

TOWN OF VERNON  
Inland Wetlands Commission (IWC)

Meeting Notice & Agenda  
**Tuesday, June 28, 7:00 PM**

Town Council Chambers  
3<sup>rd</sup> Floor, 14 Park Place  
Vernon, Connecticut

1. Call to Order & Roll Call

2. Administrative Actions

**2.1** Approval of Draft Minutes from Special Meeting 5-3-22.  
Note Regular Meeting scheduled for May 24, 2022 was canceled

**2.2** Call for filing(s) of Intervener Petitions and Determination of Status

3. Public Hearing and or Action on Applications - none

4. Old Business - Discussion and possible action

**4.1 Juliano, 321 Talcottville Road** - Cease and Correct Order, fill placement beyond limits of approved plan. Reference to IWC 2008 -08

5. New Business

**5.1** Receipt of new applications if any

6. Wetland Agent / Enforcement Officer Report

7. Other –

**7.1** Lake Pesticide Treatment notifications for Tankerhoosen Lake, Middle Bolton Lake and 19 Rosewood Drive.

8. Adjournment

Donald Schubert, Chairperson  
Inland Wetlands Commission

**Special Meeting**  
TOWN OF VERNON  
Inland Wetlands Commission (IWC)  
**Tuesday May 3rd, 2022 7:00 PM**  
VIA Zoom

**Draft Minutes**

1. Call to Order & Roll Call by Chairperson Rachel Stansel at 7:07 p.m. In attendance were Commission Members Rachel Stansel, Kathy Minor, and Don Schubert. Staff members present Craig Perry, Wetlands Enforcement Officer, David Smith, Town Engineer, Luciana Granstrand, Planning Specialist and Shaun Gately, Economic Development Coordinator. Also, in attendance for the Zoom Meeting were Timothy Coon, Eric Spungin, Greg Spungin, Jay Ussery, Tim Houle, Art Allen, George Logan, James Basile, Sagan Simko, and Justin Parlapiano. Recording Secretary: Claire Crane

2. Administrative Actions

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

Chair Rachel Stansel **MOVED** to **APPROVE** the minutes from the April 19th, 2022 meeting. Don Schubert seconded and the motion carried unanimously

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).

- A note sent to Planning and Zoning from Judith Veillette, 786 Dart Hill Road was read into record regarding her opposition to the proposed project.
- Discussion ensued regarding the most recent package called Alternate #2 from the applicant's representatives.
- Tim Coon and Jay Ussery of J. R. Russo and Associates reviewed the most recent changes to the plans.
- It was noted that the Zoning Board of Appeals approved the requested reduction in parking spaces that makes Alternative #2 possible, as it allows for a greater buffer with 20 feet of an undisturbed area.
- George Logan, REMA, Environmental Scientist reviewed in detail the recommended plantings for the buffer restoration, enhancement areas, and approach for the removal/control of invasive species.
- Art Allen, Vice President EcoTec, Environmental Scientist serving as the 3<sup>rd</sup> party reviewing consultant provided feedback and asked questions.
- Staff members and commission members had questions and discussion.

- Public comments were received from:
  - Jaime King: 58 Worcester Road
  - John Coro: 52 Worcester Road
  - Tom Shirshac: 64 Worcester Road
- The staff and Commission discussed the re-designation, the site development proposal known as Alternative #2, and the request to provide feedback to Planning and Zoning on the additional request for a subdivision of the Lot into Lot 1 and Lot 2. Final questions were made to J.R. Russo and Associates, REMA, and the EcoTec representatives.

Kathy Minor **MOVED** to **CLOSE** the Public Hearing at 8:12 p.m. for application **IWC 2022-01, 501 Talcottville Rd** Don Schubert seconded the motion and it carried unanimously.

- The Commission and staff had a final discussion in preparation of a vote.
- In regards for input on the Subdivision, the Commission noted that the applicant would have to come back with a future plan, as they cannot evaluate a “concept” scenario.

Chair Rachel Stanzel **MOVED** to **APPROVE** the Re-Designation Portion of Application [IWC-2022 01] of the Vernon Development LLC and Kathy Minor seconded the motion and it carried unanimously with the following conditions:

- The limit of the inland wetlands as presented on J.R. Russo’s Alternate 2 plan revised to 4/19/22 be revised to reflect the line from Flag A14 to A24.

Chair Rachel Stanzel **MOVED** to **APPROVE** the Site Development Plan of Application [IWC-2022 01] of the Vernon Development LLC and Kathy Minor seconded the motion and it carried unanimously:

for a Wetlands Permit upon consideration of the decision criteria in Section 10.2 of the Town of Vernon Wetlands Regulations and based on a finding that the project will have no adverse impacts on wetlands or water courses, and subject to the following conditions:

- a. A final plan set should be submitted for final staff review to verify all required updates have been incorporated. This must include the updated proposed wetland buffer restoration enhancement areas in the REMA report dated 4/28/2022.
- b. The property shall be developed in substantial conformance to the final Plan set prepared by J. R. RUSSO and associates.
- c. Erosion control matting is added on seeded areas whenever slope is greater than 3:1.
- d. Report to be provided after year one and year two on the plantings and removal of invasives. Certification after 2 years that the REMA mitigation plan has been fully installed and maintained.
- e. Notify the Wetland Enforcement Officer when Sediment and Erosion Control Measures are installed.
- f. Provide a Sediment and Erosion Control Bond in the amount of \$10,000 prior to any construction activities.

Chair Rachel Stanzel **MOVED** to **Direct** the Town Engineer to convey to the Vernon Planning and Zoning Commission that with regards to the Request for a Subdivision of this property that the Vernon IWC does not object, but request that a note be included on the final plan that the 'Vernon Inland Wetland Commission has not approved any activity on the proposed lot labeled #2 on the Subdivision Application. Kathy Minor seconded the motion and it carried unanimously.

**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).

- Second Public Hearing opened at 8:49 p.m.
- CT Water representative Justin Parlapiano was present by Zoom; there were no additional questions made by the staff or Commission members; Justin Parlapiano had no additional information to present. The information in the packet was deemed sufficient to move to a vote.

Chair Rachel Stanzel **MOVED** to **CLOSE** the Public Hearing at 8:50 P. M. for application **IWC 2022-02, 304 Merline Road**, and Don Shubert seconded the motion and it carried unanimously.

Don Schubert **MOVED** to **APPROVE** and Kathy Minor seconded the motion and it carried unanimously **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 -05

- Tim Houle, Senior Civil Engineer, from BL Companies and the staff reviewed the recommended modifications to the plan that were listed on an April 28<sup>th</sup> memo from the Vernon staff. Sagan Simko, Senior Environmental Scientist, from BL Companies reported his observations from visiting the application site. Discussion ensued.

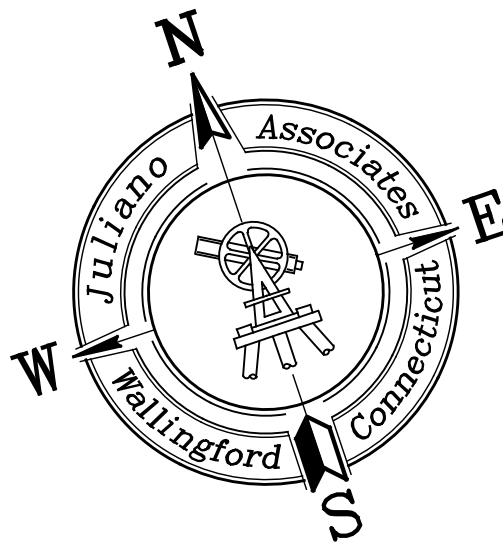
Rachel Stanzel **MOVED** to **APPROVE** Application [IWC-2022 03] and Kathy Minor and Don Schubert seconded and it carried unanimously for minor modification of existing land use permits at 129 Talcottville Rd (formerly application IWC 2016-5 upon consideration of the decision criteria in Section 10.2 of the Town of Vernon Wetlands Regulations and based on a finding that the project will have no adverse impacts on wetlands or watercourses, and subject to the following conditions:

a. The property shall be developed in substantial conformance to the final Plan set prepared by BL Companies dated 4/15/2022; and to include all of the Vernon staff recommendations in the memo dated April 28<sup>th</sup>.

5. Chairperson Rachel Stanzel **ADJOURNED** the meeting at 9:17 PM.

Claire Crane, Recording Secretary





Connecticut Grid System  
(NAD 83)

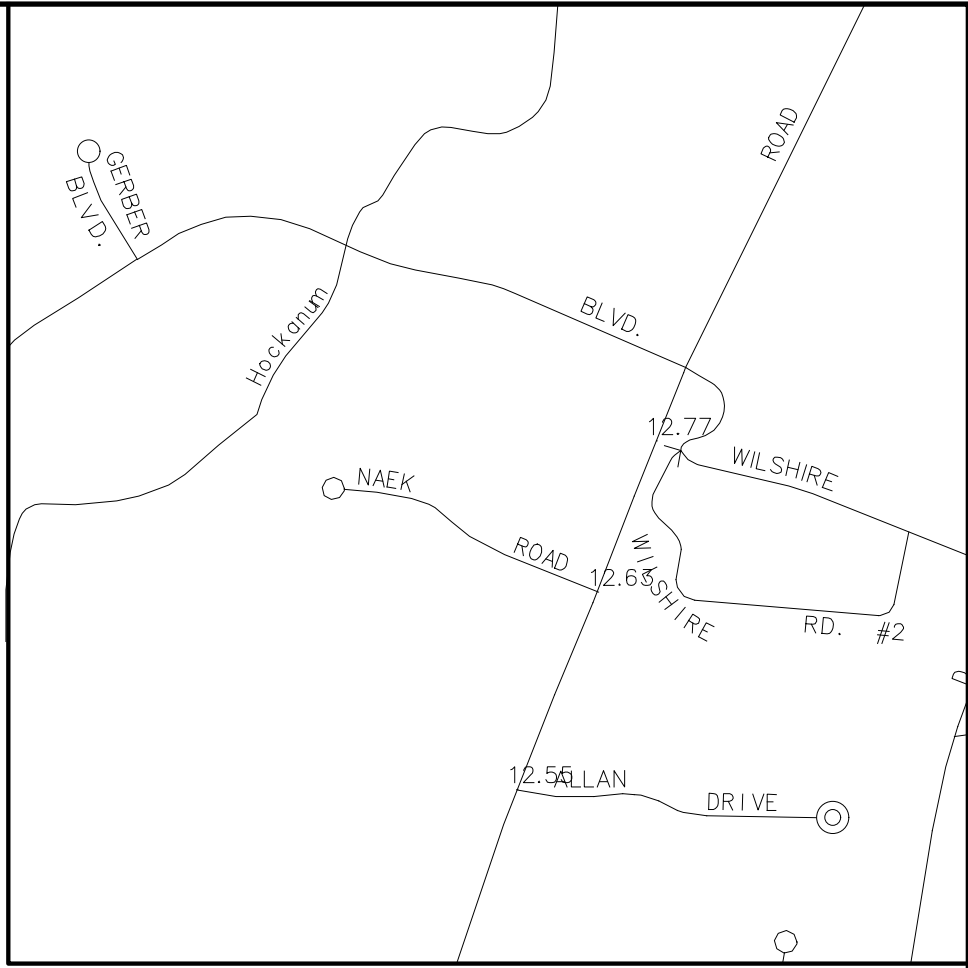


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Site Location Plan  
Scale: 1" = 1000'

SURVEYOR'S NOTES:

1. THIS SURVEY AND MAP HAVE BEEN PREPARED IN CONFORMANCE WITH REGULATIONS AS DEFINED IN THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20, AS AMENDED OCTOBER 26, 2018.

2. THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY AND IS INTENDED TO DEPICT OR NOTE THE POSITION, HORIZONTALLY AND, WHERE REQUIRED, VERTICALLY, BETWEEN PARTICULAR EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS. THE PURPOSE OF THIS TYPE OF SURVEY IS TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REQUIREMENTS. NO OTHER IMPROVEMENTS OR FEATURES NEED BE DEPICTED.

3. THE BOUNDARY DETERMINATION CATEGORY IS AN INDEPENDENT RESURVEY OF MAP REFERENCE 9.a BASED UPON ADDITIONAL FIELD WORK PERFORMED AS PART OF MAP REFERENCE 9.b.

4. THIS SURVEY CONFORMS TO A HORIZONTAL ACCURACY STANDARD OF CLASS A-2 AND A VERTICAL ACCURACY STANDARD OF CLASS Y-2. TOPOGRAPHY AS DEPICTED HEREON CONFORMS TO AN ACCURACY STANDARD OF CLASS T-2.

5. ANGULAR MEASUREMENTS AND COORDINATES ARE BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988(GEOD12B). DATUM ESTABLISHED BY GPS UTILIZING THE SUPERIOR INSTRUMENTS GPS NETWORK.

6. THE PROPERTY IS LOCATED WITHIN A COMMERCIAL ZONING DISTRICT AND AQUIFER PROTECTION DISTRICT.

7. THE AREA OF THE PROPERTY IS 90,241± SQUARE FEET (2.07± ACRES).

8. THE PROPERTY IS DESIGNATED ON THE VERNON ASSESSOR'S RECORDS AS PARCEL 1000040008D.

9. THE CURRENT DEED REFERENCE IS VOLUME 2626, PAGE 22.

10. THE PROPERTY IS LOCATED IN A FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 090131 000C, MAP REVISED: AUGUST 9, 1999.

11. REFERENCE IS MADE TO THE FOLLOWING MAP(S):

a. PROPERTY & TOPOGRAPHIC SURVEY, JULIANO'S POOLS, #321 TALCOTTVILLE ROAD, VERNON, CONNECTICUT. SCALE: 1" = 20'. DATE: 04/15/08, REVISED TO: 05/28/08. MAP PREPARED BY JULIANO ASSOCIATES LLC.

b. LIMITED PROPERTY/BOUNDARY SURVEY, IMPROVEMENT LOCATION SURVEY, LAND OF JULIANO FAMILY ONE LLC, #327 TALCOTTVILLE ROAD, (CONNECTICUT ROUTE 83), VERNON, CONNECTICUT. SCALE: 1" = 40'. DATE: 03/01/21. MAP PREPARED BY JULIANO ASSOCIATES LLC.

12. PROPERTY IS SUBJECT/PRIVILEGED TO:

a. A SIDEWALK EASEMENT IN FAVOR OF THE TOWN OF VERNON AS DEPICTED ON THE FILED SUBDIVISION PLAN.

b. A VARIANCE TO VARY LOT WIDTH REQUIREMENT FROM 25% TO 40% AS RECORDED MARCH 16, 1983 IN VOLUME 450 AT PAGE 262 OF THE VERNON LAND RECORDS.

c. SPECIAL PERMIT FOR AN AUTO BODY SHOP WITH A GENERAL REPAIRERS LICENSE AS RECORDED AUGUST 31, 1983 IN VOLUME 465 AT PAGES 212-214 OF THE VERNON LAND RECORDS.

d. SPECIAL PERMIT FOR AN AUTO BODY SHOP AS RECORDED SEPTEMBER 5, 1984 IN VOLUME 500 AT PAGES 89-91 OF THE VERNON LAND RECORDS.

e. AN EASEMENT TO THE CONNECTICUT LIGHT & POWER COMPANY AS RECORDED SEPTEMBER 11, 1986 IN VOLUME 587 AT PAGES 242-243 OF THE VERNON LAND RECORDS.

f. SPECIAL PERMIT FOR ASSEMBLY OF SMALL TELECOMMUNICATIONS COMPONENTS AS RECORDED MAY 27, 1998 IN VOLUME 1151 AT PAGES 07-08 OF THE VERNON LAND RECORDS.

g. CONDITIONS OF A MODIFICATION OF SITE PLAN OF DEVELOPMENT, SPECIAL PERMIT FOR OUTSIDE DISPLAY GREATER THAN 10% OF THE GROSS FLOOR AREA, AND A SPECIAL PERMIT IN AN AQUIFER AREA (PZC APPLICATION PZ-2006-38) AS RECORDED APRIL 12, 2007 IN VOLUME 1912 AT PAGES 228-234 OF THE VERNON LAND RECORDS.

h. OTHER RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS THE RECORD MAY APPEAR.

13. THERE ARE NO INLAND WETLANDS OR WATERCOURSES ON THE SUBJECT PROPERTY. INLAND WETLANDS ON ADJACENT PARCELS WERE FIELD DELINEATED ("FLAGGED") BY KENNETH C. STEVENS, JR., SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC., ON APRIL 7, 2008. INLAND WETLANDS WERE FIELD LOCATED AND MAPPED BY JULIANO ASSOCIATES LLC ON APRIL 21, 2008.

14. THIS BOUNDARY OPINION WAS MADE AND SURVEY MAP PREPARED FROM INFORMATION CONTAINED IN DEEDS AND MAPS OF RECORD ALONG WITH PHYSICAL EVIDENCE LOCATED DURING THE FIELD SURVEY.

LEGEND

○ IRON PIN/PIPE FOUND	— PROPERTY LINES
□ MONUMENT FOUND	— EASEMENT
• POST	— WETLANDS
• BOLLARD	— UPLAND REVIEW AREA
⚡ UTILITY POLE	— STRUCTURE
• GAS GATE	— EDGE OF PAVEMENT — CURB
• WELL	— EDGE OF PAVEMENT — NO CURB
• SHRUB/BUSH	— EDGE OF GRAVEL
○ TREE	— LANDSCAPING
• ELECTRIC BOX	— FENCE
• AC UNIT	— CONCRETE PAD/WALK
• ELECTRIC VAULT	— POOL
• MAIL BOX	— DEBRIS PILE
• MANHOLE	— LINE STRIPING
□ CATCH BASIN	— RETAINING WALL
	— SANITARY SEWER
	— OVERHEAD WIRES
	— TREE LINE

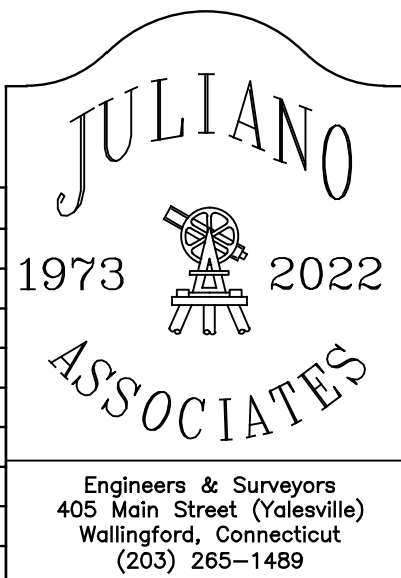
To the best of my knowledge and belief this map is substantially correct as noted hereon.

Christopher S. Juliano, LS #19725

Date

This survey is not valid unless it contains the live signature and seal of the above noted professional. Subsequent revisions to this plan other than by the original surveyor effectually void this certification.

REVISIONS	
DATE	DESCRIPTION



Juliano Associates, LLC

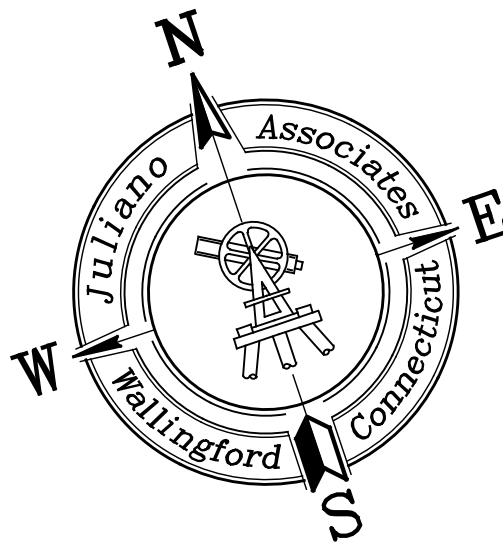
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Limited Property/Boundary Survey  
Improvement Location Survey  
Existing Conditions  
Land of  
Brian R. Juliano  
#321 Talcottville Road  
Vernon, Connecticut

Project no.:	22-132	Date:	04/11/22	Scale:	1" = 30'
Work map:	DESTY	Checked:	CJULIANO	Sheet:	1 of 1
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Connecticut Grid System  
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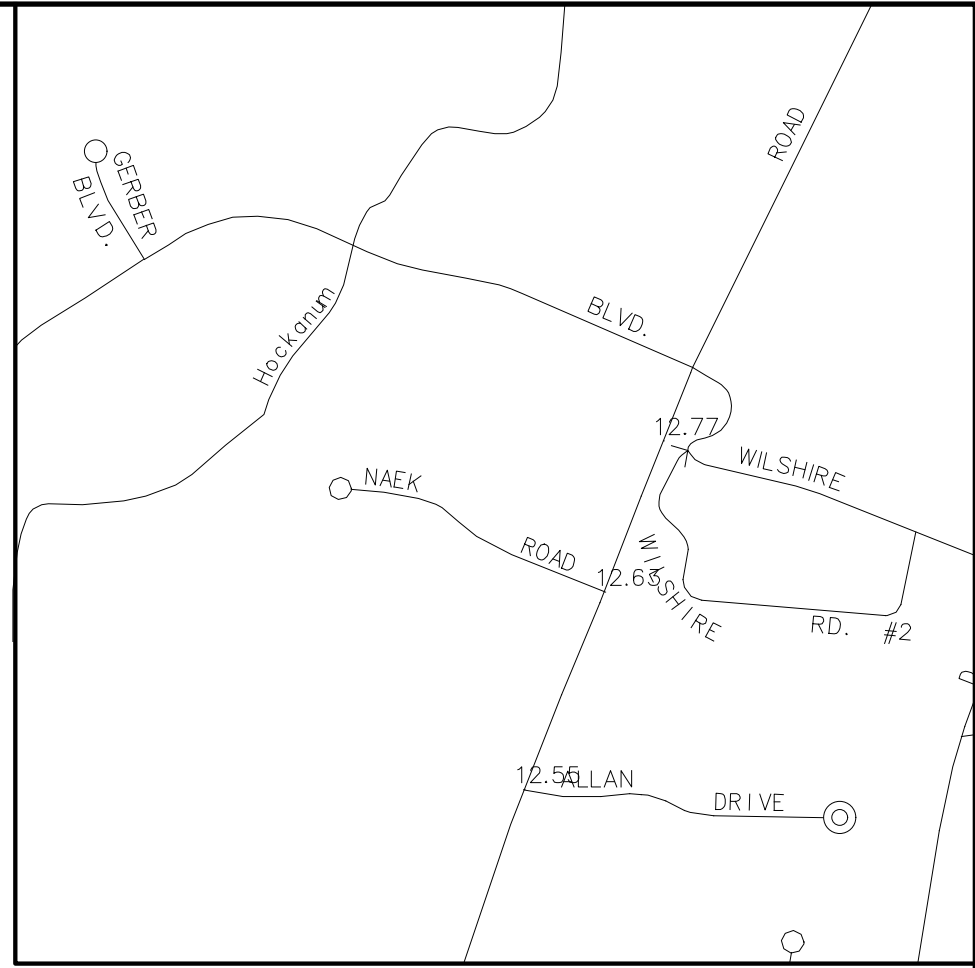


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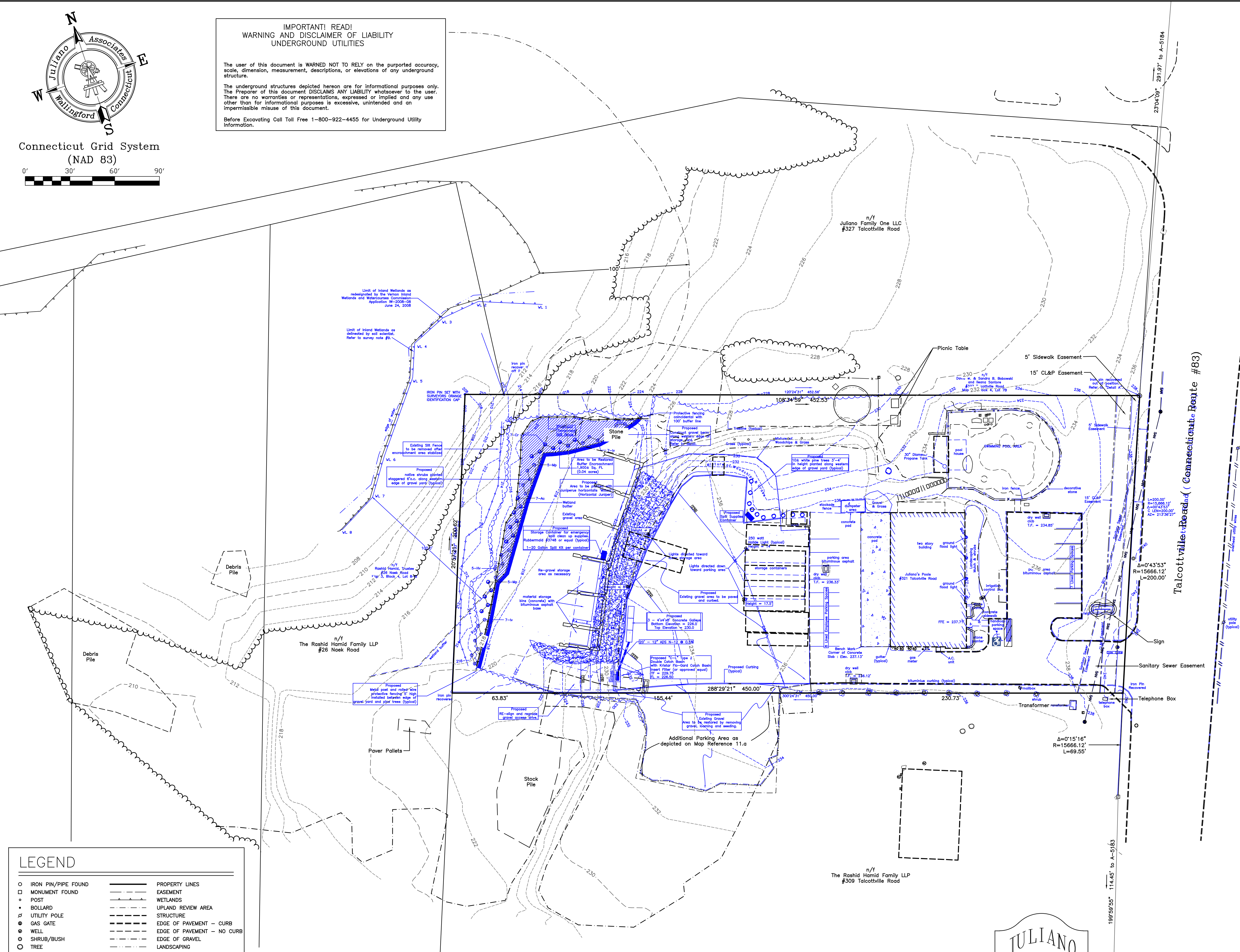
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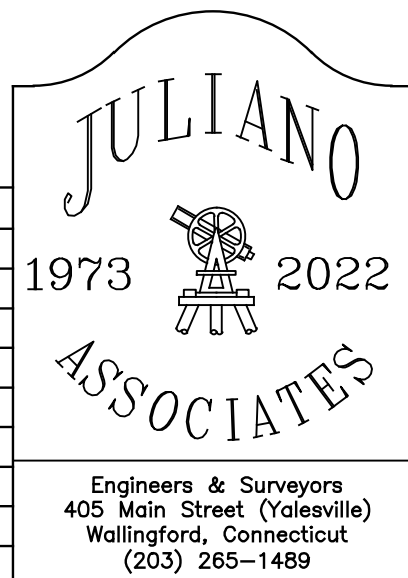
Site Location Plan  
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**LEGEND**

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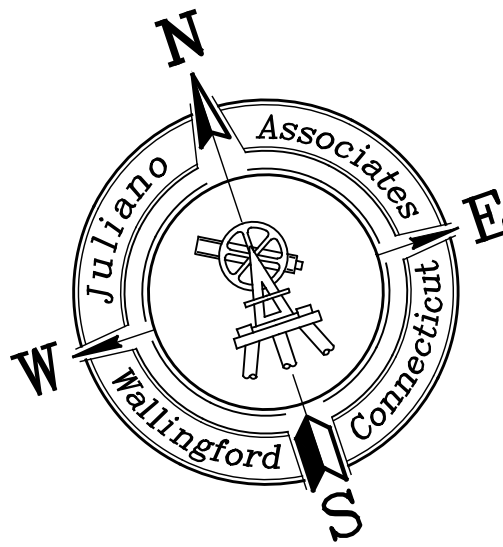
**Overlay Plan**  
**2008 Survey and 2022 Survey**

**Land of**  
**Brian R. Juliano**  
**#321 Talcottville Road**  
**Vernon, Connecticut**

Project no.:	22-132	Date:	04/11/22	Scale:	1" = 30'
Work map:	DESTY	Checked:	CJULIANO	Sheet:	1 of 1
Final map:	DESTY	Released:	CJULIANO	Revision:	0

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REMOVE FILL MATERIAL MATERIAL, DEBRIS PILES, PALLETS, ETC. BEYOND PROPOSED WALL. REMEDIATE AREAS AS PER PLAN/REPORT PREPARED BY REMA ECOLOGICAL SERVICES, INC.

4' TALL BOULDER  
RETAINING WALL

PROPOSED  
EMPLOYEE  
PARKING  
(17 SPACES)

LEGEND	
	IRON PIN/PIPE FOUND
	MONUMENT FOUND
	POST
	BOLLARD
	UTILITY POLE
	GAS GATE
	WELL
	SHRUB/BUSH
	TREE
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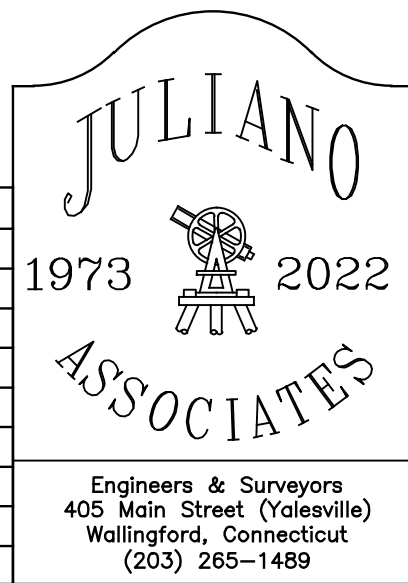
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SURVEYOR'S NOTES:

- THIS SURVEY AND MAP HAVE BEEN PREPARED IN CONFORMANCE WITH REGULATIONS AS DEFINED IN THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20, AS AMENDED OCTOBER 26, 2018.
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  - LIMITED PROPERTY/BOUNDARY SURVEY, IMPROVEMENT LOCATION SURVEY, LAND OF JULIANO FAMILY ONE LLC, #327 TALCOTTVILLE ROAD, (CONNECTICUT ROUTE 83), VERNON, CONNECTICUT. SCALE: 1" = 40'. DATE: 03/01/21. MAP PREPARED BY JULIANO ASSOCIATES LLC.
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  - A VARIANCE TO VARY LOT WIDTH REQUIREMENT FROM 25% TO 40% AS RECORDED MARCH 16, 1983 IN VOLUME 450 AT PAGE 262 OF THE VERNON LAND RECORDS.
  - SPECIAL PERMIT FOR AN AUTO BODY SHOP WITH A GENERAL REPAIRERS LICENSE AS RECORDED AUGUST 31, 1983 IN VOLUME 465 AT PAGES 212-214 OF THE VERNON LAND RECORDS.
  - SPECIAL PERMIT FOR AN AUTO BODY SHOP AS RECORDED SEPTEMBER 5, 1984 IN VOLUME 500 AT PAGES 89-91 OF THE VERNON LAND RECORDS.
  - AN EASEMENT TO THE CONNECTICUT LIGHT & POWER COMPANY AS RECORDED SEPTEMBER 11, 1986 IN VOLUME 587 AT PAGES 242-243 OF THE VERNON LAND RECORDS.
  - SPECIAL PERMIT FOR ASSEMBLY OF SMALL TELECOMMUNICATIONS COMPONENTS AS RECORDED MAY 27, 1998 IN VOLUME 1151 AT PAGES 07-08 OF THE VERNON LAND RECORDS.
  - CONDITIONS OF A MODIFICATION OF SITE PLAN OF DEVELOPMENT, SPECIAL PERMIT FOR OUTSIDE DISPLAY GREATER THAN 10% OF THE GROSS FLOOR AREA, AND A SPECIAL PERMIT IN AN AQUIFER AREA (PZC APPLICATION PZ-2006-38) AS RECORDED APRIL 12, 2007 IN VOLUME 1912 AT PAGES 228-234 OF THE VERNON LAND RECORDS.
  - OTHER RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS THE RECORD MAY APPEAR.
- THERE ARE NO INLAND WETLANDS OR WATERCOURSES ON THE SUBJECT PROPERTY. INLAND WETLANDS ON ADJACENT PARCELS WERE FIELD DELINEATED ("FLAGGED") BY KENNETH C. STEVENS, JR., SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC., ON APRIL 7, 2008. INLAND WETLANDS WERE FIELD LOCATED AND MAPPED BY JULIANO ASSOCIATES LLC ON APRIL 21, 2008.
- THIS BOUNDARY OPINION WAS MADE AND SURVEY MAP PREPARED FROM INFORMATION CONTAINED IN DEEDS AND MAPS OF RECORD ALONG WITH PHYSICAL EVIDENCE LOCATED DURING THE FIELD SURVEY.





---

June 16, 2022

Mr. Brian Juliano  
321 Talcottville Road  
Vernon, CT 06066

Re: Vernon Inland Wetlands Cease and Correct Order

Dear Brian,

We have reviewed the three plans provided by your surveyor related to this issue and believe that there is a blend of restoration and new activities that can resolve the current violation and perhaps accommodate your business needs.

With regard to the survey showing Proposed Conditions, it should be noted that the Vernon Zoning Regulations do not allow parking within 10' of the property line. The attached sketch shows a variation of that plan which provides parking, respects that requirement and utilizes the grade as it currently exists. Also shown on that sketch is proposed grading, to remove much of the unauthorized fill in proximity to the vernal pool on the adjacent property. The area to be regraded will need to be loamed, seeded and mulched; and protected from erosion with sediment and erosion control measures. We suggest that your Soil Scientist provide a planting plan for this area, including grasses, herbaceous and woody shrubs as appropriate.

We recommend some substantial barrier be provided at the westerly edge of the proposed parking spaces. Your proposal for a stone retaining wall is not necessary but individual large stones at the top of the slope, or a rail fence and some 2" caliper trees would also be acceptable. This is to define the limit of your active use and to provide the necessary buffer to the vernal pool.

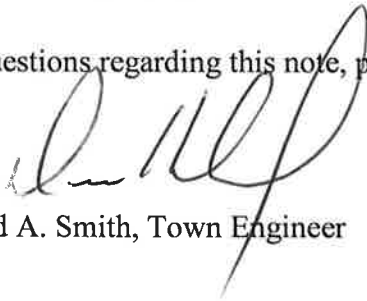
The Vernon Inland Wetlands Commission will be meeting on June 28, 2022 in the Council Chambers at 14 Park Place at 7:00pm to discuss the outstanding Cease and Correct Order, and your attendance is essential in developing a fair and equitable resolution to this. If the Commission agrees, we are suggesting that the above listed details be prepared and submitted as a 'Commission Modification to a Previous Plan' application.



We will also ask the Commission to require that the catchbasin and leaching system required in your earlier permit (2008-08) be inspected and rehabilitated as needed. This catchbasin was completely filled at the time of our last inspection. This structure, connecting pipes and possibly the leaching galleries will need to be cleared of accumulated soil, gravel and debris to function as intended.

That the discussion on Tuesday June 28<sup>th</sup> will review these considerations and provide some guidance on what your next few steps should be. Unlike earlier discussions, this will be an in-person meeting and you are welcome to have your Soil Scientist and Surveyor join us.

If you have any questions regarding this note, please contact Craig Perry at 860-870-3638.



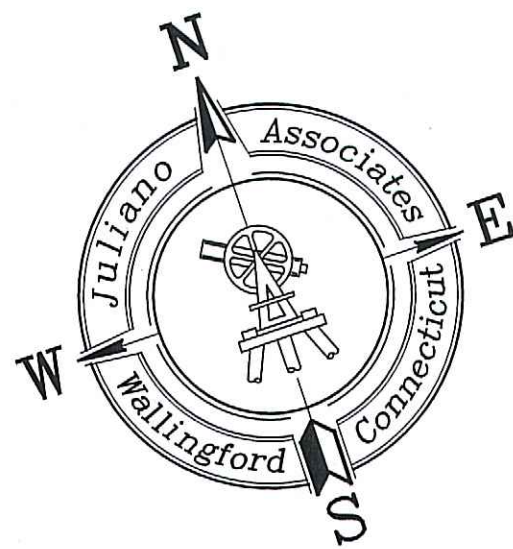
David A. Smith, Town Engineer



Craig Perry, Wetland Enforcement Officer

Cc: Shaun Gately, Director of Planning  
IWC Commission





Connecticut Grid System  
(NAD 83)

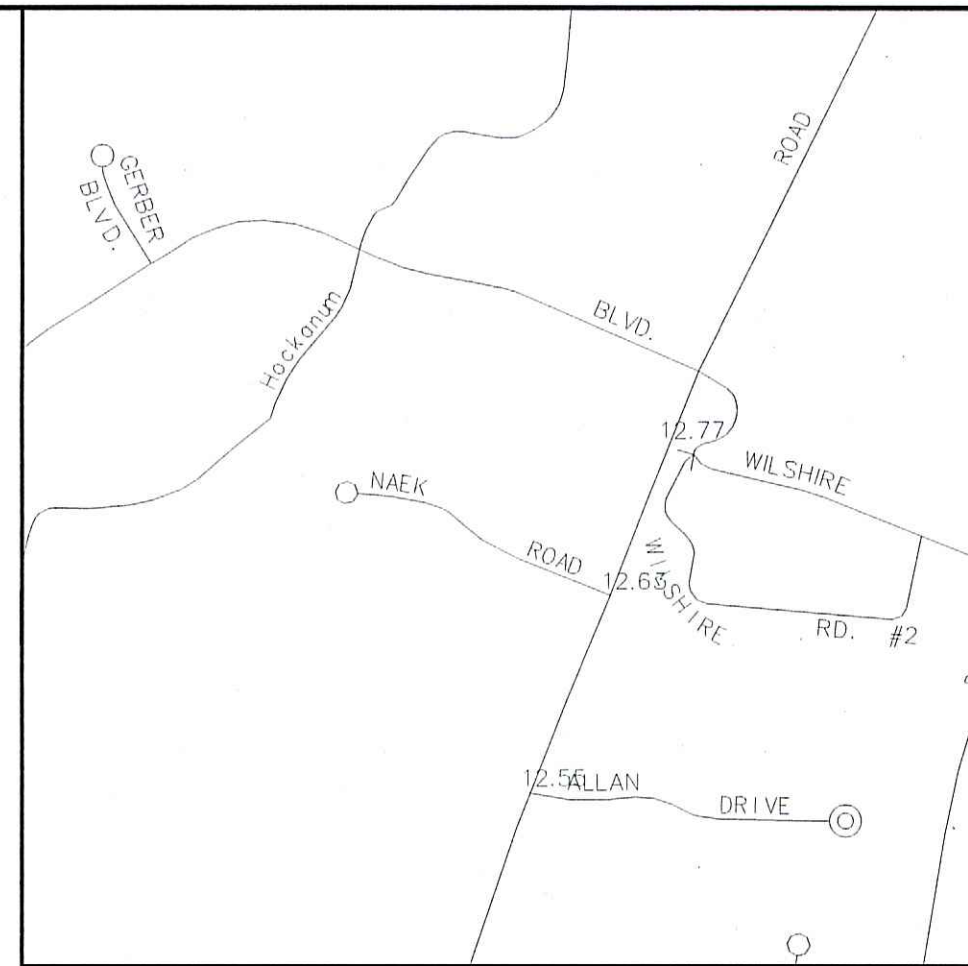


**IMPORTANT! READ!**  
**WARNING AND DISCLAIMER OF LIABILITY**  
**UNDERGROUND UTILITIES**

The user of this document is **WARNED NOT TO RELY** on the purported accuracy, scale, dimension, measurement, descriptions, or elevations of any underground structure.

The underground structures depicted hereon are for informational purposes only. The Preparer of this document **DISCLAIMS ANY LIABILITY** whatsoever to the user. There are no warranties or representations, expressed or implied and any use other than for informational purposes is excessive, unintended and an impermissible misuse of this document.

Before Excavating Call Toll Free 1-800-922-4455 for Underground Utility Information.



Site Location Plan  
Scale: 1" = 1000'

**SURVEYOR'S NOTES:**

1. THIS SURVEY AND MAP HAVE BEEN PREPARED IN CONFORMANCE WITH REGULATIONS AS DEFINED IN THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20, AS AMENDED OCTOBER 26, 2018.
2. THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY AND IS INTENDED TO DEPICT OR NOTE THE POSITION, HORIZONTALLY AND, WHERE REQUIRED, VERTICALLY, BETWEEN PARTICULAR EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS. THE PURPOSE OF THIS TYPE OF SURVEY IS TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REQUIREMENTS. NO OTHER IMPROVEMENTS OR FEATURES NEED BE DEPICTED.
3. THE BOUNDARY DETERMINATION CATEGORY IS AN INDEPENDENT RESURVEY OF MAP REFERENCE 9.a BASED UPON ADDITIONAL FIELD WORK PERFORMED AS PART OF MAP REFERENCE 9.b.
4. THIS SURVEY CONFORMS TO A HORIZONTAL ACCURACY STANDARD OF CLASS A-2 AND A VERTICAL ACCURACY STANDARD OF CLASS V-2. TOPOGRAPHY AS DEPICTED HEREON CONFORMS TO AN ACCURACY STANDARD OF CLASS T-2.
5. ANGULAR MEASUREMENTS AND COORDINATES ARE BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988(GEOD12B). DATUM ESTABLISHED BY GPS UTILIZING THE SUPERIOR INSTRUMENTS GPS NETWORK.
6. THE PROPERTY IS LOCATED WITHIN A COMMERCIAL ZONING DISTRICT AND AQUIFER PROTECTION DISTRICT.
7. THE AREA OF THE PROPERTY IS 90,241± SQUARE FEET (2.07± ACRES).
8. THE PROPERTY IS DESIGNATED ON THE VERNON ASSESSOR'S RECORDS AS PARCEL 10000400080.
9. THE CURRENT DEED REFERENCE IS VOLUME 2626, PAGE 22.
10. THE PROPERTY IS LOCATED IN A FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 090151 000C, MAP REVISED: AUGUST 9, 1999.
11. REFERENCE IS MADE TO THE FOLLOWING MAP(S):
  - a. PROPERTY & TOPOGRAPHIC SURVEY, JULIANO'S POOLS, #321 TALCOTTVILLE ROAD, VERNON, CONNECTICUT. SCALE: 1" = 20'. DATE: 04/15/08, REVISED TO: 05/28/08. MAP PREPARED BY JULIANO ASSOCIATES LLC.
  - b. LIMITED PROPERTY/BOUNDARY SURVEY, IMPROVEMENT LOCATION SURVEY, LAND OF JULIANO FAMILY ONE LLC, #327 TALCOTTVILLE ROAD, (CONNECTICUT ROUTE 83), VERNON, CONNECTICUT. SCALE: 1" = 40'. DATE: 03/01/21. MAP PREPARED BY JULIANO ASSOCIATES LLC.
12. PROPERTY IS SUBJECT/PRIVILEGED TO:
  - a. A SIDEWALK EASEMENT IN FAVOR OF THE TOWN OF VERNON AS DEPICTED ON THE FILED SUBDIVISION PLAN.
  - b. A VARIANCE TO VARY LOT WIDTH REQUIREMENT FROM 25% TO 40% AS RECORDED MARCH 16, 1983 IN VOLUME 450 AT PAGE 282 OF THE VERNON LAND RECORDS.
  - c. SPECIAL PERMIT FOR AN AUTO BODY SHOP WITH A GENERAL REPAIRERS LICENSE AS RECORDED AUGUST 31, 1983 IN VOLUME 465 AT PAGES 212-214 OF THE VERNON LAND RECORDS.
  - d. SPECIAL PERMIT FOR AN AUTO BODY SHOP AS RECORDED SEPTEMBER 5, 1984 IN VOLUME 500 AT PAGES 89-91 OF THE VERNON LAND RECORDS.
  - e. AN EASEMENT TO THE CONNECTICUT LIGHT & POWER COMPANY AS RECORDED SEPTEMBER 11, 1986 IN VOLUME 587 AT PAGES 242-243 OF THE VERNON LAND RECORDS.
  - f. SPECIAL PERMIT FOR ASSEMBLY OF SMALL TELECOMMUNICATIONS COMPONENTS AS RECORDED MAY 27, 1998 IN VOLUME 1151 AT PAGES 07-08 OF THE VERNON LAND RECORDS.
  - g. CONDITIONS OF A MODIFICATION OF SITE PLAN OF DEVELOPMENT, SPECIAL PERMIT FOR OUTSIDE DISPLAY GREATER THAN 10% OF THE GROSS FLOOR AREA, AND A SPECIAL PERMIT IN AN AQUIFER AREA (PZC APPLICATION PZ-2006-38) AS RECORDED APRIL 12, 2007 IN VOLUME 1912 AT PAGES 228-234 OF THE VERNON LAND RECORDS.
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14. THIS BOUNDARY OPINION WAS MADE AND SURVEY MAP PREPARED FROM INFORMATION CONTAINED IN DEEDS AND MAPS OF RECORD ALONG WITH PHYSICAL EVIDENCE LOCATED DURING THE FIELD SURVEY.

**LEGEND**

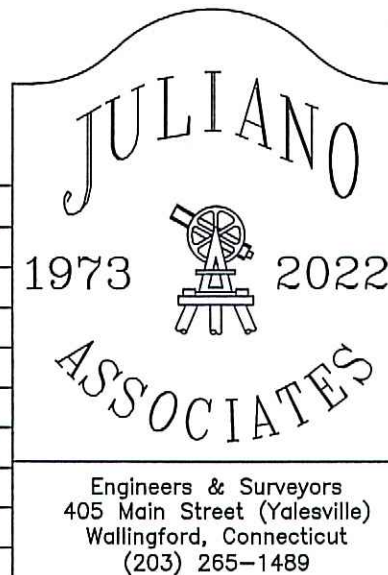
○ IRON PIN/PIPE FOUND	— PROPERTY LINES
□ MONUMENT FOUND	— EASEMENT
• POST	— WETLANDS
• BOLLARD	— UPLAND REVIEW AREA
• UTILITY POLE	— STRUCTURE
• GAS GATE	— EDGE OF PAVEMENT - CURB
• WELL	— EDGE OF PAVEMENT - NO CURB
• SHRUB/BUSH	— EDGE OF GRAVEL
• TREE	— LANDSCAPING
• ELECTRIC BOX	— FENCE
• AC UNIT	— CONCRETE PAD/WALK
• ELECTRIC VAULT	— POOL
• MAIL BOX	— DEBRIS PILE
• MANHOLE	— LINE STRIPING
• CATCH BASIN	— RETAINING WALL
	— SANITARY SEWER
	— OVERHEAD WIRES
	— TREE LINE

To the best of my knowledge and belief this map is substantially correct as noted hereon.

Christopher S. Juliano, LS #19725 Date

This survey is not valid unless it contains the live signature and seal of the above noted professional. Subsequent revisions to this plan other than by the original surveyor effectually void this certification.

REVISIONS	
DATE	DESCRIPTION



**Juliano Associates, LLC**

Engineers & Surveyors  
405 Main Street (Yaleville)  
Wallingford, Connecticut 06492  
Voice (203)265-1489 Fax (203)949-1523  
www.JulianoAssociates.com  
JulianoAssociatesLLC@gmail.com

**Limited Property/Boundary Survey  
Improvement Location Survey  
Proposed Improvements & Remediations  
Land of  
Brian R. Juliano  
#321 Talcottville Road  
Vernon, Connecticut**

Project no.: 22-132	Date: 04/27/22	Scale: 1" = 30'
Work map: DESTY	Checked: CIJULIANO	Sheet: 1 of 1
Final map: DESTY	Released: CIJULIANO	Revision: 0

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M:\WORKING\2022\132003-1-0.DWG 4/27/2022 10:12 AM CJ





OFFICE OF THE  
TOWN ENGINEER

# TOWN OF VERNON

55 West Main St., VERNON, CT 06066

Tel: (860) 870-3638

Fax: (860) 870-3683

E-Mail: [cperry@vernon-ct.gov](mailto:cperry@vernon-ct.gov)

## Certified Letter

Borghesi Building & Engineering Co. Inc.  
2155 East Main St.  
Torrington, CT 06790

c/o Allan Borghesi

May 31, 2022

**RE: Wetland Agent Approval for 371 Talcottville Rd (Valvoline)**

Dear Applicant,

I have received your Inland Wetlands Commission (IWC) application (WA-2022-01) for the above listed address. This application is requesting a Wetland Agent Approval for the work proposed within 100' of an existing detention basin. The newly proposed detention basin, some parking area, and a portion of the stormwater piping is within the 100' regulated area. This work is associated with the proposed construction of a garage building.

I have reviewed the proposed site plan SP2 for this project, titled Valvoline, dated 04-28-22 (last revised 05-18-22), and it is my opinion that the proposed site work will have no present or future impacts to the adjacent wetlands due to the proposed Detention Basin, Environment 21 V2B1 Stormwater Treatment System and the erosion controls.

Subsequently, I approve this work as the Wetland Agent for the Town of Vernon in accordance with CT General Statutes 22a-36 thru 22a-45.

If you have any questions or concerns, you may contact me at 860-870-3638.

Sincerely,

Craig W. Perry

Wetland Agent

Wetlands Enforcement Officer

c.c.      Acting Chair                      - Inland Wetlands Commission  
             David Smith, PE                - Town Engineer  
             Shaun Gately                      - Acting Town Planner

File: WA-2022-01





OFFICE OF THE  
TOWN ENGINEER

# TOWN OF VERNON

55 West Main St., VERNON, CT 06066

Tel: (860) 870-3638

Fax: (860) 870-3683

E-Mail: [cperry@vernon-ct.gov](mailto:cperry@vernon-ct.gov)

To: Wetlands Commission  
From: Wetlands Enforcement Officer  
Subject: **IWC Project Status Report**

DATE: **2022 – June**

Note: **Red letters** indicate a change from the last report.

**IWC-2022-02 (304 Merline Rd – CT Water Co.).**

- **No construction activity at this time.**

**IWC-2021-08 (95 Hartford Turnpike – Golf Land – Phase II).**

- **Work continues.**

**IWC-2021-07 (57 Hartford Turnpike – Former Movie Theater).**

- **Work continues.**

**IWC-2021-05 (933 Hartford Turnpike – AmVets).**

- No construction activity at this time.

**IWC-2021-04 (Naek Road – 70 unit Townhouse Project).**

- No construction activity at this time.

**IWC-2021-02 (7 Beechwood Rd – New residential home).**

- No construction activity at this time.

**IWC-2021-01 (58 Wildwood Rd – New residential home).**

- No construction activity at this time.

**IWC-2020-06 (CT Golfland).**

- Work continues.

**IWC-2020-05 (Dart Hill Rd Bridge Replacement).**

- Bridge closed. Construction has begun.

**IWC-2020-04 (Windermere Rd. – Athletic Fields).**

- Site work continues.

**IWC-2019-05 (Chilstone, LLC 624 Dart Hill Rd – 4 unit apartment bldg.).**

- Still needs P & Z approval.
- Project is on hold.

**IWC-2019-02 WPCA (Wetlands Permit for site upgrades).**

- Construction continues.

**IWC-2017-05 (#133 Tunnel Road)**

- Property has been sold.

**IWC-2017-03 (Hyde Park LLC – #14 Hyde Ave - Apartments)**

- No construction activity at this time.

**IWC-2016-05 (129/145 Talcottville Rd – Storage Facility behind Wendy's)**

- Recent activity by design engineering firm.
- Time extension granted. Expires on Dec. 13, 2026

**IWC-2015-05 (Kenneth Kaplan – Drainage System – 200 West Main St.)**

- No construction activity at this time.
- Expires on Oct. 9, 2025

**IWC-2015-02 (Kenneth Kaplan – Parking Area – 200 West Main St.)**

- No construction activity at this time.
- Expires on June 9, 2025



**IWC-2013-05 (133 Washington St. – House surrounded by wetlands)**

- No construction activity at this time.
- Expires on 3-17-2026 with total extension applied.

**IWC-2009-07 (Hotel at 53 Hartford Turnpike)**

- No construction at this time.
- Expiration date is 11/25/2023 with total extension applied

**IWC-2008-09 (380 Talcottville Road / Phase 2 The Shoppes at Vernon Valley)**

- No construction at this time
- Expiration date is 7/28/2022 with total extension applied.

**IWC-2005-26 (Bolton Branch Road – Laurel Woods Development)**

- Construction of road base and detention basin has been completed.
- The new expiration date is 9/4/2022 with total extension applied.

**IWC-2003-05 (117 Reservoir Rd. – Home Depot)**

- There is no construction activity at this time.
- New expiration date is 3/27/2026 with the possibility for a 5 year extension.

**Other Information of Importance:**

Cease and Correct Order (#26 Naek Road / 321 Talcottville Road) – caused by  
Juliano Pools.

**Wetland Agent Report:**

**Approval for;**