

APPLICATION 2

4.2 PZ-2022-06, 501 Talcottville Rd.

From: [James Basile](#)
To: [McGregor, George](#)
Subject: [EXTERNAL] Re: 501 Talcottville rd
Date: Monday, March 21, 2022 9:15:40 AM

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

Hi George,

My apologies. Yes. In parallel, please consider this a formal request to open the public hearing for the subdivision site plan on April 21st and grant an extension to May 6, 2022, to all for it to be continued in the May meeting.

Thank you,

James Basile
Basile Enterprises Inc.
P.O. Box 270361
West Hartford, CT 06127
Phone (860) 202-9540
Fax (860) 584-9491
basile.enterprises@comcast.net

On Mar 17, 2022, at 11:13 AM, Tim Coon <tcoon@jrrusso.com> wrote:

Consider this a formal request to open the Public Hearing on April 21st and grant an extension to the time to May 6, 2022, to allow for it to be continued to the May meeting.

Thanks

TOWN OF VERNON PLANNING & ZONING COMMISSION (PZC)

APPLICATION

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

The applicant must be the property owner, the property owner's agent, the Town of Vernon, or someone with a direct financial interest in the subject property; said interest shall be explained and written permission for this application must be obtained from the property owner and submitted with this application if the applicant is not the property owner (ZR Section 2.3).

The list of approvals and the references to sections of the Regulations are for informational purposes only to assist with preparation of the PZC application and are not a definitive statement of the sole requirements that may apply to a specific project.

The applicant understands that the application is complete only when all information and documents required by the PZC have been submitted and, further, that any approval by the PZC relies upon complete and accurate information being provided by the applicant. **Incorrect information provided by the applicant may make the approval invalid.** The PZC may require additional information to be provided by the applicant in the course of reviewing the application and during the monitoring of the project.

Provide all the information requested:

I. APPLICANT:

Name: James J Basile

Title: Manager

Company: 501 Talcottville Road, LLC

Address: 43 Ridgecrest Lane
Bristol, CT 06010

Telephone: 860-202-9540 Fax: _____

E-mail: _____

II. PROPERTY OWNER (S):

Name: James J. Basile

Title: Manager

Company: 501 Talcottville Road, LLC

Address: 43 Ridgecrest Lane
Bristol, CT 06010

Telephone: 860-202-9540 Fax: _____

E-mail: _____

III. PROPERTY

Address: _____

Assessor's ID Code: Map # 09 Block # 007 Lot/Parcel # 0001D

Land Record Reference to Deed Description: Volume: 2526 Page 51

Does this site contain a watercourse and/or wetlands? (See the Inland Wetlands Map and IWR Section 2.14, 2.15, 2.23, 2.24, 3.11; 4)

☐ No

☒ Yes

☒ No work will be done in regulated area

☐ Work will be done in the regulated area

☐ IWC application has been submitted

☐ IWC application has not been submitted

Zoning District _____

Is this property located within five hundred (500) feet of a municipal boundary?

☒ No

☐ Yes:

- ☐ Bolton
- ☐ Coventry
- ☐ Ellington
- ☐ Manchester
- ☐ South Windsor
- ☐ Tolland

Check if Historic Status Applies:

☐ Located in historic district:

- ☐ Rockville
- ☐ Talcottville

☐ Individual historic property

IV. PROJECT

Project Name: Subdivision of Sol Taleottville Road

Project Contact Person:

Name: Ryan Scritterelle, P.E.

Title: Project Manager

Company: Alfred Benesch & Company

Address: 120 Hebron Avenue, Second Floor
Glastonbury, CT 06033

Telephone: 860 550 2673 Fax: _____

E-mail: rscritterelle@benesch.com

V. PZC APPLICATION PROJECT SUMMARY

Describe the project briefly in regard to the purpose of the project and the activities that will occur. Attach to this application a complete and detailed description with maps and documentation as required by the "Town of Vernon Zoning Regulations" and "Town of Vernon Subdivision Regulations".

Purpose: Divide Existing lot into two separate parcels

General Activities: _____

VI. APPROVAL (S) REQUESTED

☒ Subdivision or Resubdivision

- ☐ Subdivision (Sub. Sec. 4, 5, 6)
- ☒ Resubdivision (Sub. Sec. 4, 5, 6)
- ☐ Minor modification of subdivision or resubdivision (Sub. Sec. 4.6)
- ☐ Town acceptance of a road (Sub. Sec. 6.5-6.8 & 9)
- ☐ Amendment of Subdivision Regulations (Sub. Sec. II)

See Subdivision Regulations Sec. 4 for application fee schedules.

☐ Soil Erosion and Sediment Control Plan (ESCP) (ZR Sec. 2.117; 18) (Sub. 6.14)

☐ Site Plan of Development (POD) (ZR Sec. 14)

- ☐ POD approval (ZR Sec. 14.1.1.1; 14.1.2)
- ☐ Modification of an approved POD (ZR Sec. 14.1.1.1)
- ☐ Minor modification of a site POD (ZR Sec. 14.1.1.2)

☐ Special Permit(s) (ZR Section 17.3)

- ☐ Special Permit in an aquifer area (ZR Sec. 2.4; 2.5; 2.119; 20)
- ☐ Special Permit for excavation (ZR Sec. 2.52; 2.79; 15)
- ☐ Special Permit for use in a district (ZR Sec. 1.2 & 4)
- ☐ Special Permit for lot coverage (ZR Sec. 1.2; 2.61; 2.68; 4)
- ☐ Special Permit for signs (ZR Sec. 1.2; 2.106-115; 4; 16; 21.7)
- ☐ Special Permit for parking (ZR Sec. 4; 12; 21.4)
- ☐ Special Permit for elderly housing (ZR Sec. 2.60; 17.4)
- ☐ Special Permit for Bed & Breakfast (B & B) (ZR Sec. 2.9; 17.3.4)
- ☐ Special Permit for serving alcohol (ZR Sec. 2.103, 17.1)
- ☐ Special Permit for massage (ZR Sec. 2.76-78; 4)
- ☐ Special Permit for telecommunications (ZR Sec. 2.21; 3.23 & 23)
- ☐ Special Permit for dumps and/or incinerators (ZR Section 8)

____ Other Special Permit(s). Cite ZR Section and describe activity:

____ Special Permit modifications (ZR Sec. 17.3.2.2). Cite ZR Section and describe activity.

____ **Zoning:**

____ Site specific change of zoning district and map (ZR Sec. 1.2; 1.3; 4)

____ Amendment of Zoning Regulations (Sec. 1.2; 1.3; 4)

____ Site specific change to the Aquifer Protection Overlay Zone Map (ZR Sec. 20.3.2)

See Zoning Regulations Section 22 for application fee schedules.

____ Dealer or Repairer License (location approval for DMV)

VII. APPLICATION CONDITIONS / STIPULATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Property Owner, Applicant, or Applicant's Agent:

Janes J Basile


501 Talcottville Road LLC

Signature

1/21/22

Date

Signature

Date

TO BE FILLED IN BY THE PLANNING DEPARTMENT

Date Application Submitted _____

Date Application Received by Commission _____

PZC File: _____

USE THIS FORM ONLY IF THE REQUIREMENTS OF
8.3(a)/22-a-42a(b) OF THE C.G.S. MUST BE MET

RECEIPT FOR DOCUMENTS SUBMITTED FOR PUBLIC INSPECTION

TO: VERNON TOWN CLERK

FROM:

REFERENCE:

DATE"

The attached documents, consisting of:

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

Received: _____

Vernon Town Clerk _____
Signature

Date: _____

PLANNING AND ZONING COMMISSION APPLICATION FOR: PROPOSED SUBDIVISION

501 TALCOTTVILLE ROAD
VERNON, CONNECTICUT

DATE: JANUARY 21, 2022 REV. 0

ZONE	MAP / BLOCK / LOT
C	09 / 0007 / 0001D

OWNER/APPLICANT:

501 TALCOTTVILLE ROAD, LLC
43 RIDGECREST LANE
BRISTOL, CT 06010

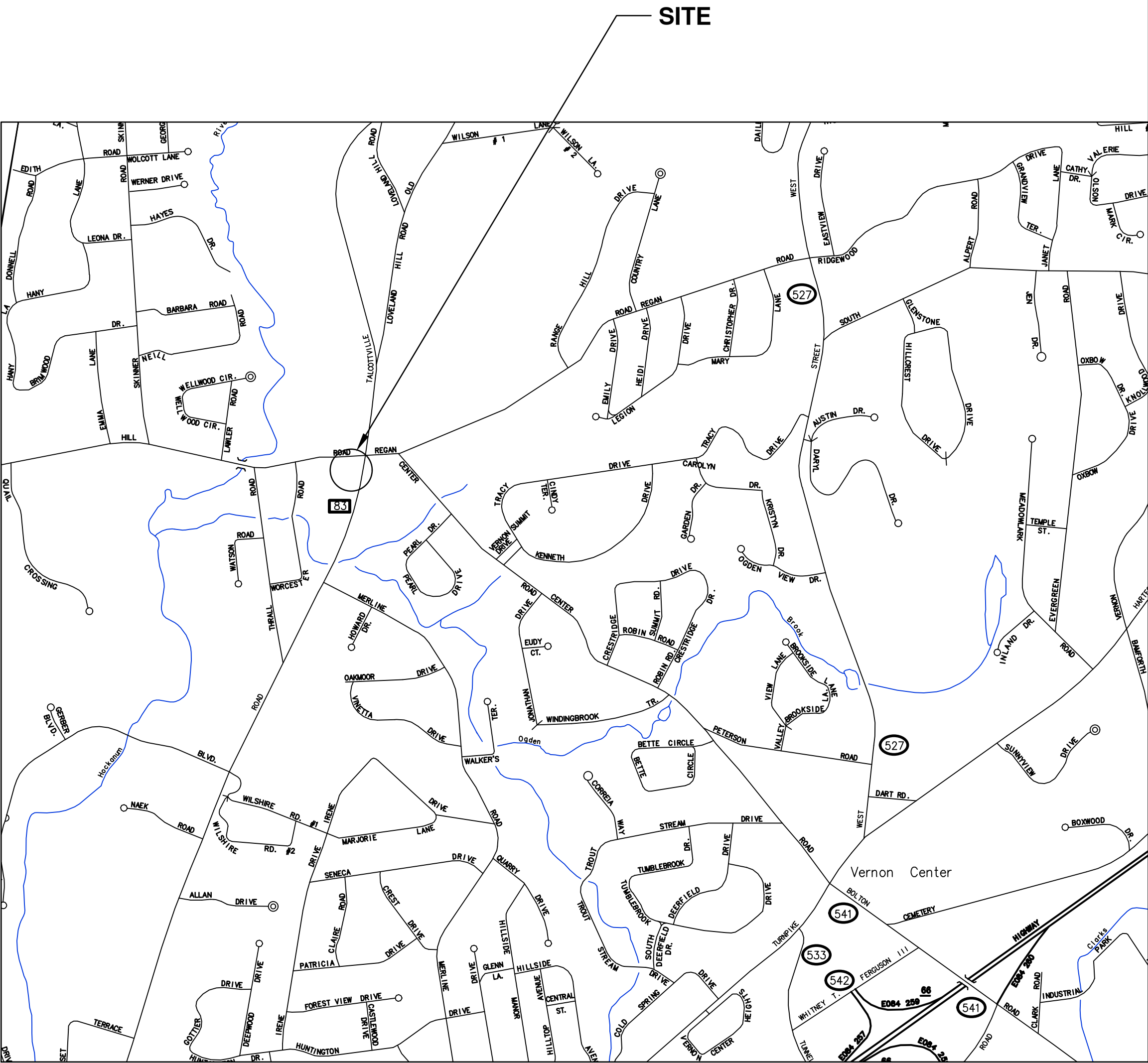
CONSULTANTS



Alfred Benesch & Company
120 Hebron Avenue - Second Floor
Glastonbury, CT 06033
(860) 633-8341

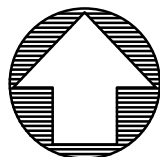
LIST OF DRAWINGS

CS	COVER SHEET
SV.01	BOUNDARY SURVEY
SV.02	BOUNDARY SURVEY
SV.01	SUBDIVISION PLAN
SV.02	SUBDIVISION PLAN

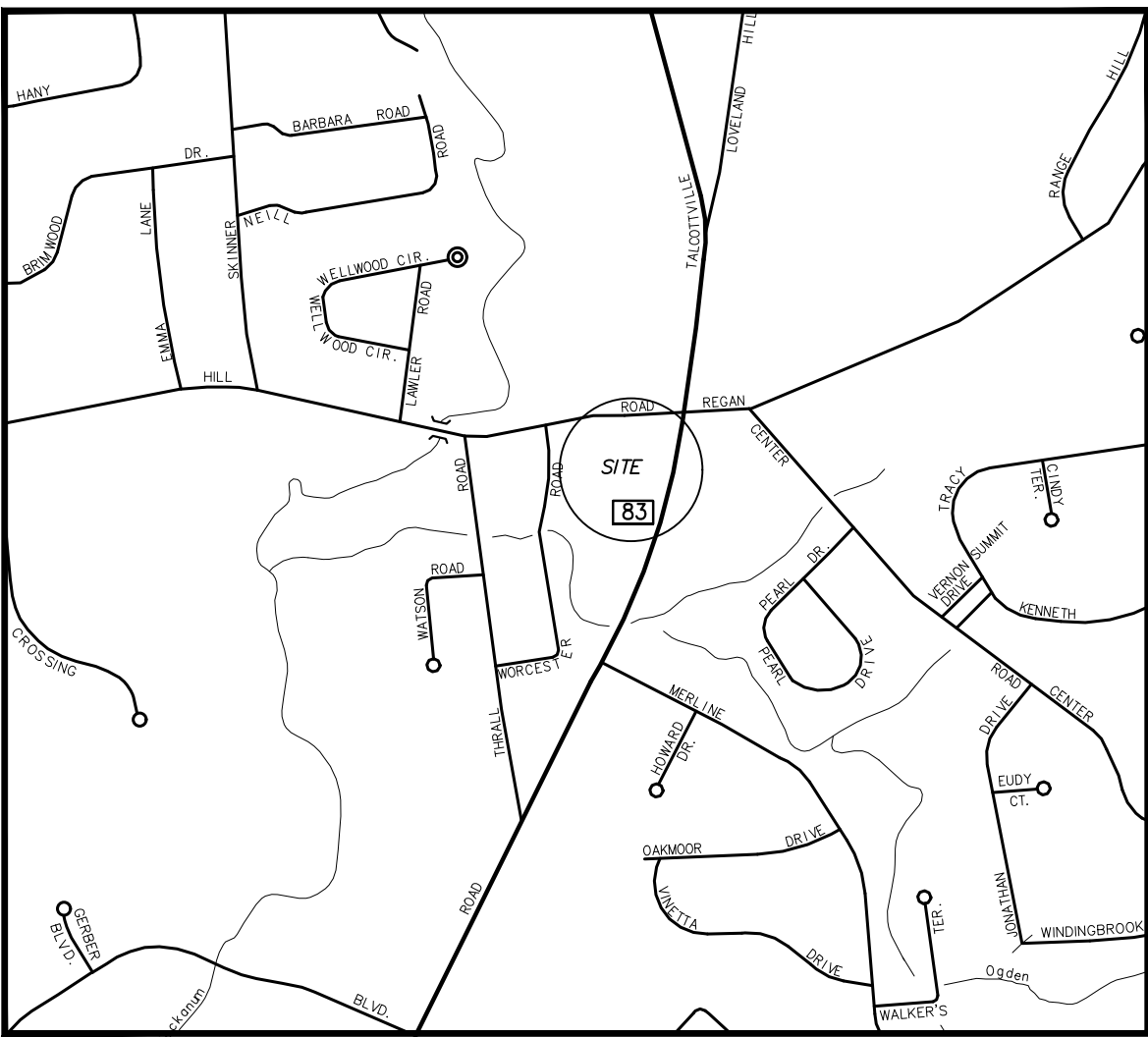


VICINITY MAP

SCALE: 1"=1000'



PAPER SPACE LAYOUT NAME:
TWIST VIEW:
USER NAME:
PROJECT MANAGER NAME:
PLOT TABLE: STB



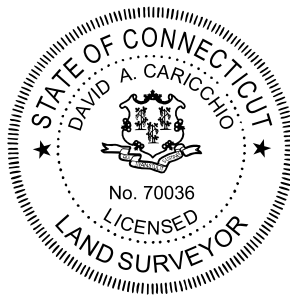
MAP REFERENCES

- "PROPERTY AND TOPOGRAPHIC SURVEY FOR VICTOR J. BASILE 501 TALCOTTVILLE ROAD VERNON CONNECTICUT SITE JAN 2006 SCALE 1"=40' REVISED 1/24/07 BY A-N CONSULTING ENGINEERS"
- "PROPOSED SITE PLAN PREPARED FOR VICTOR BASILE #501 TALCOTTVILLE ROAD & DART HILL ROAD VERNON, CONNECTICUT DATED MARCH 1993 SCALE 1"=40' BY A.R. LOMBARDI ASSOCIATES"
- "SUBDIVISION MAP PREPARED FOR JOHN J. MAHR SR. BOUNDARY MAP TALCOTTVILLE RD. AND DART HILL ROAD VERNON, CONN DATED MARCH 7, 1985 SCALE 1"=40' BY A.R. LOMBARDI"
- "PRELIMINARY RIGHT OF WAY STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP TOWN OF VERNON TALCOTTVILLE ROAD FORM PITKIN ROAD NORTHWESTERLY TO WINDSORVILLE ROAD SCALE 1"=40' DATED JANUARY 19, 1999 SHEET 6 OF 12 AND SHEET 7 OF 12"
- "MAP SHOWING PROPOSED DRAINAGE EASEMENT OVER LAND OF JOHN J. LUTERMOZA AND THEODORE J. ZIMMERMAN AND LAND OF JOHN F. MAHR AND JOHN J. MAHR SR. SCALE 1"=40' DATED JULY 2, 1975 REVISED 9-30-75 BY EVERETT O. GARDNER"

SURVEY NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20 AND THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS," AS AMENDED OCTOBER 26, 2018.
 - THE TYPE OF SURVEY IS A BOUNDARY SURVEY.
 - THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
 - THE ACCURACIES ARE AS FOLLOWS:

HORIZONTAL CONTROL	CLASS "A-2"
VERTICAL CONTROL	CLASS "V-2"
BOUNDARY	CLASS "A-2"
- THE COORDINATES AND ELEVATIONS DEPICTED ON THE PLAN REPRESENT THE NAD '83 AND THE NAVD '88 DATUMS. COORDINATES WERE ESTABLISHED ON THE SITE BASED UPON GPS OBSERVATIONS TAKEN ON MAY 2021 USING TRIMBLE GNSS RTK R10 RECEIVERS AND SOLUTIONS PROVIDED THROUGH THE KEYNET NETWORK.
- UNDERGROUND UTILITIES (IF DEPICTED) HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND ALFRED BENESCH & COMPANY DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCES OF WHICH ARE UNKNOWN TO ALFRED BENESCH & COMPANY. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL "CALL BEFORE YOU DIG" 1-800-922-4455.
- THE SUBJECT PROPERTY'S CURRENT DEED CAN BE FOUND IN VOLUME 2026 PAGE 51 OF THE CITY OF VERNON LAND RECORDS.
- THE PROPERTY IS LOCATED IN THE "COMMERCIAL" ZONE PER TOWN.
- THE PROPERTY LIES WITHIN THE "ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, AND IN ZONE AE BASE FLOOD ELEVATIONS DETERMINED (BASE FLOOD ELEVATION = 210' PER THE FEMA FLOOD INSURANCE RATE MAP TOWN OF VERNON TOLLAND COUNTY COMMUNITY PANEL 0901300056 MAP REVISED AUGUST 9, 1999.
- TOTAL PARCEL AREA IS 200,938 SQ. FT. = 4.613 AC.



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

David A. Caricchio
DAVID A. CARICCHIO, P.L.S. No. 70036
ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT
(not valid without original signature and embossed seal)

1/21/22

DATE

REVISIONS	DESCRIPTION	No.	DATE

SCALE: HORIZ.: 1" = 50'	VERT.: 1" = 50'
SURVEY DATUM: HORIZ.: NAD 1983	VERT.: NAVD 1988

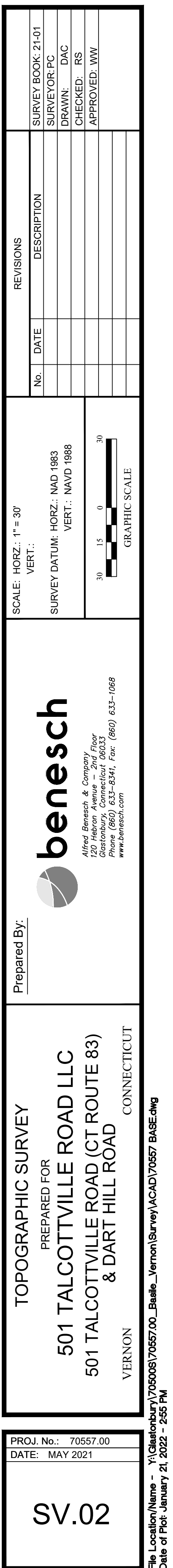
Prepared By:

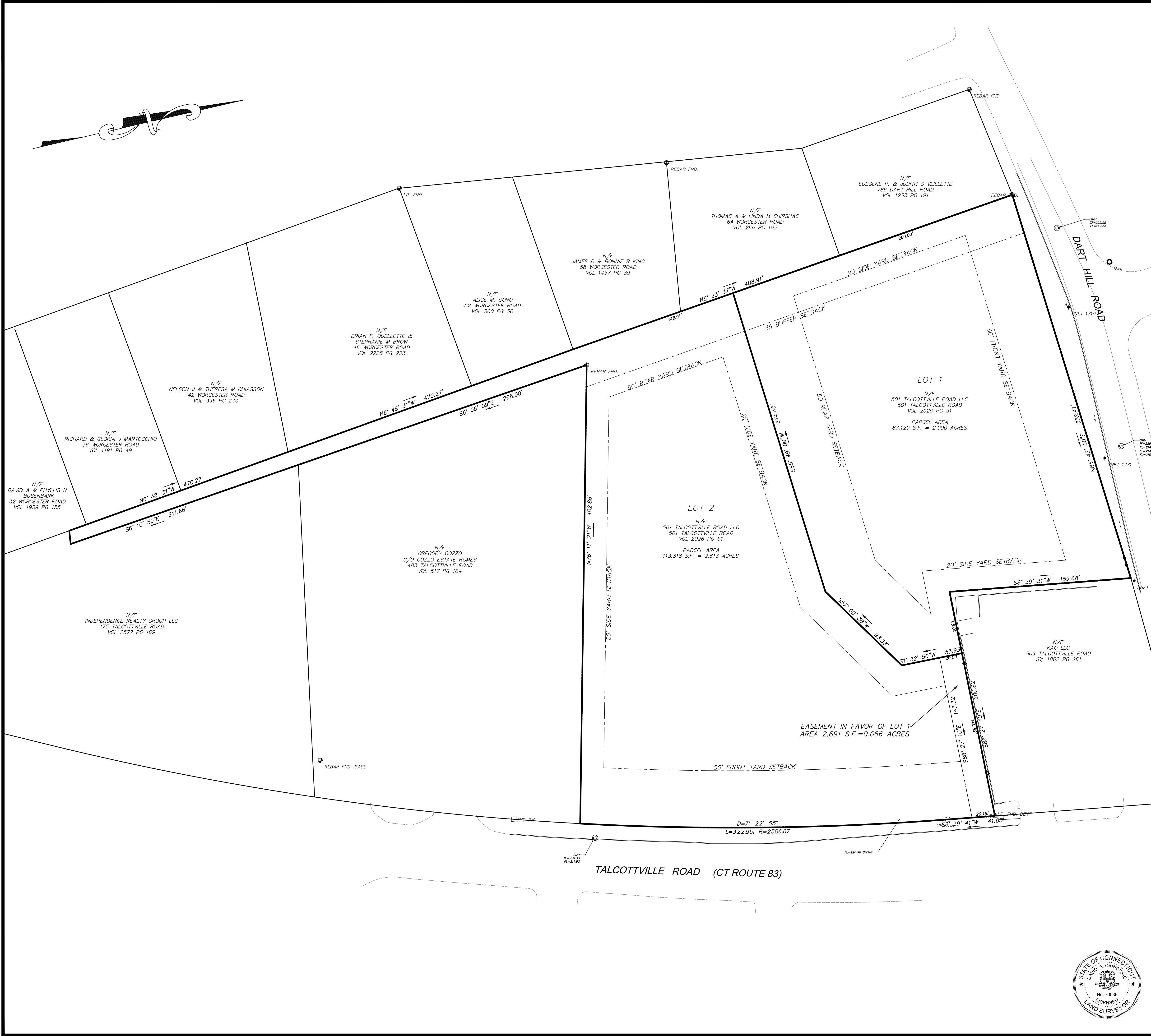
benesch
Alfred Benesch & Company
Glastonbury, Connecticut 06033
Phone (860) 633-8341, Fax: (860) 633-1068
www.benesch.com

BOUNDARY SURVEY
PREPARED FOR
501 TALCOTTVILLE ROAD LLC
501 TALCOTTVILLE ROAD (CT ROUTE 83)
& DART HILL ROAD
VERNON
CONNECTICUT

PROJ. No.: 70557.00
DATE: MAY 2021

SV.01





- Survey Notes
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20 AND THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS," AS AMENDED OCTOBER 26, 2018.
- 1.1. THE TYPE OF SURVEY IS A BOUNDARY SURVEY.
- 1.2. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
- 1.3. THE ACCURACIES ARE AS FOLLOWS:
- | | |
|--------------------|-------------|
| HORIZONTAL CONTROL | CLASS "A-2" |
| VERTICAL CONTROL | CLASS "V-2" |
| BOUNDARY | CLASS "A-2" |
2. THE COORDINATES AND ELEVATIONS DEPICTED ON THE PLAN REPRESENT THE NAD '83 AND THE NAD '88 DATUMS. COORDINATES WERE ESTABLISHED ON THE SITE BASED UPON GPS OBSERVATIONS TAKEN ON MAY 2021 USING TRIMBLE GNSS RTK R10 RECEIVERS AND SOLUTIONS PROVIDED THROUGH THE KEYNET NETWORK.
3. UNDERGROUND UTILITIES (IF DEPICTED) HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND ALTRIED BENESCH & COMPANY DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, BUT EXISTENCES WHICH ARE UNKNOWN TO ALTRIED BENESCH & COMPANY. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL "CALL BEFORE YOU DIG" 1-800-922-4455.
4. THE SUBJECT PROPERTY'S CURRENT DEED CAN BE FOUND IN VOLUME 2026 PAGE 51 OF THE CITY OF VERNON LAND RECORDS.
5. THE PROPERTY IS LOCATED IN THE "COMMERCIAL" ZONE PER TOWN.
6. THE PROPERTY LIES WITHIN THE "ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, AND IN ZONE AE BASE FLOOD ELEVATIONS DETERMINED (BASE FLOOD ELEVATIONS) FROM THE FEMA FLOOD INSURANCE RATE MAP TOWN OF VERNON TOLLAND COUNTY COMMUNITY PLAN 090131000SC MAP REVISED AUGUST 9, 1999.
7. TOTAL PARCEL AREA IS 200,938 SQ. FT. = 4.613 AC.

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

David A. Caricchio 1/21/22

DAVID A. CARICCHIO, P.L.S. No. 70036 DATE
ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT
(not valid without original signature and embossed seal)

SCALE: HORZ.: 1" = 50'
VERT.:
SURVEY DATUM: HORZ.: NAD 1983
VERT.: NAVD 1988



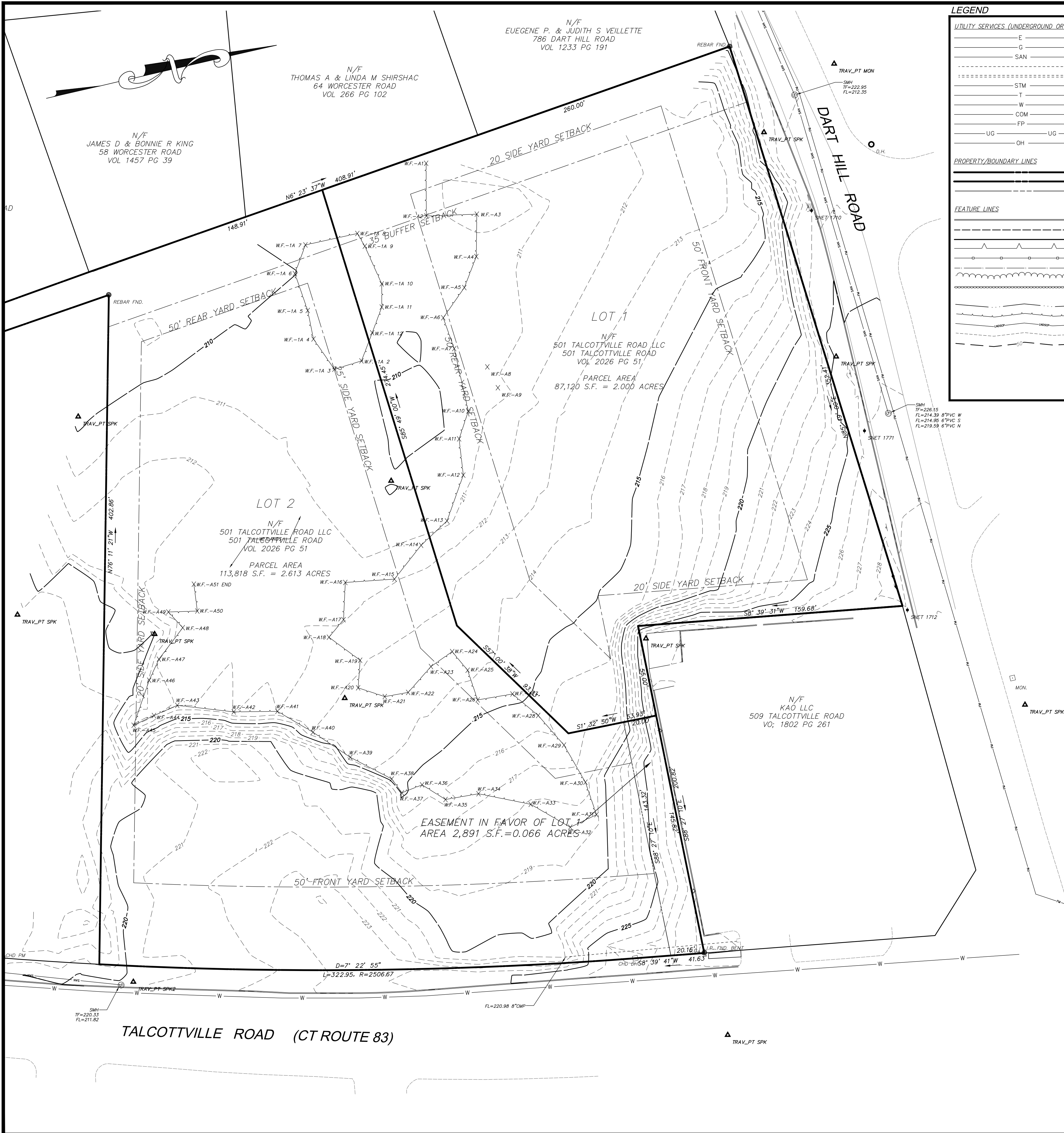
GRAPHIC SCALE

Prepared By: _____

PROJ. No.: 70557.00
DATE: JAN 2022

SV.01

PAPER SPACE LAYOUT NAME:
TWO VIEW:
VIEW NAME:
VIEW MANAGER NAME:
PLOT TABLE: STB



LEGEND

UTILITY SERVICES (UNDERGROUND OR OVERHEAD)

E	ELECTRIC SERVICE
G	GAS PIPES
SAN	SANITARY SEWER PIPES
STW	STORM WATER PIPES (LESS THAN 12")
STW	STORM WATER PIPES (12" OR LARGER)
STM	STEAM PIPES (SUPPLY & COND.)
T	TELEPHONE SERVICE
W	WATER PIPES
COM	COMMUNICATION/FIBER OPTIC SERVICE
FP	FIRE PROTECTION PIPES
UG	UNKNOWN UTILITY SERVICE
OH	OVERHEAD WIRES

PROPERTY/BOUNDARY LINES

---	PROPERTY/BOUNDARY LINES (CLASS A-2)
---	PROPERTY/BOUNDARY LINES (CLASS D)
---	EASEMENT LINES

FEATURE LINES

---	CURBED ROADWAY
---	EDGE OF PAVED ROAD/DRIVE
---	BUILDING ROOFLINE (AERIAL PHOTOS)
---	RETAINING WALL
---	STOCKADE FENCE
---	CHAIN LINK/WIRE FENCE
---	TREE/VEGETATION LINE
---	STONE WALL
---	SURFACE WATER (WATERCOURSE)
---	WETLANDS LIMIT
---	EDGE OF LANDSCAPING
---	INTERMEDIATE CONTOUR
---	INDEX CONTOUR

SYMBOL LEGEND

■	CATCH BASIN
○	ROUND DRAIN
■	SQUARE DRAIN
■	STORM DRAIN MANHOLE
○	ELECTRIC MANHOLE
○	CONCRETE
○	STEAM MANHOLE
○	CHAIN LINK FENCE
○	WATER MANHOLE
○	MANHOLE (OF UNKNOWN TYPE)
○	HAND HOLE (SQ. / REC.)
○	WATER VALVE
○	GAS VALVE
○	HYDRANT
○	COMBO STANDPIPE
○	GUY WIRE
○	SIGN (SINGLE POST)
○	SIGN (DOUBLE POST)
○	BORING (AS DRILLED)
○	BORING (AS STAKED)
○	SPOT ELEVATION
○	WETLANDS FLAG
○	PROPERTY MONUMENT
○	UTILITY MONUMENT (SET AS 2' OFFSET)
○	IRON PIPE OR REBAR FOUND
○	IRRIGATION CONTROL BOX
○	EMERGENCY PHONE
○	TRAFFIC CONTROLLER CABINET
○	UTILITY POLE
○	UTILITY POLE W/ LIGHT
○	STREET LIGHT
○	LIGHT POST
○	BOLLARD LIGHT
○	BOULDER / ROCK
○	CONIFER SHRUB
○	DECIDUOUS SHRUB
○	DECIDUOUS TREE (SAPLING)
○	DECIDUOUS TREE
○	CONIFER TREE

ABBREVIATIONS

A/C	AIR CONDITIONER
AT&T	AMERICAN TELEPHONE & TELEGRAPH COMPANY
BIT.	BITUMINOUS
BLK.	BLACK
CB	CATCH BASIN
COM	COMMUNICATION
CON.	CONCRETE
CONC.	CONNECTICUT NATURAL GAS
CNG	CENTERLINE
CL	CHAIN LINK FENCE
CL&P	CONNECTICUT LIGHT & POWER COMPANY
CLP	CONTROL POINT
DEC	DECIDUOUS
DMH	DRAINAGE MANHOLE
E	EAST OR ELECTRIC
EL	ELECTRIC
ELEV	ELEVATION
EMH	ELECTRIC MANHOLE
FL	FLOW LINE
FND.	FOUND
GRAN.	GRANITE
GSTC	GRANITE STONE CURB
HELCO	HARTFORD ELECTRIC COMPANY
HYD.	HYDRANT
H.H.	HAND HOLE
L.P.	LIGHT POLE
MH	MANHOLE
M	METER
M.W.	MONITOR WELL
N	NORTH
NAD	NORTH AMERICAN DATUM
NAVD	NATIONAL AMERICAN VERTICAL DATUM
NE	NORTHEAST
N/F	NOW OR FORMERLY
NW	NORTHWEST
PVC	POLYVINYL CHLORIDE
P.I.V.	POST INDICATOR VALVE
RET.	REINFORCED CONCRETE PIPE
RCP	RAIN LEADER
S	SOUTH OR SUPPLY
SE	SOUTHEAST
SW	SOUTHWEST
SAH	SANITARY
SMH	SANITARY MANHOLE
SNET	SOUTHERN NEW ENGLAND TELEPHONE
SQ.	SQUARE
STM	STEAM
TMH	TELEPHONE MANHOLE
TEL.	TELEPHONE
T.F.	TOP OF FRAME
UNK.	UNKNOWN
W	WEST
W.G.	WATER GATE

SURVEY NOTES

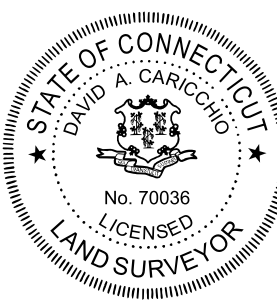
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20 AND THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS," AS AMENDED OCTOBER 26, 2018.
 - THE TYPE OF SURVEY IS A TOPOGRAPHIC AND GENERAL LOCATION SURVEY.
 - THE ACCURACIES ARE AS FOLLOWS:

HORIZONTAL CONTROL	CLASS "A-2"
VERTICAL CONTROL	CLASS "V-2"
TOPOGRAPHIC	CLASS "T-2"
- THE COORDINATES AND ELEVATIONS DEPICTED ON THE PLAN REPRESENT THE NAD '83 AND THE NAVD '88 DATUMS. COORDINATES WERE ESTABLISHED ON THE SITE BASED UPON GPS OBSERVATIONS TAKEN ON MAY 2021 USING TRIMBLE GNSS RTK R10 RECEIVERS AND SOLUTIONS PROVIDED THROUGH THE KEYNET NETWORK.
- UNDERGROUND UTILITIES (IF DEPICTED) HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND ALFRED BENESECH & COMPANY DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCES OF WHICH ARE UNKNOWN TO ALFRED BENESECH & COMPANY. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL "CALL BEFORE YOU DIG" 1-800-922-4455.
- THE SUBJECT PROPERTY'S CURRENT DEED CAN BE FOUND IN VOLUME 2026 PAGE 51 OF THE CITY OF VERNON LAND RECORDS.
- THE PROPERTY IS LOCATED IN THE "COMMERCIAL" ZONE PER TOWN.
- THE PROPERTY LIES WITHIN THE "ZONE 'X'" - AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, AND IN ZONE AE BASE FLOOD ELEVATIONS DETERMINED (BASE FLOOD ELEVATION =210" PER THE FEMA FLOOD INSURANCE RATE MAP TOWN OF VERNON TOLLAND COUNTY COMMUNITY PANEL 0901310005C MAP REVISED AUGUST 9, 1992.
- TOTAL PARCEL AREA IS 200,938 SQ. FT. = 4.613 AC.

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

David A. Caricchio
DAVID A. CARICCHIO, P.L.S. No. 70036
ALFRED BENESECH & COMPANY, GLASTONBURY, CONNECTICUT
(not valid without original signature and embossed seal)

1/21/22
DATE



TOPOGRAPHIC SURVEY

PREPARED FOR

501 TALCOTTVILLE ROAD LLC

501 TALCOTTVILLE ROAD (CT ROUTE 83)

& DART HILL ROAD

VERNON

CONNECTICUT

VERNON

Prepared By:

501 TALCOTTVILLE ROAD LLC

501 TALCOTTVILLE ROAD (CT ROUTE 83)

& DART HILL ROAD

VERNON

SCALE: HORIZ. 1" = 30'

VERT.:

SURVEY DATUM: HORIZ.: NAD 1983

VERT.: NAVD 1988

GRAPHIC SCALE

REVISIONS

DESCRIPTION

No.

DATE

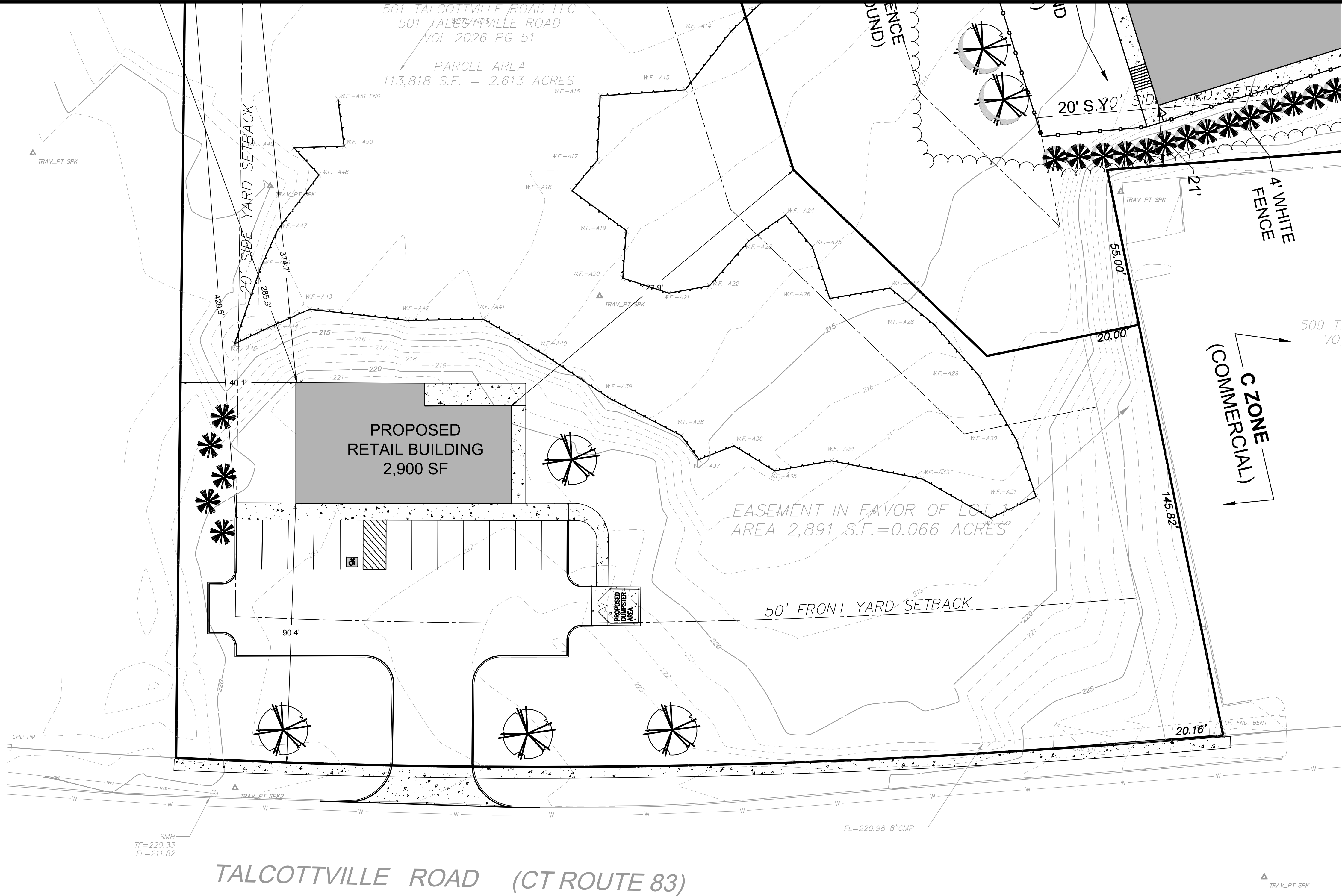
SV.02

PROJ. No.: 70557.00

DATE: MAY 2021

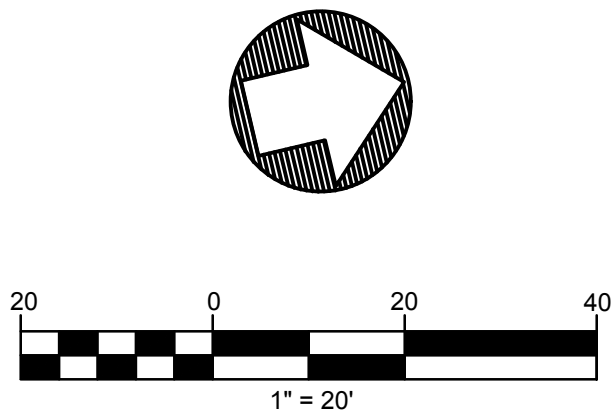
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Date of Plot: January 21, 2022 - 2:58 PM



TALCOTTVILLE ROAD (CT ROUTE 83)

ZONING TABLE			
501 TALCOTTVILLE ROAD M/B/L 09/0007/0001D ZONE: C (COMMERCIAL)			
PARCEL 2: RETAIL			
ITEM	REQUIREMENTS	EXISTING CONDITIONS LOT 2	PROPOSED CONDITIONS LOT 2
MIN. LOT AREA	22,000 SF	113,818 SF	113,818 SF
MIN. LOT FRONTAGE	100 FT	365 FT	365 FT
FRONT YARD SETBACK	50 FT	N/A	90 FT
SIDE YARD SETBACK	20 FT	N/A	40 FT
REAR YARD SETBACK	50 FT	N/A	286 FT
MIN. BUILDING SETBACK FROM RESIDENTIAL STRUCTURE	200 FT OR AS APPROVED BY SPECIAL PERMIT	N/A	375 FT
MIN. PARKING SETBACK FROM RESIDENTIAL STRUCTURE	100 FT OR AS APPROVED BY SPECIAL PERMIT	N/A	420 ft
MAX. IMPERVIOUS COVERAGE	60% OR AS APPROVED BY SPECIAL PERMIT	0%	10%
MAX. BUILDING HEIGHT	35 FT OR AS APPROVED BY SPECIAL PERMIT	N/A	< 35'
PARKING SPACES	RETAIL PARKING ONE SPACE PER 250 S.F. FLOOR AREA 2900 SF/250 = 12 SPACES	0	12



PLAN REFERENCE

SITE INFORMATION FROM PLAN ENTITLED: "SUBDIVISION PLAN, PREPARED FOR 501 TALCOTTVILLE ROAD LLC, 501 TALCOTTVILLE ROAD (CT ROUTE 83) & DART HILL ROAD, VERNON, CONNECTICUT," SCALE 1" = 30', DATED JANUARY, 2022, BY ALFRED BENESCH & CO, 120 HEBRON AVENUE, GLASTONBURY, CT

Prepared by:



Alfred Benesch & Company
120 Hebron Ave 2nd Floor
Glastonbury, Connecticut 06033
860-633-8341

Prepared for:

BASILE SUBDIVISION LOT 2

VERNON, CT

501 TALCOTTVILLE ROAD

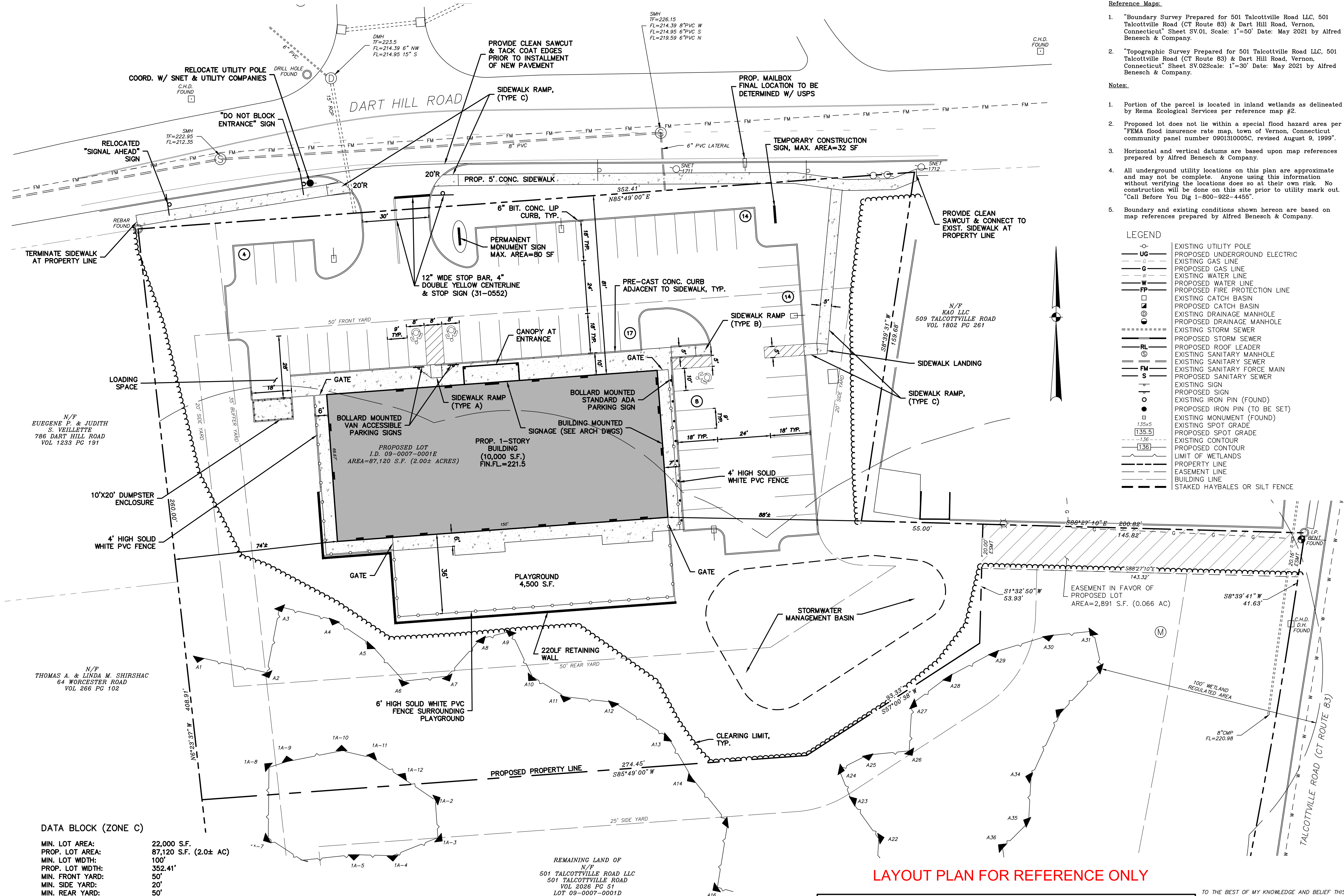
DATE:	REVISION:
2022.01.20	REVISION: 0

PROJECT NO.: 70557.51	DRAWN BY: LAW
SCALE: AS SHOWN	CHECKED BY: RGS
DATE: 01.20.2022	

CONCEPT PLAN
FOR REFERENCE ONLY

DRAWING NO.:
CP-1

S:\Acad\2021 Civil 3D\2021-083 Vernon Development - 501 Talcottville Rd\Russos Drawings\2021-083.dwg

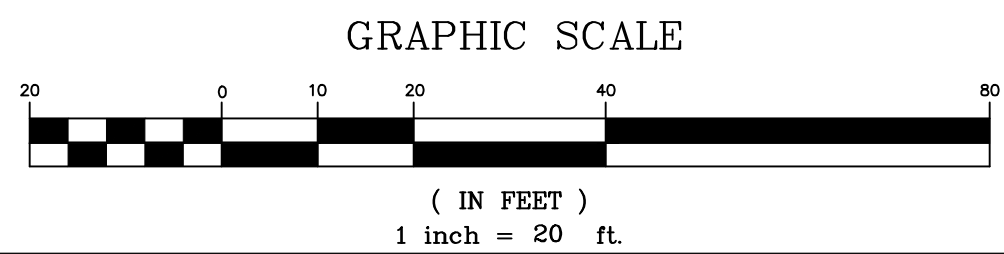


DATA BLOCK (ZONE C)

MIN. LOT AREA:	22,000 S.F.
PROP. LOT AREA:	87,120 S.F. (2.0± AC)
MIN. LOT WIDTH:	100'
PROP. LOT WIDTH:	352.41'
MIN. FRONT YARD:	50'
MIN. SIDE YARD:	20'
MIN. REAR YARD:	50'
PROP. BLDG HT:	26'
PROP. LOT COVERAGE:	44.5% (38,754 SF)

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: 57 SPACES (3 HANDICAP ACCESSIBLE)



Reference Maps:

- "Boundary Survey Prepared for 501 Talcottville Road LLC, 501 Talcottville Road (CT Route 83) & Dart Hill Road, Vernon, Connecticut" Sheet SV.01, Scale: 1"=50' Date: May 2021 by Alfred Benesch & Company.
- "Topographic Survey Prepared for 501 Talcottville Road LLC, 501 Talcottville Road (CT Route 83) & Dart Hill Road, Vernon, Connecticut" Sheet SV.02, Scale: 1"=30' Date: May 2021 by Alfred Benesch & Company.

Notes:

- Portion of the parcel is located in inland wetlands as delineated by Rema Ecological Services per reference map #2.
- Proposed lot does not lie within a special flood hazard area per "FEMA flood insurance rate map, town of Vernon, Connecticut community panel number 0901310005C, revised August 9, 1999".
- Horizontal and vertical datums are based upon map references prepared by Alfred Benesch & Company.
- All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-922-4455".
- Boundary and existing conditions shown hereon are based on map references prepared by Alfred Benesch & Company.

LEGEND

UG	EXISTING UTILITY POLE
UG	PROPOSED UNDERGROUND ELECTRIC
G	EXISTING GAS LINE
G	PROPOSED GAS LINE
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
FP	PROPOSED FIRE PROTECTION LINE
CB	EXISTING CATCH BASIN
CB	PROPOSED CATCH BASIN
EM	EXISTING DRAINAGE MANHOLE
EM	PROPOSED DRAINAGE MANHOLE
ES	EXISTING STORM SEWER
ES	PROPOSED STORM SEWER
RL	PROPOSED ROOF LEADER
SM	EXISTING SANITARY MANHOLE
SM	EXISTING SANITARY SEWER
FM	EXISTING SANITARY FORCE MAIN
S	PROPOSED SANITARY SEWER
S	EXISTING SIGN
S	PROPOSED SIGN
IP	EXISTING IRON PIN (FOUND)
IP	PROPOSED IRON PIN (TO BE SET)
EM	EXISTING MONUMENT (FOUND)
EM	EXISTING SPOT GRADE
EM	PROPOSED SPOT GRADE
EM	EXISTING CONTOUR
EM	PROPOSED CONTOUR
EM	LIMIT OF WETLANDS
EM	PROPERTY LINE
EM	EASEMENT LINE
EM	BUILDING LINE
EM	STAKED HAYBALES OR SILT FENCE

LAYOUT PLAN FOR REFERENCE ONLY

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 **Resurvey** 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
SERVING CT & MA

11R. Russo & Associates, LLC
11Seymour Rd East Windsor CT 06088 • CT 860.623.0269 • MA 43780.189
www.russosurveyors.com • rrusso@russosurveyors.com

The Learning Experience

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

REVISIONS

BY: LF/TAC	CHK: JEU
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Layout Plan

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



OFFICE OF THE
TOWN PLANNER

TOWN OF VERNON

55 West Main St., VERNON, CT 06066-3291
(860) 870-3640
gmcmgregor@vernon-ct.gov

MEMORANDUM

TO: Planning & Zoning Commission

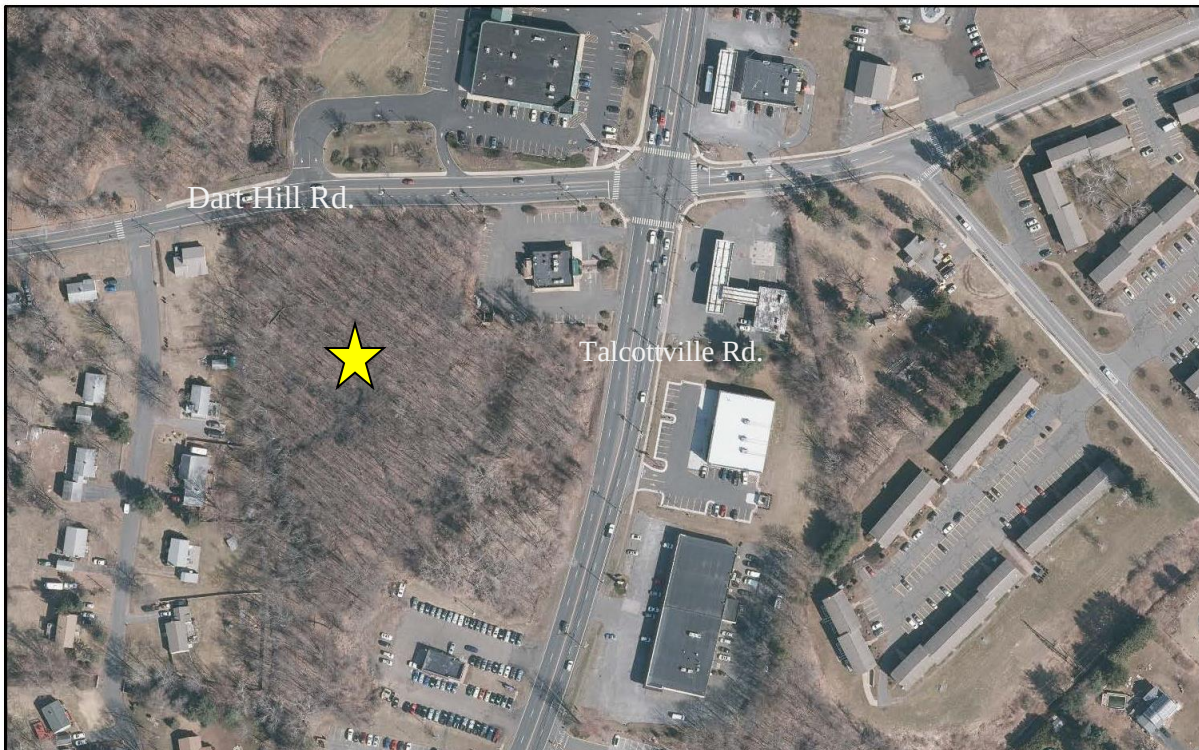
FROM: George K. McGregor, AICP, Town Planner

SUBJECT: PZ 2022-06, 501 Talcottville Rd. Re-Subdivision

DATE: March 3, 2022

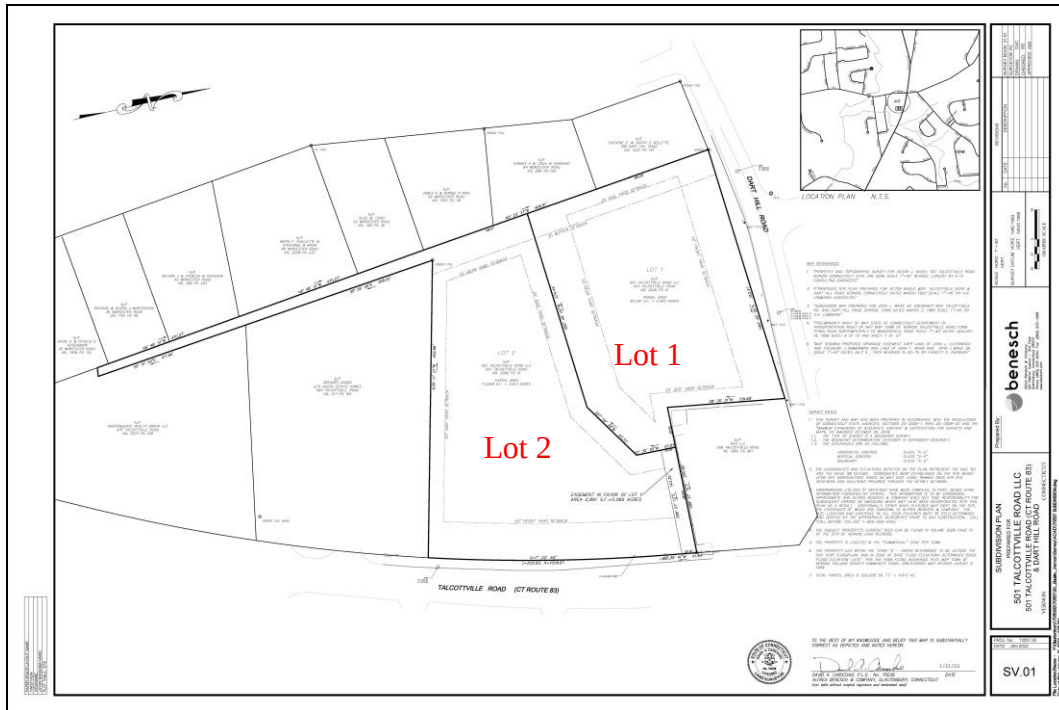
Request

PZ-2022-06, 501 Talcottville Rd. An Application of 501 Talcottville Rd., LLC to permit the re-subdivision of land into one additional parcel, located at 501 Talcottville Rd. (Tax Map 09, Block 0007, Parcel 0001D). The property is zoned Commercial.

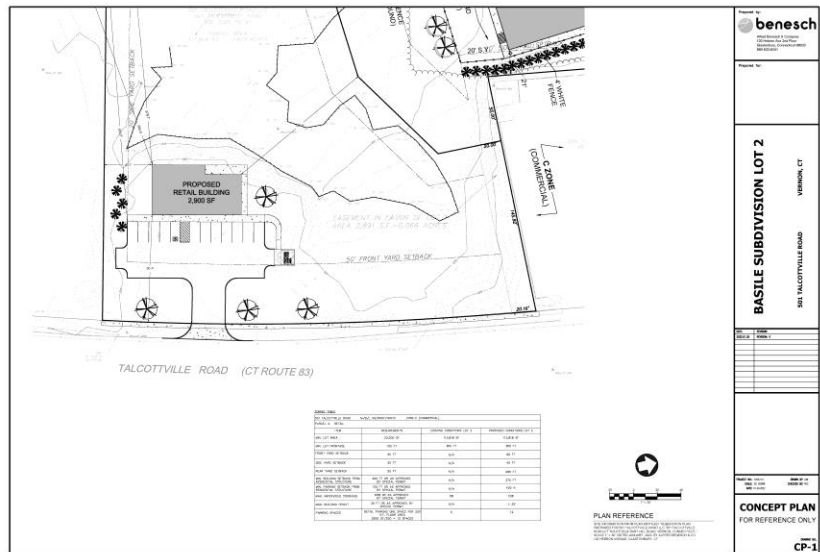


Site Location

The property owner requests approval to create one additional 2.6 parcel from a parent 4.6-acre tract addressed as 501 Talcottville Rd. A previous subdivision occurred on the parent parcel; therefore, no free cut is available and, under the town regulations, re-subdivision is permitted after a public hearing and decision by the Planning & Zoning Commission. This application is related to PZ 2022-05, the site plan and special permit application for a day care facility at 501 Talcottville Rd.



Note: this report does not represent a review, approval, or endorsement of the conceptual plan.



Staff Review

The Zoning Official has indicated that the new parcel appears to meet zoning regulations, as does the left-over parent tract.

Creating a new legal lot of record conveys certain future entitlements on the property. As evidenced from the ongoing Inland Wetland Commission (**IWC 2022-01**) review of the parent tract, there are potential significant impacts on the wetlands from the development of commercial projects in proximity. A re-subdivision of this property will introduce, in all likelihood, additional potential wetland impacts. Any revisions to the site plan review contained in PZ 2022-05 (as a result of the Inland Wetland review) could affect the proposed new subdivision parameters in a manner not known at the time of this report.

Note: The IWC continued its public hearing until March 22, 2022 so that the Town could engage a third-party wetland professional to review and opine on the applicant's submission.

State Statute 8.26 requires the Planning & Zoning Commission to await the recommendation and decision from the Inland Wetlands Commission for any application which “involves land regulated as an inland wetland.” The Inland Wetland Commission has yet to make its finding on that application. For the reasons cited above, Staff recommends a continuation of this hearing until April 7, 2022 and extension from the applicant, as appropriate.

Draft motions may be delivered to the PZC under separate cover.