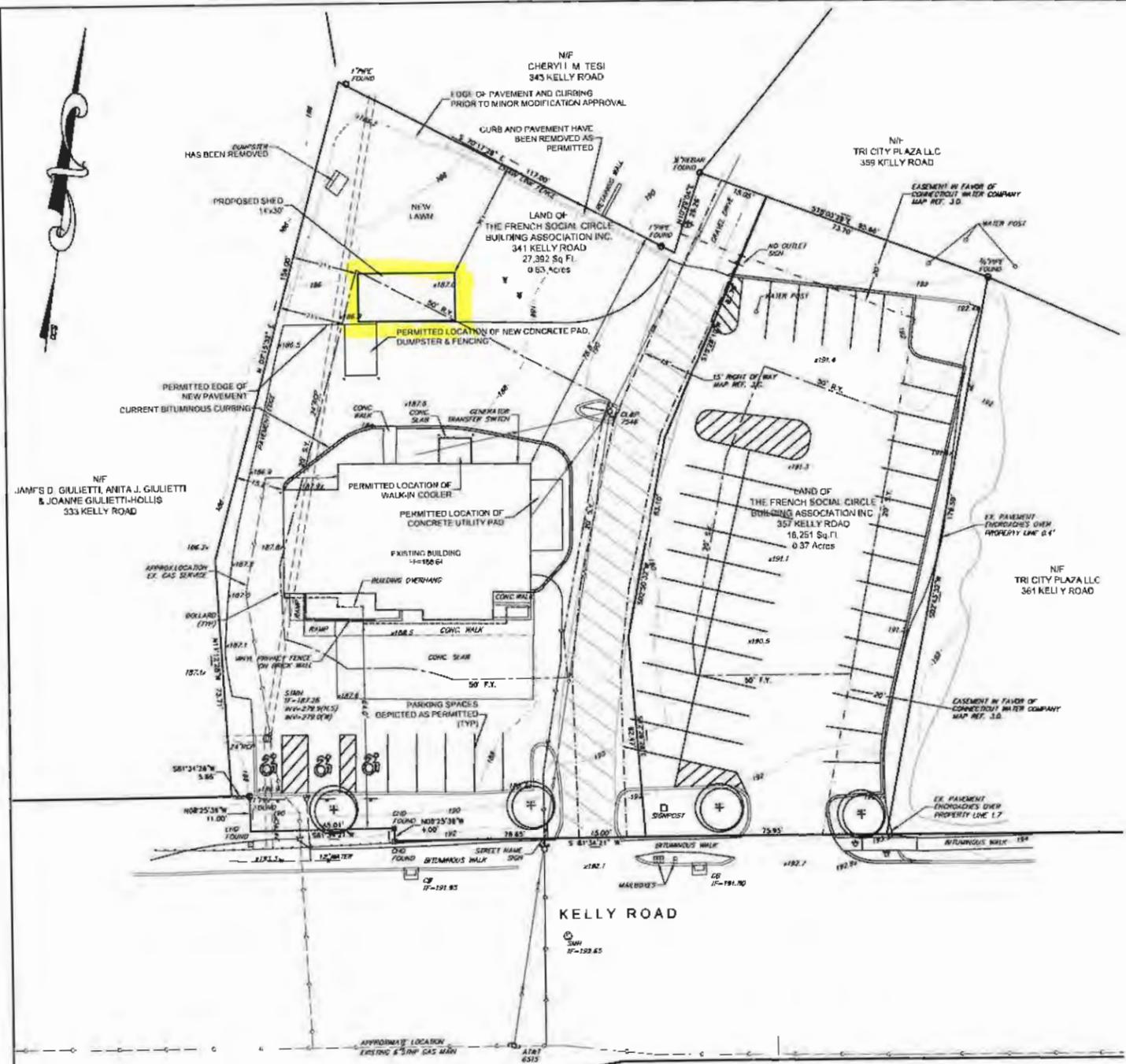
March 12, 2022

To Whom it may concern:

This is my written consent for the French Social Circle to be able to place their new shed from Kloter Farms within the 50 foot easement of my property line.

Sincerely,

Cheryll Tesi
Cheryll Tesi



- NOTES:
- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300-1 THROUGH 20-300-20. MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT. THIS IS AN IMPROVED LOCATION SURVEY AND A DEPENDANT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS 1-2.
 - BEARINGS DEPICTED ON THIS PLAN ARE BASED ON THE 1983 NORTH AMERICAN DATUM (NAD 83/88) BASED ON THE PUBLISHED COORDINATES OF RANDOM MONUMENTS A3886 & A3875. ELEVATIONS DEPICTED ON THIS PLAN ARE BASED ON THE PLAN REFERENCED IN NOTE 3.A.
 - REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - "SITE PLAN FREE SPIRIT KELLY ROAD VERNON CONNECTICUT" BY TARBELL, HEINTZ & ASSOC., INC. DATE: 8-28-94, REVISED: 8-18-94 SHEET 1 OF 1.
 - "CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP TOWN OF VERNON INTERSTATE 84 FROM THE MANCHESTER TOWN LINE EASTERLY TO THE TOLLAND TOWN LINE" ROBERT W. GUBALA CHIEF ENGINEER, DATE: AUGUST 15, 1991. NO. 148-10 SHEET 2 OF 14.
 - "PLAN SHOWING 15' WIDE RIGHT OF WAY OVER LAND OF ALVIN R. COODIN & BARBARA FAZZINO VERNON, CONNECTICUT" BY EVERETT D. GARDNER & ASSOC. DATE: OCTOBER 18, 1977. MAP NO. 3898.
 - "MAP SHOWING LOCATION OF CONNECTICUT WATER COMPANY EASEMENT ACROSS THE LAND OF WILLIAM G. KELLER JR. & FRED J. CAPARELLI KELLY RD, VERNON, CONNECTICUT" BY AR LOMBARDO ASSOCIATES, INC. DATE: AUG. 1993.
 - THIS PARCEL AND ADJACENT PARCELS ARE LOCATED IN THE COMMERCIAL (C) ZONE.
 - PARCEL IS SERVED BY PUBLIC WATER AND SANITARY SEWER.
 - THIS PARCEL IS LOCATED WITHIN THE STRATIFIED DRIFT AQUIFER PRIMARY RECHARGE AREA AS DEPICTED ON "UNCONSOLIDATED AQUIFERS, AQUIFER MANAGEMENT STUDY, TOWN OF VERNON, CT AUGUST 1992".
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

ZONING TABLE:

ZONE:	COMMERICAL ZONE (C)	REAR YARD:	EXISTING	PROPOSED
REAR YARD:	50 FT	61.9 FT (DUMPSTER)	36 FT (SHED)	
SIDE YARD:	20 FT	15.2 FT (BUILDING)	21 FT (SHED)	



August 6, 2020
 April Terdif
 President, French Social Circle Building Association
 PO Box 281971
 East Hartford, CT 06118

Re: Minor Modification of Site Plan at 341 Kelly Rd.

Dear Ms. Terdif:
 We received your application on July 20, 2020, requesting approval of a minor modification to the site plan previously related to the "Free Spirit" and identified on a site plan dated June 28, 1994.

- Your request for modification is as follows:
- Rearranging and resurfacing the parking lot and curbing
 - Creation of expanded lawn area
 - Concrete pad additions
 - Minor landscaping additions

We, the undersigned, approve this minor modification because the improvements will not adversely affect the public health or safety; the changes will not have an adverse effect on the surrounding properties; the design represents certain pre-existing, legal, non-conforming conditions; and the overall changes are minor in nature. This decision was made in accordance with the application dated June 9, 2020 and the following plan:

Modification to Site Plan (Sheet 1 of 1)
 Land of the French Social Circle Building Association Inc.
 Prepared by Gardner & Peterson Associates, LLC
 June 30, 2020, revised August 4, 2020

A copy of this letter shall be placed on 2 duly dated mylar copies of the approved site plan referenced above with one copy being filed with the Town Clerk and one in the Planning Office.

Sincerely,
 George X. McGregg, Town Planner
 Steve Pratico, Building Official
 David Smith, Town Engineer

File: MM 3000-20
 Minor Modification

LEGEND:

—	PROPERTY LINE
○	IRON PIPE FOUND
◊	CONCRETE MONUMENT FOUND
---	EX EASEMENT
- - - -	ZONING SETBACK
⊕	UTILITY POLE
—	OVERHEAD WIRES
—	SIGN
~	ELEVATION CONTOUR
x20.7	EXISTING ELEVATION
⊗	EX MONITOR WELL
—	EX GAS/PROPANE SERVICE
—	EX WATER SERVICE
—	EX CATCH BASIN
⊗	EX STORM MANHOLE
- - - -	EX STORM DRAIN
---	EX TREE LINE

IMPROVEMENT LOCATION SURVEY
 MODIFICATION TO SITE PLAN
 LAND OF THE
 FRENCH SOCIAL CIRCLE BUILDING
 ASSOCIATION INC.
 341 & 357 KELLY ROAD
 VERNON, CONNECTICUT

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

REVISIONS

08/04/2020	PROFESSIONAL ENGINEERS
08/07/2020	LAND SURVEYORS
08/31/2020	SCALE
03/21/2022	DATE
29A APPLICATION	SHEET NO.
	MAP NO.

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=20'	06-30-2020	1 OF 1	3898 A

Planting Specifications

Symbol	Code	Name/ Scientific Name	Quantity	Size
TREES:	⊗	ACER X FREEMANII 'JEFFERSRED'/ AUTUMN BLAZE MAPLE	4	3 - 3 1/2" CALIPER

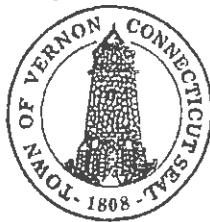
I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Eric H. Peterson
 REGISTRATION NO. 1.S. 23430

**APPLICATION
AND
ATTACHMENTS**

ZBA-2022-02

hearing date: 04/20/22



TOWN OF VERNON
Zoning Board of Appeals
55 West Main St
Vernon, Ct 06066
(860)870-3636

Application # ZBA-2022-02
(To be completed by Town Staff)
Application Fee: \$200
State Fee: \$60
Total Fee: \$260

APPLICATION FOR VARIANCE OR SPECIAL EXCEPTION OF ZONING
REGULATIONS OR APPEAL FROM DECISION OF ZONING ENFORCEMENT OFFICER

(Please type or print in ink)

APPLICANT Vernon Development LLC
Name of Applicant Ath. Eric Spungin File Date 3-28-22
Mailing Address 56 East Main St, Avon State CT Zip 06001
Phone 860-677-5607 E-Mail espungin@hotmail.com

OWNER (Please copy Tim Coon w/ all correspondence tcoon@jtrusso.com)
*Name of Owner James Basile *(501 Talcottville Road LLC)
Address 43 Ridgecrest Lane, Bristol State CT Zip 06010-2910
Phone 860-202-9540 E-Mail basile.enterprises@comcast.net

REQUEST (use continuation sheet if needed)

Variance of Zoning Regulation Section 12.1.22
(variance, special exception, appeal) Parking Requirement
From Parking requirement of 57 spaces
To allow 40 spaces

PREMISES

Address of subject property 501 Talcottville Rd Zone C

State the particular hardship or unnecessary difficulty that prompts this application:

See attached Cover Letter

RECEIVED

MAR 28 2022

Town of Vernon
Building Dept.

In addition to variance, special exception or appeal of the zoning regulation, is approval of the lot or premises necessary for state license?

Yes No X

Signature of Applicant _____

Or

Application Executed by *Timothy A. Coon*
(Attorney or Authorized Agent)

On behalf of Vernon Development LLC
(Applicant)

Subscribed and sworn before me this 25 day of MARCH 20 22.

Lee A. Fitzgerald
Notary Public EX. 4-30-24
LEE A. FITZGERALD

Previous action concerning this location – Zoning Board of Appeals

Every application for a variance, special exception or appeal, shall include the following information and exhibits (if applicable):

Eight copies of site plan drawn to scale not to exceed twenty (20) feet to one inch, prepared by a registered engineer, architect or land surveyor, embossed and signed with the raised letter seal and should include the following: (Omission of any component may slow the application process)

1. Property boundaries (existing and proposed) and their dimensions.
2. Location of all structures (existing and proposed) and the distances between adjacent structures.
3. Dimensions of all yards and setbacks.
4. Location of all streets, driveways and entrances (existing and proposed) and their dimensions.
5. Location of all parking areas and parking stalls (each stall shall be numbered sequentially, and each stall to be not less than 9' x 17')
6. Location and dimensions of all off-street loading areas.
7. Location, size and amount of usable open space.
8. Location and dimensions of all easements, rights-of-way, conduits and the like.
9. Percentage of lot area to be covered by proposed structures, i.e., lot coverage.
10. Location, type and size of all signs.
11. Height of proposed structures.
12. Zoning District designation, north arrow and graphic scale.

OMISSION OF ANY OF THE ABOVE MAY RESULT IN DENIAL OF AN APPLICATION

Each application shall contain the following table of information:

ZONING INFORMATION		
ZONING	REQUIRED	PROPOSED
USE		
BUILDING AREA (FOOTPRINT)		
LOT AREA		
FRONT YARD		
REAR YARD		
SIDE YARD		
HEIGHT		
PARKING SPACES		
*DENOTES NON-CONFORMING		

****To be completed by Town Staff****

ACTION OF THE BOARD
At meeting held on

GRANTED

DENIED

CONDITIONS

HARDSHIP

VARIANCES

Connecticut General Statutes, Section 8-6(3) gives statutory authority to the Zoning Board of Appeals to vary the application of zoning regulations provided that the variance is in harmony with the general purpose of the regulations and with due consideration for conserving public health, safety, convenience, welfare and property values. A variance may be granted to the parcel of land, where there are conditions which specifically affect the parcel but do not generally affect the zoning district, and where a literal enforcement of the zoning regulations would result in the unusual hardship, so that, by granting the variance, substantial justice will be done, and the public safety and welfare secured.

A variance is an authorization obtained from the Zoning Board of Appeals to use property in a manner otherwise forbidden by the zoning regulations. For a variance to be granted, the Board must find that:

- The variance must be shown to not substantially affect the comprehensive zoning plan
- Adherence to the strict letter of the zoning ordinance would cause unusual hardship
- Economic hardship such as financial loss is not the sole hardship claim
- The hardship is not self-created
- The hardship is unique to the subject property and different from other properties in the same zoning district.



March 25, 2022

Vernon Zoning Board of Appeals
55 West Main Street
Vernon, CT 06066

Re: Request for a Variance
The Learning Experience (TLE)
501 Talcottville Road, Vernon

Dear Commissioners,

On behalf of the Vernon Development LLC, I am pleased to submit the attached application for a Variance associated with the proposed development of The Learning Experience (TLE) Academy of Early Education at 501 Talcottville Road in Vernon, Connecticut. The proposed TLE development will involve the construction of a 10,000 square foot building, 5,000 square foot playground and associated parking. Specifically, we are requesting a variance from the parking requirement (Section 12.1.22) to allow 40 spaces where 57 spaces are required. A Variance Plan demonstrating the proposed development with the 40 spaces is attached. The calculation to determine the 57 required parking spaces is provided on the plan.

The hardship related to this variance request is associated with the extensive presence of wetlands at the site. The wetlands at the site have been delineated by REMA Ecological Services. The wetland flags were surveyed and the limits of the wetland adjacent to the proposed development are shown on the attached plans. An application for a wetland permit was submitted to the Vernon Inland Wetland Commission (IWC) and presented with the initial Site Plans at their meeting on February 22, 2022. A copy of the Grading Plan associated with the initial Site Plan set is attached. At the meeting, the IWC expressed concerns regarding the proximity of the development to the wetlands and the meeting was continued. Subsequently, the plans have been revised in an attempt to address the IWC's concerns. The revision involves the elimination of parking spaces to allow for the development to be shifted away from the wetland to provide additional buffer and protection of the wetlands. However, the elimination of the parking spaces requires a variance.

It should be noted that the reduced number of parking spaces is sufficient for the TLE development. TLE is a national childcare provider with facilities all over the country. Based on their experience at these facilities they have been able to determine the traffic patterns and need for parking. Attached is a copy of Operational Description prepared by TLE. This description provides a detailed breakdown of the traffic experienced and concludes that 40 spaces is typically all that is required to accommodate the facility. The 57 required parking spaces determined in accordance with Section 12.1.22 of the Vernon Zoning regulations is excessive and unnecessary.

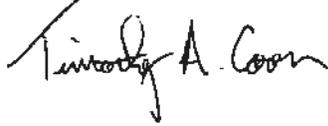
Granting of the Variance will also result in an overall reduction in impervious area and runoff. This is consistent with the Town's Low Impact Development Stormwater Quality Manual which advocates the reduction of impervious areas whenever possible.

In summary, a variance from the parking requirement is being requested to address the hardship of extensive wetlands at the site. Without the variance, the proximity of the development to the wetlands

could prohibit TLE's development of the site. If granted, the variance will allow for the development to be shifted to provide an additional buffer and protection of the wetlands. It would also provide the benefit of eliminating unnecessary impervious coverage and runoff.

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

Very truly yours,

A handwritten signature in black ink that reads "Timothy A. Coon". The signature is written in a cursive style with a large initial 'T' and 'C'.

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

Attachments

cc: Eric Spungin

Operational Description

The following is information regarding The Learning Experience and our operations. If you have any questions, please contact us.

The Learning Experience® (TLE), has child development centers throughout the United States. Our secure centers offer premier child care to children ages six weeks to five years: infants - toddlers - twaddlers - preppers - preschoolers - pre K - kindergarten and after school care for children up to eight years of age at most of our centers.

The Learning Experience® is not just a daycare facility but also a complete child development center. We welcome you to visit any one of our dynamic and fun environments to see for yourself why TLE is different ... how committed we are to quality care and intellectual child development education of our children.

You want the best for our children... so do we! Our Charlie Choo Choo® Enrichment Programs: Marvelous Math®, Start to Art®, Suddenly Science®, Movin' n Groovin'®, Dancing Feet®, Music 4 Me® and Talent Sprouts® introduces children to the performing arts through a variety of activities involving all aspects of performance.

The Learning Experience® believes that each child deserves to grow and learn at his or her own pace. Our diverse curriculum includes: L.E.A.P® 1, L.E.A.P® 2, Little Learners™ and Fun with Phonics®. Our responsibility is to establish a strong foundation for your child in a fun and exciting environment.

TLE is one of the most comprehensive franchise business opportunities in child care today. It is one of the few childcare operators in the country where management has direct hands on experience with the day to day operations of the business. Following is some specific information regarding our Operations:

Hours of Operation

- 6:30am-6:30pm (12 hours per day)
- Activities on nights & weekends (Open Houses, parties, etc.)

Size of the building

- 10,000 square ft. building typical

Size of playground

- 5,000 square ft. typical
- 8,000 square ft. (AZ)
- 13,500 – 13,875 square ft. (CA)

Overall average enrollment

- 80% Occupancy

learn. play. grow.

Capacity of the center

- 180-185 children

Children Diapered/Potty Trained

- Average center: 40 children diapered, 38 children potty training, 105 children non-diapered

Part time children attendance

- Typical center has 25% part time children

Part time schedules

- Schedules vary (am students to pm students, 1-5 day schedules)

Families with siblings

- Approximately 20% have 1 or more siblings that will attend

Absenteeism rate

- Approximately 8% - 12%

Number of employees

- Approximately 24 staff at any one time total for an 10,000 square foot building, typical
- 30% Part Time (7 of the 24 employees)

Number of parking spots

- 40 parking spots typically required

Traffic

- Each parent parks their vehicle within the TLE parking area and brings their child into the center, checks them in at the reception counter, and then brings their child to their designated classroom. The reverse of this occurs at pick up as well. This averages from 5 minutes to 8 minutes.
- During drop off (average 5 minutes) generally between 6:30 am to 9:30 am
- During pick up (average 8 minutes) generally between 4:00 pm to 6:30 pm

Outline of Estimated Traffic

Traffic during drop off (average 5 minutes):

- 6:30am-7:00am (11 children)
- 7:00am-7:30am (28 children)
- 7:30am-8:00am (43 children)
- 8:00am-8:30am (43 children)
- 8:30am-9:00am (29 children)
- 9:00am-9:30am (29 children)

Calculations based on a center with the capacity of 183

Traffic during pick up (average 8 minutes):

- 3:30pm-4:00pm (11 children)
- 4:00pm-4:30pm (28 children)
- 4:30pm-5:00pm (43 children)
- 5:00pm-5:30pm (43 children)
- 5:30pm-6:00pm (29 children)
- 6:00pm-6:30pm (29 children)

Calculations based on a center with the capacity of 183

FROM OUR PARENT HANDBOOK:

DROP-OFF AND PICK-UP POLICIES

From the moment your child arrives until he or she is picked up at the end of the day, your child's safety is our foremost concern. No child shall ever be left unsupervised. Our center is equipped with an intercom/telephone in each classroom for emergency use.

Procedures for arrivals and departures are designed to ensure the safety and well-being of everyone at the center. Your cooperation in complying with the following procedures is appreciated:

Parents are to use only the front door for entering and exiting.

Never hold the door open for anyone. Each authorized individual receives a key fob that he/she must use to obtain entry into the building.

Children must be walked into the building by a parent or authorized guardian and placed with their assigned center *staff member*. Never leave a child outside the building to walk in alone or allow him or her to walk in accompanied solely by another child.

Parents must complete the electronic sign-in and sign-out process as well as the manual sign-in sheet on a daily basis and any applicable forms requested by the center (e.g., medication, Communication Form). **All completed forms must be placed in the Lucite bins provided in the reception area.**

When picking up your child, be certain that a TLE® staff member(s) in charge of your child's care acknowledges that your child is leaving the building, and remember to electronically and manually sign out. **A manual sign in/out is a state requirement.**

SAFETY AND SECURITY

The Learning Experience® has instituted security systems as an effective means of protecting our children. This may include:

- Gates and fences surrounding the property with alarms on gates.
- Special lock at entrance with limited access.
- Motion detectors in unused parts of the building.
- Cameras throughout the center for the purpose of monitoring a secure environment and for observation by both administration and parents.
- Windows allow the parent the opportunity to view the child's activities without disturbing the integrity of the classroom environment.

RELEASE OF CHILDREN

Security fobs are issued to each authorized person who will be routinely dropping off and picking up your child. Please do not give or exchange your fob with anyone since each fob has its own PIN number, identifying you in the computer system. It is imperative for security purposes that the center is aware of each person coming or going.

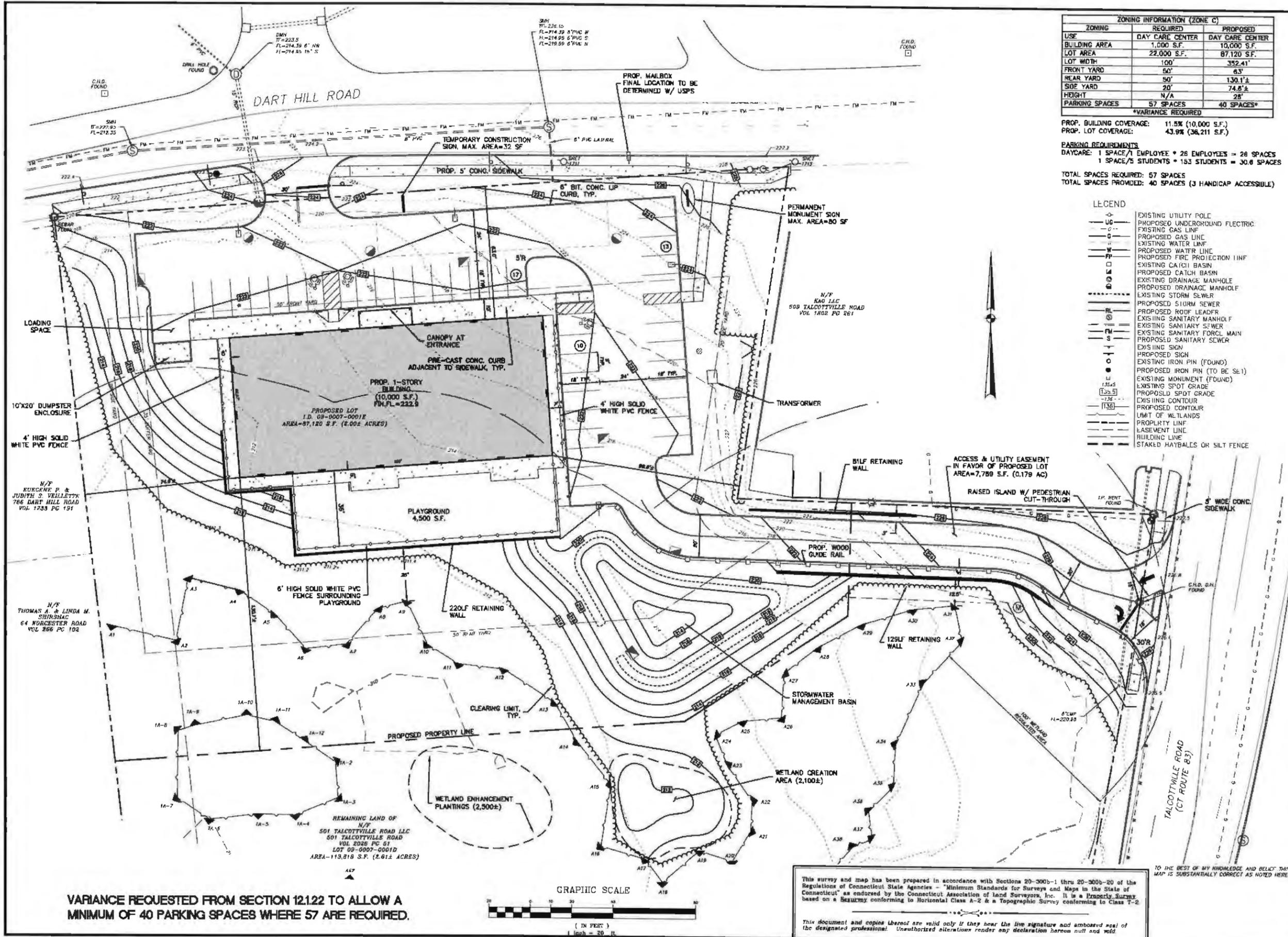
THERE IS A \$10 CHARGE FOR REPLACING AN ELECTRONIC FOB.

On any occasion when a person without a security fob or pass must pick up your child, the person's name must be in your file. He or she will be asked for a photo identification, which will be photocopied and placed in your child's file for future reference. A child will not be permitted to leave with any person other than those designated in writing by the parent. Always remember your password. You may be asked to provide the password when phone authorization is required.

There will be no exceptions to this policy.

If there are any changes to those authorized to pick up your child or if you will be carpooling with other parents, please advise us in writing. Remember to use a child safety seat, and buckle up when transporting your children at all times. Parking is permitted in The Learning Experience® designated parking spots only; please refrain from using handicapped parking spots unless you have the requisite decal.

learn. play. grow.



ZONING INFORMATION (ZONE C)		
USE	REQUIRED	PROPOSED
BUILDING AREA	DAY CARE CENTER 1,000 S.F.	DAY CARE CENTER 10,000 S.F.
LOT AREA	22,000 S.F.	87,120 S.F.
LOT WIDTH	100'	352.41'
FRONT YARD	50'	63'
REAR YARD	50'	130.1±'
SIDE YARD	20'	74.8±'
HEIGHT	N/A	28'
PARKING SPACES	57 SPACES	40 SPACES*

*VARIANCE REQUIRED

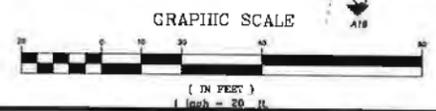
PROP. BUILDING COVERAGE: 11.5% (10,000 S.F.)
 PROP. LOT COVERAGE: 43.9% (36,211 S.F.)

PARKING REQUIREMENTS
 DAYCARE: 1 SPACE/1 EMPLOYEE + 26 EMPLOYEES = 26 SPACES
 1 SPACE/5 STUDENTS = 153 STUDENTS = 30.6 SPACES

TOTAL SPACES REQUIRED: 57 SPACES
 TOTAL SPACES PROVIDED: 40 SPACES (3 HANDICAP ACCESSIBLE)

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

VARIANCE REQUESTED FROM SECTION 12.22 TO ALLOW A MINIMUM OF 40 PARKING SPACES WHERE 57 ARE REQUIRED.



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

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

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

RUSSO
SURVEYORS & ENGINEERS, LLC
178 Russo & Associates, LLC

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

REVISIONS	
BY: LJ/TAC	CHK: JEU

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

Variance Plan

DATE	3-25-22
SCALE	1"=20'
JOB NUMBER	2021-083
SHEET	1 of 1

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

REVISIONS	
BY: U/TAC	CHK: JEU
3-01-22	SHIFT CONSTRUCTION ENTRANCE EAST
2-14-22	WETLAND MITIGATION, LEAK-OFF, ENGINE OUTLET

BY: U/TAC CHK: JEU

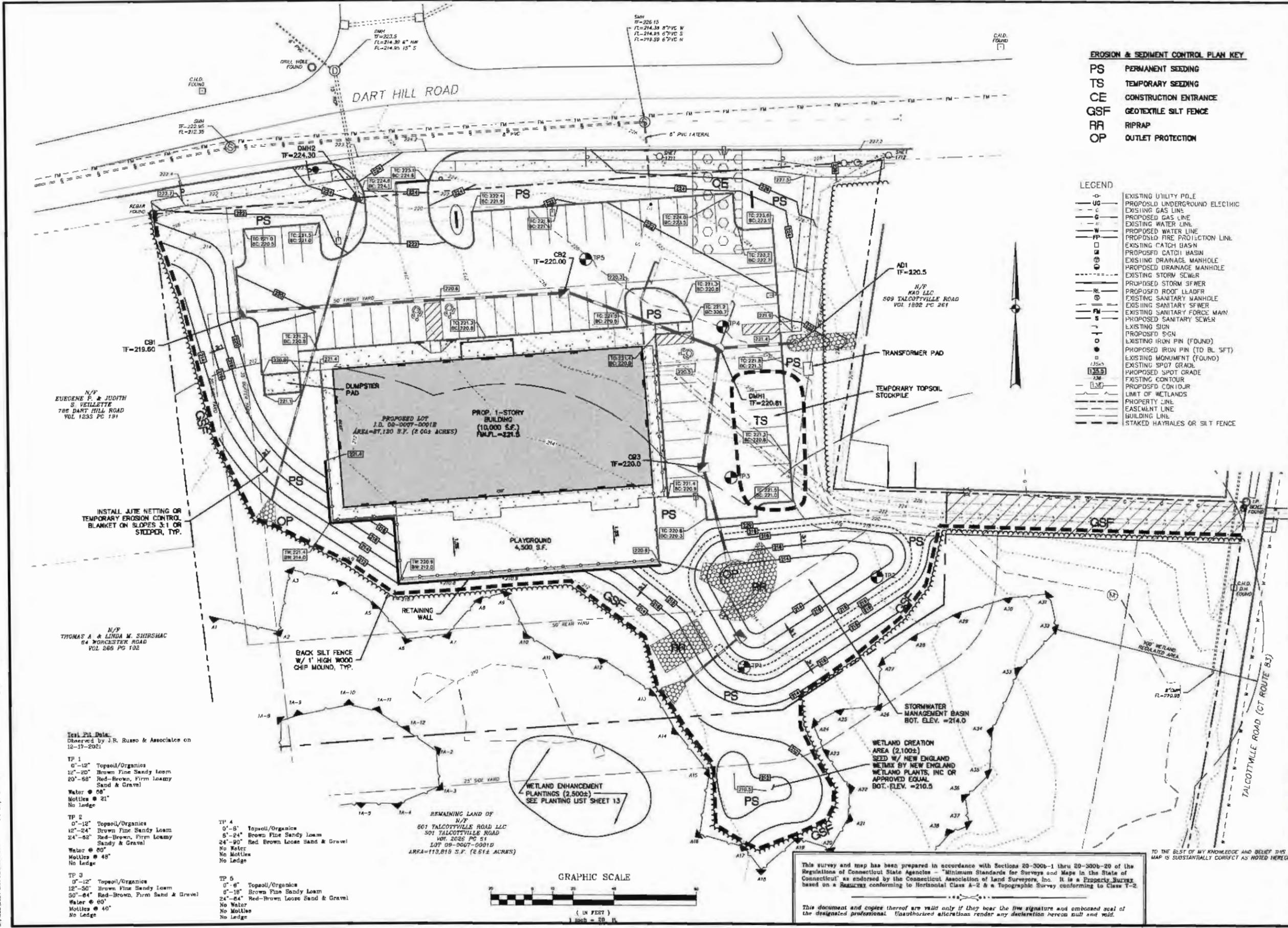
The Learning Experience
Property Of
501 Talcoittville Road, LLC
501 Talcoittville Road
Vernon, Connecticut 06010
Parcel ID: 09-0007-0001D (Zone: C)

**Grading & Erosion
& Sediment
Control Plan**

DATE:	1-11-22
SCALE:	1"=20'
PROJECT NUMBER:	2021-083
SHEET:	4 of 12

- EROSION & SEDIMENT CONTROL PLAN KEY**
- PS PERMANENT SEEDING
 - TS TEMPORARY SEEDING
 - CE CONSTRUCTION ENTRANCE
 - GSF GEOTEXTILE SILT FENCE
 - RR RIPRAP
 - OP OUTLET PROTECTION

- LEGEND**
- +— EXISTING UTILITY POLE
 - UG— PROPOSED UNDERGROUND ELECTRIC
 - G— EXISTING GAS LINE
 - C— PROPOSED GAS LINE
 - W— EXISTING WATER LINE
 - WP— PROPOSED WATER LINE
 - FP— PROPOSED FIRE PROTECTION LINE
 - CB— EXISTING CATCH BASIN
 - CBP— PROPOSED CATCH BASIN
 - DMH— EXISTING DRAINAGE MANHOLE
 - DMHP— PROPOSED DRAINAGE MANHOLE
 - ES— EXISTING STORM SEWER
 - ESP— PROPOSED STORM SEWER
 - RL— PROPOSED ROOF LEADR
 - SMH— EXISTING SANITARY MANHOLE
 - SMHP— EXISTING SANITARY SWER
 - FSM— EXISTING SANITARY FORCE MAIN
 - FSP— PROPOSED SANITARY SWER
 - S— EXISTING SIGN
 - SPP— PROPOSED SIGN
 - IFP— EXISTING IRON PIN (FOUND)
 - IFPP— PROPOSED IRON PIN (TO BL SFT)
 - M— EXISTING MONUMENT (FOUND)
 - MPP— EXISTING SPOT GRADE
 - MPPS— PROPOSED SPOT GRADE
 - CON— EXISTING CONTOUR
 - CONP— PROPOSED CONTOUR
 - W— LIMIT OF WETLANDS
 - PL— PROPERTY LINE
 - EL— EASEMENT LINE
 - BL— BUILDING LINE
 - S— STAKED HAYRALES OR SILT FENCE



N/F
EUGENE P. & JUDITH
S. VEILLETTE
786 DART HILL ROAD
VOL 1235 PG 191

N/F
THOMAS A. & LINDA M. SHIRSHAC
64 WORCESTER ROAD
VOL 266 PG 102

Test Pit Data:
Observed by J.R. Russo & Associates on
10-17-2021

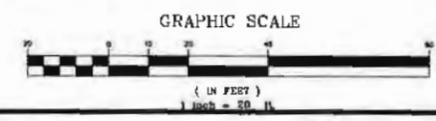
TP 1
0'-12" Topsoil/Organics
12"-20" Brown Fine Sandy Loam
20"-68" Red-Brown, Firm Loamy
Sand & Gravel
Water @ 60"
Mottles @ 21"
No Ledge

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

TP 3
0'-12" Topsoil/Organics
12"-50" Brown Fine Sandy Loam
50"-64" Red-Brown, Firm Sand & Gravel
Water @ 60"
Mottles @ 40"
No Ledge

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

TP 5
0'-8" Topsoil/Organics
8"-18" Brown Fine Sandy Loam
18"-64" Red-Brown Loose Sand & Gravel
No Water
No Mottles
No Ledge



This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-26 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Property Survey based on a RECURRING conforming to Horizontal Class A-2 & a Topographic Survey conforming to Class T-2.

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

S:\A\2021 Civil_SDC\07-083 Vernon Development - 501 Talcoittville Rd\Russos Drawings\2021-083.dwg

DRAFT MINUTES
OCTOBER 20, 2021

DRAFT MINUTES

Zoning Board of Appeals (ZBA)

Wednesday, October 20, 2021 6:30PM

Town Hall

14 Park Place

Vernon, CT 06056

RECEIVED
VERNON TOWN CLERK
21 OCT 25 PM 2:28

1. Roll Call:

Attendees: Regular Members: Chairman Jennifer Roy, Robert Mullan, Howard Steinberg and Carmen Melaragno

Alternate Members: Sherrin Roch and Claire Crane

Absent Members: None

Chairman Jennifer Roy called the meeting to order at 6:34PM and read the opening statement.

2. Public Hearing, discussion and vote on the following Applications:

Application ZBA-2021-07 of Gurdev Singh, seeking a Variance of Zoning Regulation section 4.4.1.8 Maximum lot coverage when not in an aquafer protection zone: 25%, to allow 33.2% lot coverage where 27.5% lot coverage currently exists, to construct a two-bay garage, 21' x 25' , on the property located at 132 Main Street, located in the R27 Zone. Carmen Melaragno read the application into record.

- Carmen Melaragno read the Application into the record.
- Robert Hurd of 7 Rheel Street, Vernon spoke on behalf of the applicant.
- Discussion ensued.

No public comment.

Public hearing was closed at 6:41PM.

Howard Steinberg made a motion to approve Application ZBA-2021-07 of Gurdev Singh, seeking a Variance of Zoning Regulation section 4.4.1.8 Maximum lot coverage when not in an aquafer protection zone: 25%, to allow 33.2% lot coverage where 27.5% lot coverage currently exists, to construct a two-bay garage, 21' x 25', on the property located at 132 Main Street, located in the R27 Zone. The hardship being a non-conforming lot. Carmen Melaragno seconded and the motion passed unanimously.

3. Review Draft Minutes of September 15, 2021 ZBA Meeting

Sherrin Roch made a motion to approve the draft minutes of the September 15, 2021 meeting. Carmen Melaragno seconded and the motion carried unanimously.

4. Other Business

Andy Marchese explained that Bill Francis has returned to the Commission as a regular member.

5. Adjournment

Howard Steinberg made a motion to adjourn at 6:46PM. Robert Mullan seconded and the motion carried unanimously.

Respectfully submitted,

Cassandra Santoro
Recording Secretary

LEGAL NOTICES

Published on:

Saturday, April 09, 2022 and

Saturday, April 16, 2022

PUBLIC NOTICE
Town of Vernon

The Vernon Zoning Board of Appeals will hold the following Public Hearing at a regular meeting on **Wednesday, April 20, 2022 at 6:30 p.m.** at the Town Hall, 14 Park Place, 3rd floor (Council Chambers) Vernon, CT, to hear the following Applications:

Application ZBA-2022-01 of the French Social Circle, seeking a Variance of Zoning Regulation section 4.9.1.4 Minimum Rear Yard: 50 feet, to allow a 14' x 30' shed 36 feet from the Rear Yard boundary line, on the property located at 341 Kelly Road, located in the Commercial Zone.

Application ZBA-2022-02 of Vernon Development LLC, seeking a Variance of Zoning Regulation section 12.1.22 Day care centers - (parking requirements), to allow 40 parking spaces where 57 parking spaces are required, on the property located at 501 Talcottville Road, located in the Commercial Zone.

These ZBA applications are available for inspection by the public in the office of Zoning Administration, 55 West Main Street, Vernon, CT.

Ardy Marchese, Liaison to the
Zoning Board of Appeals

Journal Inquirer
April 9, 2022
April 16, 2022

OTHER BUSINESS