

# Special Meeting

TOWN OF VERNON

Inland Wetlands Commission (IWC)

Meeting Notice & Agenda

**Tuesday, May 3, 2022, 7:00 PM**

Join Zoom Meeting

<https://us02web.zoom.us/j/2539513099?pwd=b3NUYldqZ0RXcWxiTlJlK2VqenhGQT09>

Meeting ID: 253 951 3099

Passcode: 2N3X30

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Meeting ID: 253 951 3099

Passcode: 148252

## AGENDA

1. Call to Order & Roll Call

2. Administrative Actions

2.1 Approval of Draft Minutes from Regular Meeting 4-19-22

3. Public Hearing and or Action on Applications

**3.1 CONTINUATION of IWC 2022-01, 501 Talcottville Rd.** An Application by Vernon Development LLC for a Wetlands Re-designation and a Wetlands Permit for activity in a regulated area, in order to develop a child-care facility at 501 Talcottville Rd. (Tax Map 09, Block 007, Parcel 0001D).

**3.2 Continuation of IWC 2022-02, 304 Merline Road.** An Application of CT Water Company for a Wetland Re-Designation for property located at 304 Merline Rd. (Tax Map 09, Block 015T, Parcel 00046).

4. New Business - Discussion and possible action

**4.1 IWC 2022-3, 129 Talcottville Road.** An application for Minor Modifications of Existing Land Use Permits; former application IWC 2016 - 5

5. Adjournment

Rachel Stansel, Chairperson Inland Wetlands Commission

**Town of Vernon**  
**Inland Wetlands Commission (IWC)**  
Tuesday, April 19, 2022, 7:00 p.m.  
Virtual ZOOM Meeting

**DRAFT MINUTES**

1. Call to Order and Roll Call

Chair Rachel Stansel called the meeting to order at 7:04 p.m. In attendance were Commission Members Kathy Minor and Don Schubert. Staff members present were David Smith, Town Engineer, Luciana Granstrand, Planning Specialist, and Craig Perry, Wetlands Enforcement Officer. Also in attendance for the Zoom Meeting were Eric Spungin, Greg Spungin, Jay Ussery, Bryan Cormier, Tim Houle, George Logan, Art Allen, James Basile, Brian Juliano, and Chuck Harlow.

2. Administrative Actions

2.1 Approval of Minutes from Special Meeting February 15, 2022

*Kathy Minor **MOVED** to **APPROVE** the Minutes from the Special Meeting held February 15, 2022. Don Schubert seconded. Motion carried unanimously.*

2.2 Approval of Minutes from Regular Meeting March 22, 2022

*Kathy Minor **MOVED** to **APPROVE** the Minutes from March 22, 2022, with the following corrections:*

- Under bullet items in 3.1 add: "Applicant also requests confirmation from the IWC that activity related to the parcel (demolition and construction of water treatment building) is exempted from permitting, under State Statute."
- In 5.1 correct Don Smith to read Dave Smith

*Don Schubert seconded. Motion carried unanimously.*

3. New Applications for Receipt and Determination of Significance, if any

3.1 Receipt of **Application IWC-2022-3, 129 Talcottville Road**. An Application for Minor Modifications of Existing Land Use Permits; former **Application IWC-2016-5**.

David Smith explained the Application process to date. Tim Houle, Sr. Engineer, BL Companies, discussed the Application sharing site plans and maps. Discussion took place.

*Chair Rachel Stansel **MOVED** to **ACCEPT** Application **IWC-2022-3** as not significant and to be discussed at the IWC Special Meeting on May 3, 2022. Don Schubert seconded. Motion carried unanimously.*

4. Public Hearing and Action on New Applications

4.1 **CONTINUATION of Application IWC-2022-01, 501 Talcottville Road**. An Application by Vernon Development LLC for a Wetlands Re-designation and a Wetlands Permit for activity in a regulated area, in order to develop a child-care facility at 501 Talcottville Road (Tax Map 09, Block 007, Parcel 0001D).

Note: The Applicant has requested the Public Hearing be continued until May 3, 2022; the Applicant has provided the requisite extension to this date. Staff concurs as time is needed to provide a full third-party review.

Jay Ussery of J.R. Russo and Associates discussed the modifications to the plans. Art Allen, Vice President EcoTec, Environmental Scientist, and George Logan, REMA, Environmental

Scientist, discussed their respective findings and opinions of the wetlands. Discussion took place.

The Public Hearing continued with Dave Smith reading an email (included in Commission packet) dated April 13, 2022, from Judith Veillette, 786 Dart Hill Road stating her opposition to the project. No other public comments were given.

*Chair Rachel Stansel **MOVED** to **CONTINUE** Application **IWC-2022-01**, 501 Talcottville Road, to the Special Meeting May 3, 2022. Kathy Minor seconded. Motion carried unanimously.*

- 4.2 Application **IWC-2022-02**, 304 Merline Road. An Application of CT Water Company for a Wetland Re-designation for property located at 304 Merline Road (Tax Map 09, Block 015T, Parcel 00046).

Dave Smith noted for the record that the Public Notice was published on April 9, 2022, and April 16, 2022, of the Public Hearing to take place April 19, 2022, with intent that a refinement of the wetland's delineation was part of the application. This was not posted for the requisite 10 days prior to the April 19, 2022, meeting, so it will officially be dealt with at the next special meeting on May 3, 2022.

The floor was opened for Public Comment. Chuck Harlow, 35 Walker Terrace had a question regarding the application. Discussion took place.

*Kathy Minor **MOVED** to **CONTINUE** Public Hearing on Application **IWC-2022-02**, 304 Merline Road to the Special Meeting May 3, 2022. Don Schubert seconded. Motion carried unanimously.*

5. Status of Cease & Correct Orders

- 5.1 Update on 26 Naek Road and 321 Talcottville Road  
Bryan Cormier and Brian Juliano were present. Discussion took place regarding remediation plans and existing conditions.

6. Wetlands Enforcement Officer Report  
None

7. Inland Wetlands Agent Approvals  
None

8. Other Business  
Chair Rachel Stansel submitted her resignation. Her last meeting will be May 3, 2022.

9. Chair Rachel Stansel adjourned the meeting at 8:42 p.m.

Respectfully Submitted,

Susan Hewett  
Recording Secretary



- Ecology
- Soil & Wetland Studies
- Water Quality Monitoring • GPS
- Environmental Planning & Management
- Ecological Restoration & Habitat Mitigation
- Aquatic, Wildlife and Listed Species Surveys
- Application Reviews • Permitting & Compliance

April 28, 2022

VIA E-MAIL

Town of Vernon  
Inland Wetlands Commission  
Memorial Building, 14 Park Place  
Vernon, CT 06066

**RE:     *MITIGATION PLAN***  
**Proposed Day Care & Learning Center**  
501 Talcottville Road, Vernon, CT  
*REMA Job # 21-2390-VER55*

Dear Chairperson Stansel and Commissioners:

On behalf of the applicant, Vernon Development, LLC, REMA ECOLOGICAL SERVICES, LLC (REMA) has prepared the attached mitigation plan, to restore and enhance wetlands and upland buffers, in the vicinity of the proposed driveway to Talcottville Road for the above-referenced commercial development.

On April 25<sup>th</sup>, 2022, we visited the subject area to assess potential mitigative strategies. The following are our findings:

1. The northern tip of the wetland, which was saturated to the surface at the time, has a few invasives (e.g., multiflora rose), as well as scattered debris (see attached photos).
2. The upland area above (northerly) of the wetland boundary is mostly dominated by invasives (e.g., multiflora rose, Asiatic bittersweet, garlic mustard, etc.) and contains substantial human debris (i.e., bottles, plastic, metal, etc.)

The proposed mitigation is as follows (see attached plan):

- ***Wetland Buffer Enhancement/Restoration:*** This is a roughly 1,760 square foot area replete with invasives. Invasives will be removed mechanically (Year 1). Following removal of invasives and human debris, area will be planted as specified in Table 1 (attached), while



maintaining existing native or non-invasive plants. This area will also be seeded with the *New England Conservation/Wildlife Mix* (see attached) at the specified rate. In Year 2, emerging woody invasives will be spot treated with triclopyr herbicide formulation (e.g., Brush-b-gone), using a funnel to target only sprout.

- **Wetland Enhancement:** This is a roughly 870 square foot area, with a few invasives. Invasives will be removed mechanically (Year 1). Following removal of invasives and human debris, area will be planted as specified in Tables 1 and 2 (attached). Care will be taken not to damage existing native vegetation.
- **Wetland Buffer:** This is a roughly 730 square foot area, which will be graded as part of the construction of the driveway to Talcottville Road. This area will be densely planted as specified in Table 1 (attached). This area will also be seeded with the *New England Conservation/Wildlife mix* (see attached) at the specified rate. Any remaining seed (2 lbs. minimum purchase), shall be used at the inner side slopes of the proposed stormwater basin.
- **Supervision:** A qualified wetlands professional will be involved with all aspects of the proposed mitigation, including invasives removal and planting.

We should note that while the retaining wall associated with the proposed driveway is as near as 12 feet from the wetland boundary, in our professional opinion, with the proposed mitigative plantings, wetland functions and values will not be diminished. This “tip” of the wetland is already within the “sphere of disturbance” being close to a very busy arterial roadway, and a commercial establishment to the north. It has a fair amount of invasives both within and adjacent to it, and has been the recipient of human generated debris.

Please feel free to contact our office with any questions on the above.

Respectfully submitted,

**REMA ECOLOGICAL SERVICES, LLC**

George T. Logan, MS, PWS, CSE  
Professional Wetland Scientist/Registered Soil Scientist  
Certified Senior Ecologist (ESA)

Attachments: Mitigation Plan, Photos 23 to 26, Tables 1 and 2, Seed Mix





*Photo 23: View down slope to area of proposed driveway, with wetland area further in; facing southerly*



*Photo 24: View of top of delineated wetland (see flags A30 & A31); facing northerly*



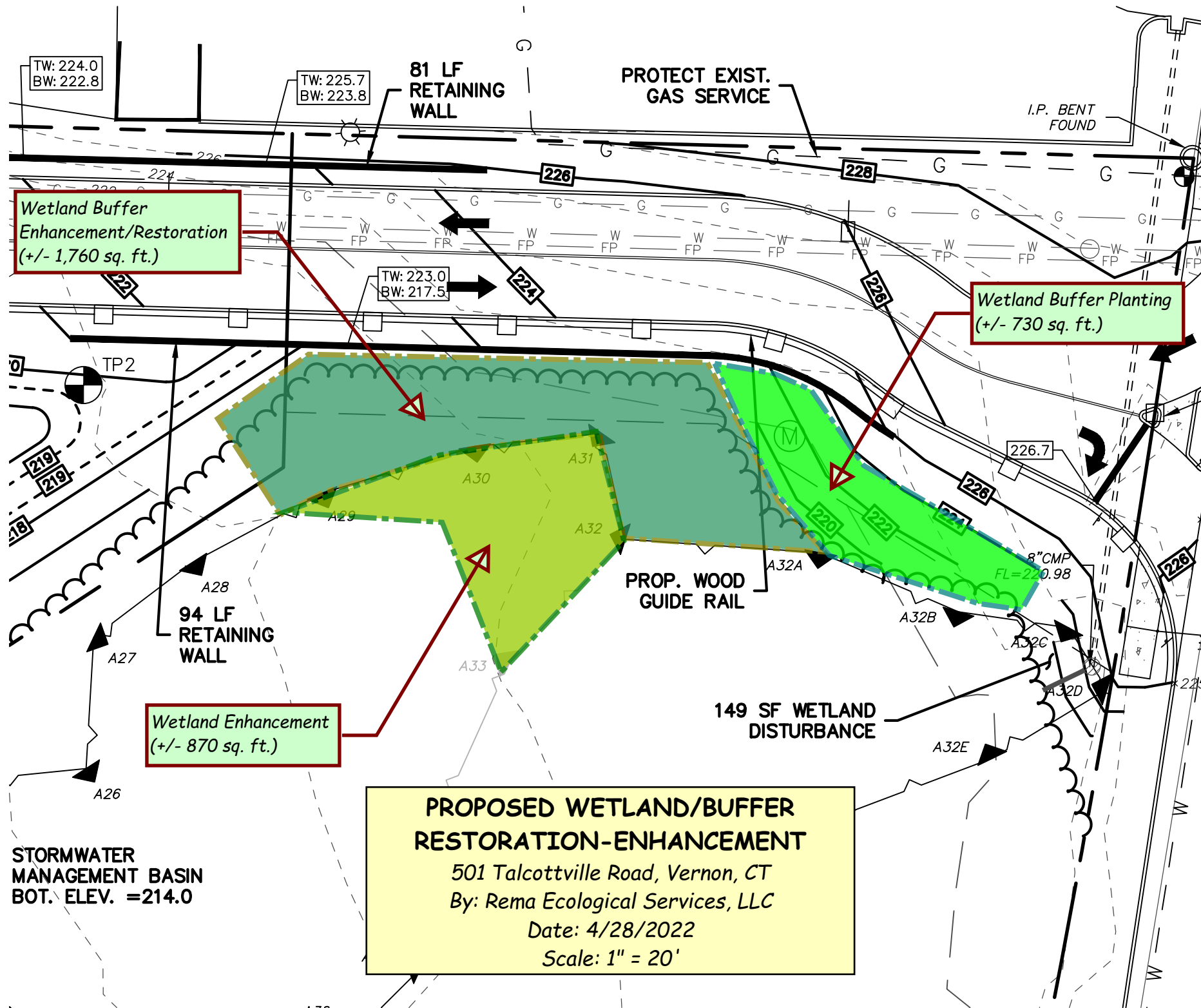


*Photo 25: Thickets of multiflora rose and Asiatic bittersweet tangles to be removed at edge of wetland and in upland and replanted/seeded; facing northerly*



*Photo 26: Debris in wetland (example) and adjacent upland will be removed*







**TABLES OF PLANTING MATERIALS FOR WETLAND & BUFFER RESTORATION & ENHANCEMENT AREAS**  
**501 TALCOTVILLE ROAD, VERNON, CONNECTICUT**

<b>Table 1. Shrubs</b>							
<u>Scientific Name</u>	<u>Common Name</u>	<u>Size</u>	<u>Shade tolerant?</u>	<u>Wetland Buffer Enhancement-Restoration</u>	<u>Wetland Buffer Planting</u>	<u>Wetland Enhancement Area</u>	<u>Totals</u>
<i>Clethra alnifolia</i>	Sweet pepperbush	3'-4'	Y	5	5		10
<i>Ilex verticillata</i>	Winterberry	3'-4'	Y	2	2	4	8
<i>Swida racemosum</i>	Gray dogwood	3'-4'	Y	7	15		22
<i>Vaccinium corymbosum</i>	Highbush blueberry	3'-4'	Y	2		4	6
<i>Viburnum cassinoides</i>	Wild raisin	3'-4'	Y	3	5	2	10
<i>Viburnum opulus</i>	Cranberry viburnum	3'-4'	Y			4	4
<b>Totals:</b>				<b>19</b>	<b>27</b>	<b>14</b>	<b>60</b>

<b>Table 2. Herbs</b>					<u>Wetland Buffer Enhancement-Restoration</u>	<u>Wetland Buffer Planting</u>	<u>Wetland Enhancement Area</u>	<u>Totals</u>
<u>Scientific Name</u>	<u>Common Name</u>	<u>Form</u>	<u>NWI</u>	<u>Spacing</u>				
<i>Asclepias incarnata</i>	Swamp milkweed	2"plug	OBL	2'OC			50	50
<i>Eutrochium maculatum</i>	Spotted Joe Pye weed	2" plug	FACW	1.5'OC			50	50
<i>Carex lupulina</i>	Hop sedge	2" plug	FACW+	2'OC			50	50
<b>Total:</b>							<b>150</b>	<b>150</b>

# **NEW ENGLAND WETLAND PLANTS, INC**

820 WEST STREET, AMHERST, MA 01002

PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

## **New England Conservation/Wildlife Mix**

Botanical Name	Common Name	Indicator
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Desmodium canadense</i>	Showy Tick Trefoil	FAC
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium purpureum (Eutrochium maculatum)</i>	Purple Joe Pye Weed	FAC
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU-
<i>Aster pilosus (Symphyotrichum pilosum)</i>	Heath (or Hairy) Aster	UPL
<i>Solidago juncea</i>	Early Goldenrod	

PRICE PER LB.    \$39.50    MIN. QUANTITY    2 LBS.    **TOTAL:**    \$79.00    APPLY: 25 LBS/ACRE :1750 sq ft/lb

The New England Conservation/Wildlife Mix provides a permanent cover of grasses, wildflowers, and legumes For both good erosion control and wildlife habitat value. The mix is designed to be a no maintenance seeding, and is appropriate for cut and fill slopes, detention basin side slopes, and disturbed areas adjacent to commercial and residential projects.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.



## EcoTec, Inc.

### ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street  
Worcester, MA 01605-2629  
508-752-9666 / Fax: 508-752-9494

April 27, 2022

David A. Smith, PE, LS  
Town of Vernon  
55 West Main Street  
Vernon, CT 06066

**Re:** 501 Talcottville Road, Vernon, CT

**Subject:** Supplemental Peer Review Findings & Recommendations

Dear David:

Subsequent to my first review comment letter (dated March 24, 2022), I performed a second site visit, received and reviewed revised and additional project documents (listed below) and attended a public meeting of the Inland Wetland Commission. My findings and recommendations on the additional information reviewed, are noted below in **bold** font.

#### Documents Reviewed:

- ✓ Grading & Erosion & Sediment Control Plan (Alt 1);
- ✓ Grading & Erosion & Sediment Control Plan (Alt 2).

1. Consistent with my initial site evaluation, discussions with the applicant's wetland scientist and discussions during the public meeting, I continue to recommend revisions to the wetland boundaries on the site including extending the wetland between A32 and A35 with A32A to A32G and connecting flags A14 to A24. In my professional opinion, there are poorly drained wetland soils existing in these areas. These revisions would also eliminate the proposed "Wetland Creation Area" proposed to the south of flags A14 to A24. I acknowledge that the applicant's wetland scientist is arguing against these revisions but I remain firm in my opinion that Federal and Regional "problem red soil indicators" should be referenced on this site. The existing USDA-NRCS soil mapping for the site is clearly inaccurate and there is no established soil series for poorly drained red soils formed in Triassic sandstone-derived outwash materials. **Therefore, instead of just ignoring wetland areas with these soil conditions, I strongly recommend utilizing the indicators established for just this type of situation.** Please note that I corresponded with Donald Parizek (USDA-NRCS Soil Survey Leader for CT) who confirmed the lack of a soil series corresponding to site conditions and agreed with my use of the soil indicators which, by definition, correspond to Poorly and Very Poorly Drained soils.
2. It is my understanding that the Zoning Board of Appeals has approved Alternate Plan No. 2 allowing for a reduced parking area and for moving the proposed development away from the wetland and toward Dart Hill Road. These changes would significantly increase the undisturbed setback buffering between the proposed development and the wetland. The setback would increase from 0-feet to 20-feet, at the closest location. **I support this alternative.**



3. The proposed Alternative No. 2 plan would appear to require some fill to be placed within the additional wetland area which falls within in the limit of grading for the proposed access road to Talcottville Road. For some reason, the access road is designed with a bend which places it closer to the additional wetland area. **If possible, the road should be redesigned to move away from the wetland and to limit fill to the extent practicable with a retaining wall, etc. As noted above, I also recommend adoption of the wetland boundary revisions and removal of the “Wetland Creation Area” from the plan.**

Please do not hesitate to contact me if you have any questions concerning this or other matters.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Arthur Allen', with a stylized flourish at the end.

Arthur Allen, CPSS, Registered Professional Soil Scientist  
Vice President

AA/Monitoring/Vernon 501 Talcottville EcoTec Report 4.27.2022

**EcoTec, Inc.**

## Gately, Shaun

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**From:** Tim Coon <tcoon@jrrusso.com>  
**Sent:** Thursday, April 21, 2022 1:41 PM  
**To:** Smith, David  
**Cc:** Eric Spungin; Jay Ussery; Louay Akil; James Basile; Perry, Craig; Gately, Shaun; Jay Ussery  
**Subject:** [EXTERNAL] RE: timelines

**CAUTION:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

David,

As detailed in the email thread below, in early March, the applicant granted an extension to the timeframe for action by the IWC on the pending application for the TLE development at 501 Talcottville Road in Vernon until April 26, 2022. Based on how things have advanced, an additional extension will be required. As noted by George McGregor in his prior email, based on the date of receipt and opening of the public hearing, an extension can be granted to as late as May 24, 2022. On behalf of the application, Vernon Development LLC, I do hereby grant an extension to the timeframe for the decision regarding the TLE Wetland application for the full 65 days to coincide with May 24, 2022. Please confirm receipt of this extension. If you have any questions, please feel free to contact me.

Timothy A. Coon, P.E.  
Principal Engineer



### J.R. RUSSO & ASSOCIATES, LLC

P.O. Box 938, 1 Shoham Road  
East Windsor, CT 06088  
CT 860.623.0569 MA 413.785.1158  
[tcoon@jrrusso.com](mailto:tcoon@jrrusso.com) | [www.jrrusso.com](http://www.jrrusso.com)

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**From:** Tim Coon  
**Sent:** Thursday, March 3, 2022 1:33 PM  
**To:** 'McGregor, George' <GMcGregor@vernon-ct.gov>  
**Cc:** 'Eric Spungin' <espungin@hotmail.com>; Jay Ussery (jussery@jrrusso.com) <jussery@jrrusso.com>; Louay Akil <louayakil@gmail.com>; James Basile <basile.enterprises@comcast.net>; Perry, Craig <cperry@vernon-ct.gov>  
**Subject:** RE: timelines

George,

On behalf of the applicant, Vernon Development LLC, I do hereby grant an extension to the timeframe for decisions regarding the pending applications for the TLE development at 501 Talcottville Road in Vernon. With regard to the pending IWWC application 2022-01, an extension of 29 days is granted to allow for a decision to be made at the April 26<sup>th</sup>, 2022 meeting. With regard to the pending PZC application PZ 2022-05, an extension of 29 days is granted to allow for a decision to be made at the May 5<sup>th</sup>, 2022 meeting. Please confirm receipt of these extensions. If you have any questions, or require further information, please feel free to contact me. Thanks.

Timothy A. Coon, P.E.  
Principal Engineer



**J.R. RUSSO & ASSOCIATES, LLC**

P.O. Box 938, 1 Shoham Road  
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**CT** 860.623.0569 **MA** 413.785.1158  
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**From:** McGregor, George <[GMcGregor@vernon-ct.gov](mailto:GMcGregor@vernon-ct.gov)>  
**Sent:** Thursday, March 3, 2022 12:18 PM  
**To:** Tim Coon <[tcoon@jrrusso.com](mailto:tcoon@jrrusso.com)>  
**Subject:** timelines

Tim:

I am not going to wear you out with all the dates but these two are the critical path as I see it:

1. IWC-END decision date with a 65 day extension is May 24 regular meeting. That would require a first extension of 29 days to get to the April 26, 2022 meeting.

2. SPZC-Site Plan-requires a 65 day decision date which gets us to the April 7, 2022 planning meeting. We will need an extension, I'd say to May 5. Total extensions can only go to June 13.

The special permit and subdivision allow action with extensions into July.

George K. McGregor, AICP  
Town Planner  
Town of Vernon  
55 West Main Street  
Vernon, CT. 06066-3291  
Phone: (860) 870-3640  
Mobile: (860) 336-1846



## Memo

To: Vernon Inland Wetlands Commission

From: David Smith, Town Engineer *D 45*  
Craig Perry, Wetlands Enforcement Officer *C.P.*

Date: April 28, 2022

Re: Vernon IWC 2022-1; 501 Talcottville Road

This application has evolved over the last several months with the applicant making various adjustments as input from staff, this Commission and other regulatory authorities became available. The Zoning Board of Appeals granted the variance requesting a reduction in the number of parking spaces, allowing the shifting away from the delineated wetlands. Recall that this was depicted during the last meeting as Alternate 2.

There are several facets to this application which the commission needs to deal with.

- Wetland Re-designation – The initial delineation present back in February was expanded to the property limits. After the third-party review of the site plan and a meeting on site, it was clear that the two Soil Scientist had a different opinion on two locations. I believe that in the interest of advancing the application, the design team will be showing a delineation that reflects that more expansive limits. If this is indeed the case, *the staff supports this as a change to the Town's Official Wetlands Map.*
- Subdivision Proposal – During the first portion of the Public Hearing, it was noted that the property line associated with the Site Development Plan did not actually exist, but reflected the line as it would be if a successful Subdivision Application were approved by Planning and Zoning. In crafting the commission's packets for subsequent meetings, the focus was on the Site Plan and the Subdivision was left in the background. A 'report' from the IWC is needed by the PZC in their consideration of that request. Enclosed in the packet for your review is the proposed division and a concept of how it might be developed. *We recommend that if the IWC wished to provide a favorable consideration to the Planning and Zoning Commission, it should also include a recommendation that a note be clearly displayed on the subdivision map stating "the Vernon IWC has not approved any activities for this parcel at this time".*
- Site Development Plan – the various options have distilled down to Alternate 2, with a reduced number of parking spaces allowing the proposed daycare, play area and other improvements to shift northerly and way from the limit of the wetlands. Additionally, an access drive has been provided to create a 'left in / left out' access to Route 83 is proposed in response to Traffic Concerns at Dart Hill Road. This location was originally proposed as the utility corridor but will now also have a paved driveway over those features. The impact will be similar with or without the

driveway. The original concept had fill being placed in the upland area and trenches dug and backfilled for the pipe installations. The driveway will require a little more fill and a retaining wall is proposed to limit the placement of materials closer to the wetland delineation.

The applicant's proposal to recharge rainfall from the roof surface and treat parking lot runoff in the forebay/recharge system is consistent with the Town of Vernon Low Impact Development. The design supports the goal that run off characteristics from the site will be comparable current conditions.

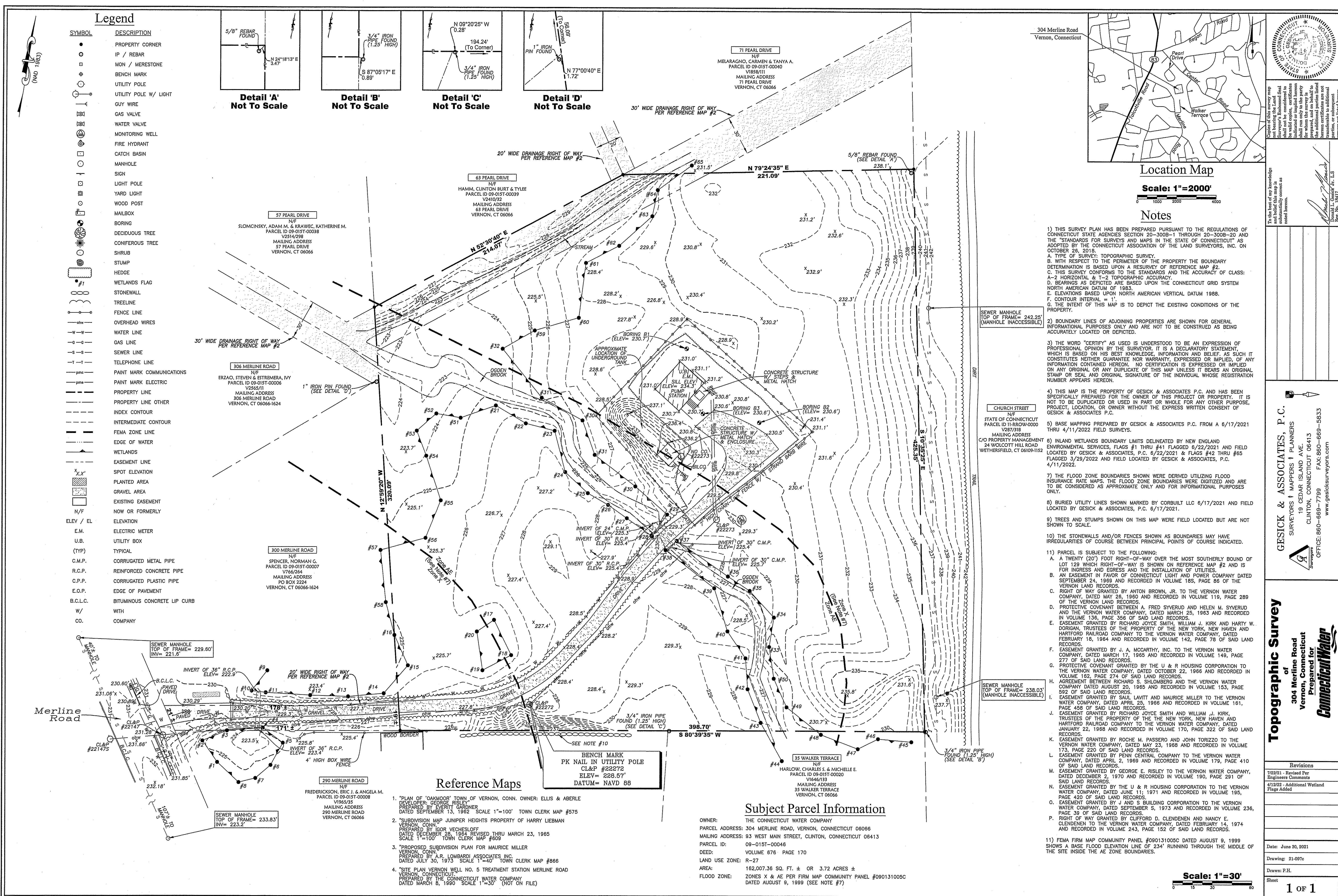
Sediment and Erosion Control Measures are specified that will control adverse impacts to the wetlands during construction and the planting schedule and stabilization measures will insure that the development will not have long term adverse impacts.

If the IWC is favorably inclined to this current proposal, we recommend that the following conditions be included with this approval:

*The applicant shall notify the Wetland Enforcement Officer upon the installation of the sediment and erosion control measures.*

*The applicant shall maintain these measures in good condition throughout the construction phase and shall provide any additional measures necessary to address unforeseen or extreme conditions during the construction.*

*The applicant shall provide a Sediment and Erosion Control Bond in the amount of \$10,000 to address any on-going issues related to failure to address poor performance of the specified measures in a timely manner, resulting in degradation of the Wetland Resources.*



Legend

SYMBOL	DESCRIPTION
●	PROPERTY CORNER
○	IP / REBAR
□	MON / MERESTONE
⊙	BENCH MARK
⊕	UTILITY POLE
⊕	UTILITY POLE W/ LIGHT
⊕	GUY WIRE
⊕	GAS VALVE
⊕	WATER VALVE
⊕	MONITORING WELL
⊕	FIRE HYDRANT
⊕	CATCH BASIN
⊕	MANHOLE
⊕	SIGN
⊕	LIGHT POLE
⊕	YARD LIGHT
⊕	WOOD POST
⊕	MAILBOX
⊕	BORING
⊕	DECIDUOUS TREE
⊕	CONIFEROUS TREE
⊕	SHRUB
⊕	STUMP
⊕	HEDGE
⊕	WETLANDS FLAG
⊕	STONEWALL
⊕	TREELINE
⊕	FENCE LINE
⊕	OVERHEAD WIRES
⊕	WATER LINE
⊕	GAS LINE
⊕	SEWER LINE
⊕	TELEPHONE LINE
⊕	PAINT MARK COMMUNICATIONS
⊕	PAINT MARK ELECTRIC
⊕	PROPERTY LINE
⊕	PROPERTY LINE OTHER
⊕	INDEX CONTOUR
⊕	INTERMEDIATE CONTOUR
⊕	FEMA ZONE LINE
⊕	EDGE OF WATER
⊕	WETLANDS
⊕	EASEMENT LINE
⊕	SPOT ELEVATION
⊕	PLANTED AREA
⊕	GRAVEL AREA
⊕	EXISTING EASEMENT
⊕	NOW OR FORMERLY
⊕	ELEVATION
⊕	ELECTRIC METER
⊕	UTILITY BOX
⊕	TYPICAL
⊕	C.M.P.
⊕	R.C.P.
⊕	C.O.P.
⊕	E.D.P.
⊕	EDGE OF PAVEMENT
⊕	B.C.L.C.
⊕	BITUMINOUS CONCRETE LIP CURB
⊕	WITH
⊕	CO.
⊕	COMPANY

Detail 'A'  
Not To Scale

Detail 'B'  
Not To Scale

Detail 'C'  
Not To Scale

Detail 'D'  
Not To Scale

Location Map

Scale: 1"=2000'

Notes

- 1) THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF THE LAND SURVEYORS, INC. ON OCTOBER 26, 2018.
- 2) BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
- 3) THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR. IT IS A DECLARATORY STATEMENT, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS MAP UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.
- 4) THIS MAP IS THE PROPERTY OF GESICK & ASSOCIATES, P.C. AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. IT IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION, OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF GESICK & ASSOCIATES, P.C.
- 5) BASE MAPPING PREPARED BY GESICK & ASSOCIATES, P.C. FROM A 6/17/2021 THRU 4/11/2022 FIELD SURVEYS.
- 6) INLAND WETLANDS BOUNDARY LIMITS DELINEATED BY NEW ENGLAND ENVIRONMENTAL SERVICES, FLAGS #1 THRU #41 FLAGGED 6/22/2021 AND FIELD LOCATED BY GESICK & ASSOCIATES, P.C. 6/22/2021 & FLAGS #42 THRU #65 FLAGGED 3/29/2022 AND FIELD LOCATED BY GESICK & ASSOCIATES, P.C. 4/11/2022.
- 7) THE FLOOD ZONE BOUNDARIES SHOWN WERE DERIVED UTILIZING FLOOD INSURANCE RATE MAPS. THE FLOOD ZONE BOUNDARIES WERE DIGITIZED AND ARE TO BE CONSIDERED AS APPROXIMATE ONLY AND FOR INFORMATIONAL PURPOSES ONLY.
- 8) BURIED UTILITY LINES SHOWN MARKED BY CORBUILL LLC 6/17/2021 AND FIELD LOCATED BY GESICK & ASSOCIATES, P.C. 6/17/2021.
- 9) TREES AND STUMPS SHOWN ON THIS MAP WERE FIELD LOCATED BUT ARE NOT SHOWN TO SCALE.
- 10) THE STONEWALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.
- 11) PARCEL IS SUBJECT TO THE FOLLOWING:
  - A. A TWENTY (20') FOOT RIGHT-OF-WAY OVER THE MOST SOUTHERLY BOUND OF LOT 128 WHICH RIGHT-OF-WAY IS SHOWN ON REFERENCE MAP #2 AND IS FOR INGRESS AND EGRESS AND THE INSTALLATION OF UTILITIES.
  - B. AN EASEMENT IN FAVOR OF CONNECTICUT LIGHT AND POWER COMPANY DATED SEPTEMBER 24, 1989 AND RECORDED IN VOLUME 155, PAGE 86 OF THE VERNON LAND RECORDS.
  - C. RIGHT OF WAY GRANTED BY ANTON BROWN, JR. TO THE VERNON WATER COMPANY, DATED MAY 26, 1960 AND RECORDED IN VOLUME 119, PAGE 289 OF THE VERNON LAND RECORDS.
  - D. PROTECTIVE COVENANT BETWEEN A. FRED SYVERUD AND HELEN M. SYVERUD AND THE VERNON WATER COMPANY, DATED MARCH 25, 1963 AND RECORDED IN VOLUME 136, PAGE 356 OF SAID LAND RECORDS.
  - E. EASEMENT GRANTED BY RICHARD JOYCE SMITH, WILLIAM J. KIRK AND HARTY W. DORRAN, TRUSTEES OF THE NEW YORK, NEW HAVEN AND HARTFORD RAILROAD COMPANY TO THE VERNON WATER COMPANY, DATED FEBRUARY 18, 1964 AND RECORDED IN VOLUME 142, PAGE 78 OF SAID LAND RECORDS.
  - F. EASEMENT GRANTED BY J. A. MCCARTHY, INC. TO THE VERNON WATER COMPANY, DATED MARCH 17, 1965 AND RECORDED IN VOLUME 149, PAGE 277 OF SAID LAND RECORDS.
  - G. PROTECTIVE COVENANT GRANTED BY THE U & R HOUSING CORPORATION TO THE VERNON WATER COMPANY, DATED OCTOBER 22, 1966 AND RECORDED IN VOLUME 162, PAGE 274 OF SAID LAND RECORDS.
  - H. AGREEMENT BETWEEN RICHARD S. SILDMERBERG AND THE VERNON WATER COMPANY DATED AUGUST 2, 1966 AND RECORDED IN VOLUME 153, PAGE 592 OF SAID LAND RECORDS.
  - I. EASEMENT GRANTED BY SAUL LAVITT AND MAURICE MILLER TO THE VERNON WATER COMPANY, DATED APRIL 25, 1966 AND RECORDED IN VOLUME 161, PAGE 458 OF SAID LAND RECORDS.
  - J. EASEMENT GRANTED BY RICHARD JOYCE SMITH AND WILLIAM J. KIRK, TRUSTEES OF THE NEW YORK, NEW HAVEN AND HARTFORD RAILROAD COMPANY TO THE VERNON WATER COMPANY, DATED JANUARY 22, 1968 AND RECORDED IN VOLUME 170, PAGE 322 OF SAID LAND RECORDS.
  - K. EASEMENT GRANTED BY ROCHE M. PASSERO AND JOHN TORRIZZO TO THE VERNON WATER COMPANY, DATED MAY 23, 1968 AND RECORDED IN VOLUME 173, PAGE 220 OF SAID LAND RECORDS.
  - L. EASEMENT GRANTED BY PENN CENTRAL COMPANY TO THE VERNON WATER COMPANY, DATED APRIL 2, 1969 AND RECORDED IN VOLUME 179, PAGE 410 OF SAID LAND RECORDS.
  - M. EASEMENT GRANTED BY GEORGE E. RISLEY TO THE VERNON WATER COMPANY, DATED DECEMBER 2, 1970 AND RECORDED IN VOLUME 190, PAGE 291 OF SAID LAND RECORDS.
  - N. EASEMENT GRANTED BY THE U & R HOUSING CORPORATION TO THE VERNON WATER COMPANY, DATED JUNE 1, 1971 AND RECORDED IN VOLUME 195, PAGE 420 OF SAID LAND RECORDS.
  - O. EASEMENT GRANTED BY J AND S BUILDING CORPORATION TO THE VERNON WATER COMPANY, DATED SEPTEMBER 5, 1973 AND RECORDED IN VOLUME 236, PAGE 39 OF SAID LAND RECORDS.
  - P. RIGHT OF WAY GRANTED BY CLIFFORD D. CLENDENEN AND NANCY E. CLENDENEN TO THE VERNON WATER COMPANY, DATED FEBRUARY 14, 1974 AND RECORDED IN VOLUME 243, PAGE 152 OF SAID LAND RECORDS.
- 12) FEMA FIRM MAP COMMUNITY PANEL #090131005C DATED AUGUST 9, 1999 SHOWS A BASE FLOOD ELEVATION LINE OF 234' RUNNING THROUGH THE MIDDLE OF THE SITE INSIDE THE AE ZONE BOUNDARIES.

Reference Maps

1. "PLAN OF 'OAKMOOR' TOWN OF VERNON, CONN. OWNER: ELLIS & ABERLE DEVELOPER: GEORGE RISLEY PREPARED BY EVERETT GRANNER DATED SEPTEMBER 13, 1982 SCALE 1"=100' TOWN CLERK MAP #575
2. "SUBDIVISION MAP JUNIPER HEIGHTS PROPERTY OF HARRY LIEBMAN VERNON, CONN. PREPARED BY IGOR VECHESELOFF DATED DECEMBER 28, 1984 REVISED THRU MARCH 23, 1985 SCALE 1"=100' TOWN CLERK MAP #609
3. "PROPOSED SUBDIVISION PLAN FOR MAURICE MILLER VERNON, CONN. PREPARED BY A.R. LOMBARDI ASSOCIATES, INC. DATED JULY 30, 1973 SCALE 1"=40' TOWN CLERK MAP #866
4. "SITE PLAN VERNON WELL NO. 5 TREATMENT STATION MERLINE ROAD VERNON, CONNECTICUT PREPARED BY THE CONNECTICUT WATER COMPANY DATED MARCH 8, 1990 SCALE 1"=30' (NOT ON FILE)

Subject Parcel Information

OWNER: THE CONNECTICUT WATER COMPANY  
PARCEL ADDRESS: 304 MERLINE ROAD, VERNON, CONNECTICUT 06066  
MAILING ADDRESS: 93 WEST MAIN STREET, CLINTON, CONNECTICUT 06413  
PARCEL ID: 09-015T-00046  
DEED: VOLUME 676 PAGE 170  
LAND USE ZONE: R-27  
AREA: 182,007.36 SQ. FT. ± OR 3.72 ACRES ±  
FLOOD ZONE: ZONES X & AE PER FIRM MAP COMMUNITY PANEL #090131005C DATED AUGUST 9, 1999 (SEE NOTE #7)

**GESICK & ASSOCIATES, P.C.**  
SURVEYORS & MAPPERS & PLANNERS  
19 CEDAR ISLAND AVE.  
CLINTON, CONNECTICUT 06413  
OFFICE: 860-669-7799 FAX: 860-669-5833  
www.gesicksurveyors.com

**Topographic Survey**  
of  
304 Merline Road  
Vernon, Connecticut  
Prepared for  
Connecticut Water

Revisions  
7/22/21 Revised Per  
Engineers Comments  
4/19/22 Additional Wetland  
Flags Added

Date: June 30, 2021  
Drawing: 21-097c  
Drawn: P.H.  
Sheet  
1 OF 1



LOD

PROPOSED TREE DRIP LINE AND LIMIT OF  
CLEARING AND GRUBBING

SAWCUT LINE

PROPOSED CONTOUR LINE (1' INTERVAL)

EXISTING CONTOUR LINE (1' INTERVAL)

351.00

140'

351.00

PROPOSED SPOT GRADE

SPOT GRADE ABBREVIATIONS

BC	BOTTOM OF CURB
TC	TOP OF CURB
BW	BOTTOM OF WALL
TW	TOP OF WALL
HP	HIGH POINT
LP	LOW POINT
MEX	MEET EXISTING CONDITION

PROVIDE AND INSTALL STORM PIPE

PROVIDE AND INSTALL CATCH BASIN

PROVIDE AND INSTALL FLARED END  
SECTION (FES)

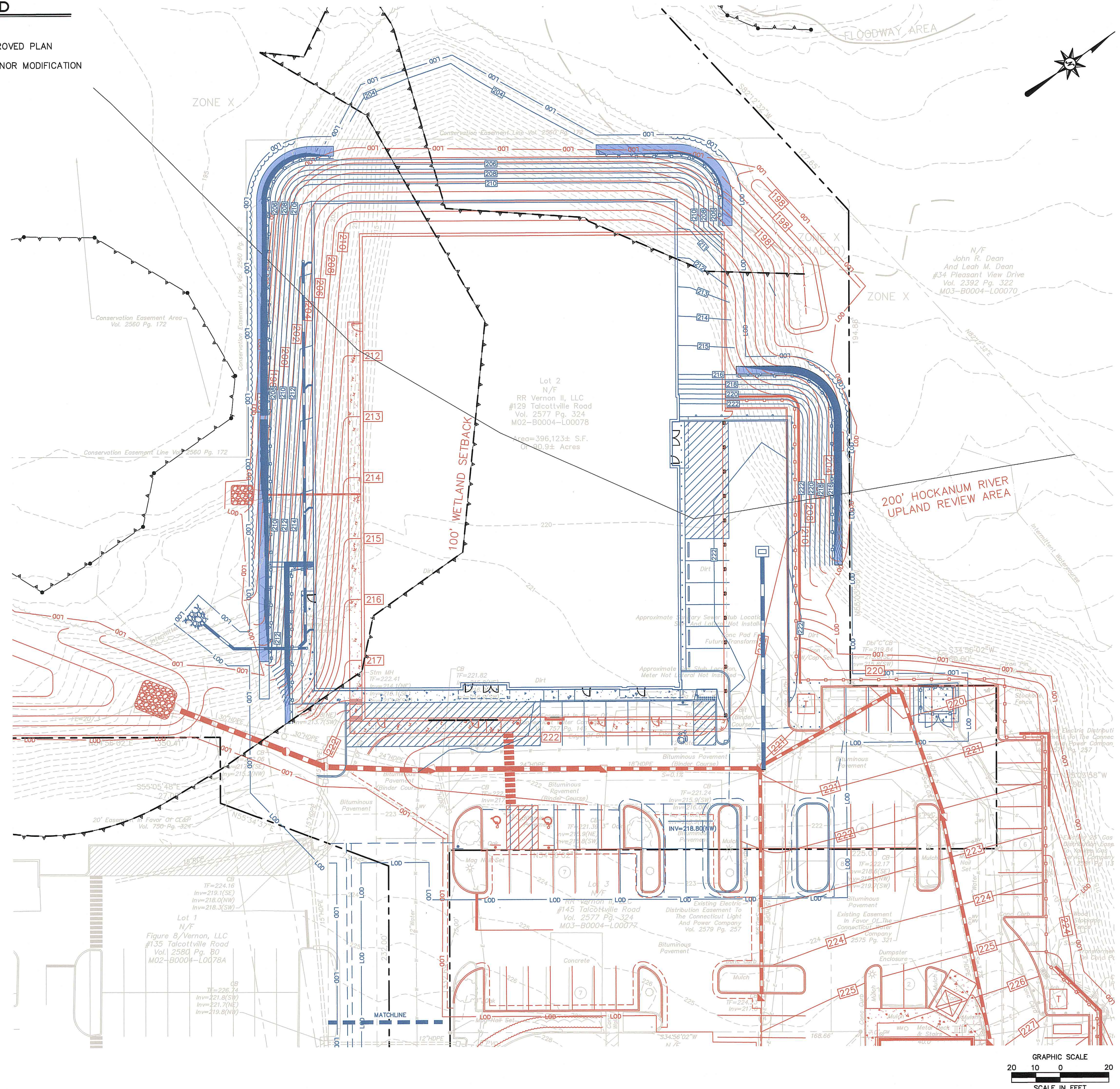
PROVIDE AND INSTALL RIPRAP

GREY – SURVEY

RED – ORIGINAL APPROVED PLAN

BLUE – PROPOSED MINOR MODIFICATION

RETAINING WALL ELEVATIONS ARE APPROXIMATE. THE WALL DESIGNER SHALL PROVIDE TOP AND BOTTOM OF WALL GRADES BASED ON THE STRUCTURAL ANALYSIS OF THE WALL BLOCK UTILIZED.





# Memo

To: Vernon Inland Wetlands Commission

From: David Smith, Town Engineer  
Craig Perry, Wetlands Enforcement Officer

Date: April 28, 2022

Re: Vernon IWC 2022-3; 129 Talcottville Road – formerly IWC 2016-05

The current application introduced on the meeting of April 19<sup>th</sup>, is for a Commission Modification to a previously Approved Plan. Recall that the Applicant's Consultant, Tim Houle presented a brief summary of the earlier application and how this current request differs from the approval granted in 2016.

A copy of the old plan overlain on the current request is provided in the Commission Packet for this meeting. Note that the Limit of Disturbance, LOD, shown for both versions is essentially the same. The plan shows the current conditions in light grey, approved conditions in red and the proposed changes in blue.

The imported fill was placed a few years ago but was not closely monitored by the contractor. You will see that the fill limit to the west extends beyond the Conservation Easement. Fortunately, it did not do so along the south and north which would have impacted the wetland limits and the property line respectively.

The current proposal utilizes retaining walls to preserve the LOD while accommodating a shift in the building's location for reasons of improved access and to avoid conflicting with various utility easements. The area to the west of the building pad will have much of the excess fill material removed as part of the current proposal. The resulting slope will be quite steep from the edge of the new building pad to the finished grade west of the building. We request that the applicant modify this approach to allow for a less steep linkage from the developed phase and the undisturbed portion to facilitate future property maintenance such as debris removal, retain wall monitoring and preserving a stable ground cover.

If the Commission is favorably inclined to modify the original approval as request, we suggest that the following conditions may be appropriate

- *Provide temporary construction fencing (snow fence) along the conservation easement south of the building pad and along the property line north of the building pad to reinforce the requirement that disturbance of stabilized soils beyond these limits is prohibited. Install siltation barrier fencing upgradient of a row of staked haybale barrier in all locations within 50' of the wetland limit. A single row of filter fabric shall be installed down gradient of any other disturbed slopes.*
- *Revise the proposed grading to the west of building to accommodate a less steep access to the balance of the property.*
- *The applicant shall verify that the Conservation Area is placarded as required by the original conditions of approval. If not done, the applicant shall do so prior to issuance of a Certificate of Occupancy by the Vernon Building Official*

- *All excess soil shall be removed from the site immediately and not stockpiled. This material shall be redeposited in a lawfully approved location.*
- *The applicant shall notify the Wetland Enforcement Officer upon the installation of the sediment and erosion control measures, prior to commencement of construction.*
- *The applicant shall maintain these measures in good condition throughout the construction phase and shall provide any additional measures necessary to address unforeseen or extreme conditions during the construction.*
- *The applicant shall provide a Sediment and Erosion Control Bond prior to the commencement of any work, in the amount of \$9000, to address any on-going issues related to failure to address poor performance of the specified measures in a timely manner resulting in degradation of the Wetland Resources.*
- *The application fee for a Commission Modification is \$32.50 greater than the Agent Modification permit. This balance should be remitted as soon as possible.*