

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Notice & Agenda
Thursday, November 3, 2022 7:30 PM
PROBATE COURT CONFERENCE ROOM – 1st Floor
14 Park Place
Vernon, CT 06066

AGENDA

1. **Call to Order & Roll Call by Roland Klee, Chairman**
2. **Administrative Actions/Requests**
 - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #6 "Other Business" requires a Commission vote.
 - 2.2 Approval of the Minutes from **October 6, 2022**
3. **New Application(s) for receipt, if any:**
4. **Public Hearing(s) and Action on Applications:**
 - 4.1 **PZ-2022-15:** An application of Eric Peterson (Gardner & Peterson Associates, LLC.) on behalf of Scranton Powersports, LLC for a Site Plan and Special Permit (4.10.4.11.4) to construct 9,600 square foot storage building at **723 Talcottville Road** (Tax Map 07, Block 0002, Parcel 0002A). The property is zoned Industrial.
5. **8-24 Referrals, If any**
6. **Other Business/Discussion**
7. **Public Comments Received**
8. **Adjournment**

Roland Klee, Chair
Planning & Zoning Commission

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, October 6, 2022, 7:30 PM
Town Council Chambers 3rd Floor
14 Park Place
Vernon, CT 06066

DRAFT Minutes

RECEIVED
VERNON TOWN CLERK
22 OCT 11 AM 9:55

1. **Call to Order & Roll Call by Roland Klee, Chairman @ 7:30 PM**
 - Regular members present: Roland Klee, Robin Lockwood, Joseph Miller, and Mike Mitchell
 - Alternate Members: Yelena Damsky sitting for Carl Bard and William Nicholson sitting for Mike Baum.
 - Absent Members: Carl Bard, Mike Baum and Iris Mullan
 - Staff present:
 - Ashley Stephens, Town Planner
 - Leslie Campolongo, Planning & Zoning Specialist
 - Recording secretary: Jill Rocco
2. **Administrative Actions/Requests**
 - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #6 "Other Business" requires a Commission vote.

Robin Lockwood **MOVED** to **ADOPT** the agenda. Joseph Miller seconded and the motion carried with William Nicholson abstaining.
 - 2.2 Approval of the Minutes from **September 15, 2022**

Robin Lockwood **MOVED** to **APPROVE** the minutes from September 15, 2022. Joseph Miller seconded and the motion carried with Mike Mitchell and William Nicholson abstaining.
 - 2.3 Approval of 2023-2024 Meeting Schedule

Joseph Miller **MOVED** to **ADOPT** the 2023-2024 meeting schedule. Mike Mitchell seconded and the motion carried unanimously.
3. **New Application(s) for receipt, if any:**

NONE
4. **Public Hearing(s) and Action on Applications:**
 - 4.1 **PZ 2022-14, 96 West St. (Continuation)** An Application Gershon Eichorn (Up Realty, LLC.) for a Site Plan and Special Permits to create residential units and other uses at 96 West Street. (Tax Map 22, Block 42, Parcel 08). The property is zoned Planned Residential Development.
 - Ashley Stephens, Town Planner, informed the Commission that the applicant withdrew their application.

Robin Lockwood **MOVED** to **CLOSE** the Public Hearing at 7:34 PM. William Nicholson seconded and the motion carried unanimously.

Robin Lockwood **MOVED** to **ACCEPT** the withdrawal of Application **PZ 2022-14, 96 West St.** William Nicholson seconded and the motion carried unanimously.

5. **8-24 Referrals, If any**

NONE

6. **Other Business/Discussion**

6.1 Notice of Exempt Modification for T-Mobile, 197 South Street, Vernon, CT 06066

7. **Public Comments Received**

NONE

8. **Adjournment**

Mike Mitchell **MOVED** to **ADJOURN** at 7:37 PM. William Nicholson seconded and the motion carried unanimously.

Jill Rocco
Recording Secretary



TOWN OF VERNON PLANNING & ZONING COMMISSION (PZC)
APPLICATION

(Revised August 2022)

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.

APPLICANT (S)

NAME: Eric Peterson
COMPANY: Gardner & Peterson Associates, LLC
ADDRESS: 178 Hartford Turnpike, Tolland, Connecticut 06084
TELEPHONE: 860-871-0808 EMAIL: epeterson@gardnerpeterson.com

PROPERTY OWNER (S)

NAME: 713 Realty LLC
ADDRESS: 777 Talcottville Road, Vernon, Connecticut 06066
TELEPHONE: 413-575-7509 EMAIL: phil.s.wilson@gmail.com

If the applicant is not the property owner, include a letter from the property owner authorizing the applicant to seek approval by the PZC, if no signature accompanies the application.

PROPERTY

ADDRESS: 723 Talcottville Road
ASSESSOR'S ID CODE: MAP # 07 BLOCK # 0002 LOT/PARCEL # 0002A
LAND RECORD REFERENCE TO DEED DESCRIPTION: VOLUME 2564 PAGE 143

DOES THIS SITE CONTAIN A WATERCOURSE AND/OR WETLANDS? (SEE THE INLAND WETLANDS MAP AND REGULATIONS)

☐ NO ☒ YES

☒ REGULATED ACTIVITY WILL BE DONE

☒ IWC APPLICATION HAS BEEN SUBMITTED

ZONING DISTRICT Industrial

IS THIS PROPERTY LOCATED WITHIN FIVE HUNDRED (500) FEET OF A MUNICIPAL BOUNDARY?

☒ NO

☐ YES: _____
Name of Town

CHECK IF HISTORIC STATUS APPLIES:

____ LOCATED IN HISTORIC DISTRICT: _____

____ INDIVIDUAL HISTORIC PROPERTY

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: Construct 9,600 square foot storage building

GENERAL ACTIVITIES: Site grading, building construction, utility services

APPROVAL 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)
____ AMENDMENT OF SUBDIVISION REGULATIONS (SUB. SEC. II)

SEE SUBDIVISION REGULATIONS SEC. 4 FOR APPLICATION FEE SCHEDULES.

☒ **SOIL EROSION AND SEDIMENT CONTROL PLAN (ESCP)** (SUBDIVISION REGULATIONS 6.14)

☒ **SITE PLAN OF DEVELOPMENT (POD)**

- ____ POD APPROVAL
☒ MODIFICATION OF AN APPROVED POD
____ MINOR MODIFICATION OF A SITE POD

☒ **SPECIAL PERMIT(S) SECTION:** 4.10 4.11.4

____ ZONING:

- ____ SITE SPECIFIC CHANGE OF ZONING DISTRICT AND MAP
____ AMENDMENT OF ZONING REGULATIONS

CERTIFICATION AND SIGNATURE

The applicant, undersigned, has reviewed the "Town of Vernon Planning and Zoning Regulations" and completed the application with complete and accurate information:

Property Owner, Applicant, or Applicant's Agent:

	Eric Peterson
_____ APPLICANT OR AGENT SIGNATURE	_____ PRINTED NAME
	Phil Wilson
_____ OWNER'S SIGNATURE, IF DIFFERENT	_____ PRINTED NAME

<u>10/18/22</u>
DATE
<u>10-12-22</u>
DATE

070026000010001OLD TOWN RD 085 UNIT 01
WICKE LINDSEY ANN
85-1 OLD TOWN RD
VERNON,CT 06066

070026000010004OLD TOWN RD 085 UNIT 04
PLEASANT OLD TOWN SUMMIT LLC
58A CHESTNUT ST UNIT 49
MANCHESTER,CT 06040

070026000010007OLD TOWN RD 085 UNIT 07
SHVETZ JUSTIN
85-7 OLD TOWN RD
VERNON,CT 06066

070026000010010OLD TOWN RD 085 UNIT 10
85-10 OLD TOWN RD LLC
272 ELLINGTON RD
EAST HARTFORD,CT 06108

070026000010014OLD TOWN RD 085 UNIT 14
BONANNO TYLER & HOLMES KALYN
85-14 OLD TOWN RD
VERNON,CT 06066

070026000010017OLD TOWN RD 085 UNIT 17
CHANEY BRENT A
85 OLD TOWN RD UNIT 17
VERNON,CT 06066

070026000010020OLD TOWN RD 085 UNIT 20
SHAIKH NAWAZ M & NOREEN A
91 QUAIL RUN
SOUTH WINDSOR,CT 06074

070026000010023OLD TOWN RD 085 UNIT 23
BYRNES JILLIAN M
85-23 OLD TOWN RD
VERNON,CT 06066

070026000010026OLD TOWN RD 085 UNIT 26
MOTOLA BRIAN & ROLANDE
103 VERNWOOD DR
VERNON,CT 06066

070026000010029OLD TOWN RD 085 UNIT 29
MARILYN S PET LLC
235 EAST RIVER DR UNIT 1601
EAST HARTFORD,CT 06108

070026000010002OLD TOWN RD 085 UNIT 02
DOYLE BARBARA
3 THOMAS DR
STAFFORD SPRINGS,CT 06076

070026000010005OLD TOWN RD 085 UNIT 05
DONOVAN MARY PAT
C/O J CHRISTOPHER KERVICK
CONSERVATR576 ELM ST
WINDSOR LOCKS,CT 06096

070026000010008OLD TOWN RD 085 UNIT 08
SCHEU PAUL F JR
44 TOLLAND AVE
STAFFORD SPRINGS,CT 06076

070026000010011OLD TOWN RD 085 UNIT 11
LAXMI SUBHASHBHAI
85-11 OLD TOWN RD
VERNON,CT 06066

070026000010015OLD TOWN RD 085 UNIT 15
EVANS DORRIS (LU) & EVANS PAMELA L
57 SCARBOROUGH FARE
BERLIN,CT 06037

070026000010018OLD TOWN RD 085 UNIT 18
TORRES JR WILFRED
24 SCOTT RD
BLOOMFIELD,CT 06002

070026000010021OLD TOWN RD 085 UNIT 21
REICHERT THOMAS E
245 RIVER RD
WILLINGTON,CT 06279-1630

070026000010024OLD TOWN RD 085 UNIT 24
CARNEY JOSEPH P
85-24 OLD TOWN RD
VERNON,CT 06066-2327

070026000010027OLD TOWN RD 085 UNIT 27
SZTACHELSKI RADEK & PAULA
7 GRASSY HILL RD
ELLINGTON,CT 06029

070026000010030OLD TOWN RD 085 UNIT 30
HUNGARY LLC
C/O RAMI NAYFEH135 LOPEZ RD
CEDAR GROVE,NJ 07009

070026000010003OLD TOWN RD 085 UNIT 03
HATCH JENNINE
85-3 OLD TOWN RD
VERNON,CT 06066

070026000010006OLD TOWN RD 085 UNIT 06
CARRASCAL CARLOS ALBERTO RUIZ
85-6 OLD TOWN RD
VERNON,CT 06066

070026000010009OLD TOWN RD 085 UNIT 09
JOSEPH ALCIA
85-9 OLD TOWN RD
VERNON,CT 06066

070026000010012OLD TOWN RD 085 UNIT 12
MARILYN S PET LLC
235 EAST RIVER DR #1601
EAST HARTFORD,CT 06108

070026000010016OLD TOWN RD 085 UNIT 16
RAPOZA SVETLANA
85-16 OLD TOWN RD
VERNON,CT 06066

070026000010019OLD TOWN RD 085 UNIT 19
TORRES INVESTMENT FIRM LLC
77 HAZARD AVE
ENFIELD,CT 06082

070026000010022OLD TOWN RD 085 UNIT 22
CARRIER SANDRA J TRUSTEE
THE SANDRA J CARRIER REV TRUST
INDENTURE31 CHARIS RD
MANCHESTER,CT 06040-8236
070026000010025OLD TOWN RD 085 UNIT 25
SHAIKH NAWAZ M & NOREEN A
91 QUAIL RUN
SOUTH WINDSOR,CT 06074

070026000010028OLD TOWN RD 085 UNIT 28
GRAY JENNIFER A & PATRY SHAMUS F
C/O PATRY SHAMUS F6416 156TH PL
NE
REDMOND,WA 98052
070026000010031OLD TOWN RD 085 UNIT 31
MIKUNDA MATEUSZ
85-31 OLD TOWN RD
VERNON,CT 06066

070026000010065OLD TOWN RD 085 UNIT 65
CAMPBELL PAUL
84 WAKEFIELD CIR
EAST HARTFORD, CT 06118

070026000010035OLD TOWN RD 085 UNIT 35
SMITH RANDALL E
1 RIDGE RD
ELLINGTON, CT 06029

070026000010038OLD TOWN RD 085 UNIT 38
YOUNG FANNIE MARIE
85-38 OLD TOWN RD
VERNON, CT 06066-2360

070026000010041OLD TOWN RD 085 UNIT 41
SZTACHELSKI RADEK & PAULA
7 GRASSY HILL RD
ELLINGTON, CT 06029

070026000010044OLD TOWN RD 085 UNIT 44
ZFN PROPERTIES LLC
91 QUAIL RUN
SOUTH WINDSOR, CT 06074

070026000010047OLD TOWN RD 085 UNIT 47
GRADY ENTERPRISES LLC
342 EAST ST
STAFFORD SPRINGS, CT 06076

070026000010050OLD TOWN RD 085 UNIT 50
OLA LA REALTY LLC
7 BREAKWATER LN
WINDSOR, CT 06095

070026000010053OLD TOWN RD 085 UNIT 53
SHAIKH NAWAZ M & NOREEN A
91 QUAIL RUN
SOUTH WINDSOR, CT 06074

070026000010056OLD TOWN RD 085 UNIT 56
SZYMANSKA MARTA
85-56 OLD TOWN RD
VERNON, CT 06066

070026000010059OLD TOWN RD 085 UNIT 59
EAGER DAVID W
85-59 OLD TOWN RD
VERNON, CT 06066

070026000010033OLD TOWN RD 085 UNIT 33
BHUVANA LLC
33 PARTRIDGE LN
SOUTH WINDSOR, CT 06074

070026000010036OLD TOWN RD 085 UNIT 36
SHAIKH NAWAZ M & NOREEN A
91 QUAIL RUN
SOUTH WINDSOR, CT 06074

070026000010039OLD TOWN RD 085 UNIT 39
RUBENSTEIN DAVID L
85 OLD TOWN RD #39
VERNON, CT 06066

070026000010042OLD TOWN RD 085 UNIT 42
MOTOLA BRIAN & ROLANDE
103 VERNWOOD DR
VERNON, CT 06066

070026000010045OLD TOWN RD 085 UNIT 45
GREENFIELD ENTERPRISES LLC
74 GREENFIELD DR
SOUTH WINDSOR, CT 06074

070026000010048OLD TOWN RD 085 UNIT 48
WICKE WENDY E
85-48 OLD TOWN RD
VERNON, CT 06066

070026000010051OLD TOWN RD 085 UNIT 51
PLEASANT OLD TOWN SUMMIT LLC
58A CHESTNUT ST UNIT 49
MANCHESTER, CT 06040

070026000010054OLD TOWN RD 085 UNIT 54
SHAIKH NAWAZ M & NOREEN A
91 QUAIL RUN
SOUTH WINDSOR, CT 06074

070026000010057OLD TOWN RD 085 UNIT 57
BRZEZINSKI HEATHER
85-57 OLD TOWN RD
VERNON, CT 06066

070026000010060OLD TOWN RD 085 UNIT 60
STARK JOSHUA
PO BOX 1341
MIDDLETOWN, CT 06457

070026000010034OLD TOWN RD 085 UNIT 34
BALTAKS PHYLLIS TRUSTEE
BILL & PHYLLIS BALTAKS LIVING
TRUST32 HEATHER LN
VERNON, CT 06066-5445
070026000010037OLD TOWN RD 085 UNIT 37
DONALD PET LLC
235 EAST RIVER DR #1601
EAST HARTFORD, CT 06108

070026000010040OLD TOWN RD 085 UNIT 40
DINARDO DANIEL J JR
85-40 OLD TOWN RD
VERNON, CT 06066

070026000010043OLD TOWN RD 085 UNIT 43
PINCKNEY RHONDA M
85-43 OLD TOWN RD
VERNON, CT 06066

070026000010046OLD TOWN RD 085 UNIT 46
RUIZ SO IM
85 OLD TOWN RD UNIT 46
VERNON, CT 06066

070026000010049OLD TOWN RD 085 UNIT 49
ORTIZ EVELYN
85-49 OLD TOWN RD
VERNON, CT 06066

070026000010052OLD TOWN RD 085 UNIT 52
STOMBERG JEANINE ESTATE OF
C/O HEATHER S PRATT EXEC85 OLD
TOWN RD UNIT 52
VERNON, CT 06066
070026000010055OLD TOWN RD 085 UNIT 55
MOTOLA BRIAN & ROLANDE
103 VERNWOOD DR
VERNON, CT 06066

070026000010058OLD TOWN RD 085 UNIT 58
COLLINS EILEEN P & BROUGH JILL
13 VIRGINIA DR
ELLINGTON, CT 06029

070026000010061OLD TOWN RD 085 UNIT 61
VIVAR ROVINSON & SMART LISA
85-61 OLD TOWN RD
VERNON, CT 06066

070026000010062OLD TOWN RD 085 UNIT 62
CLINE M ANDREW TRUSTEE
M ANDREW CLINE LIVING TRUST
AGREEMENT61 LAVENDER LANE
SOUTH WINDSOR, CT 06074

070026000010063OLD TOWN RD 085 UNIT 63
ZIMMER THEODIS TRUSTEE
ZIMMER FAMILY LIVING TRUST58A
CHESTNUT ST UNIT 49
MANCHESTER, CT 06040

070026000010064OLD TOWN RD 085 UNIT 64
TORRES INVESTMENT FIRM LLC
24 SCOTT DR
BLOOMFIELD, CT 06002

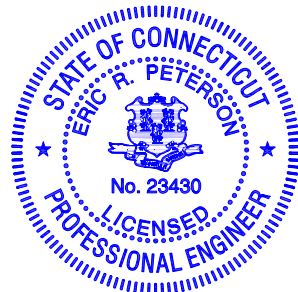
G:\1\Proj\9262\Modification\SitePlan\10-14-2022\9262-M.pdf
9262.dwg 9262.dwg

APPROVED BY TOWN OF VERNON
PLANNING & ZONING COMMISSION

Chairman Date: _____

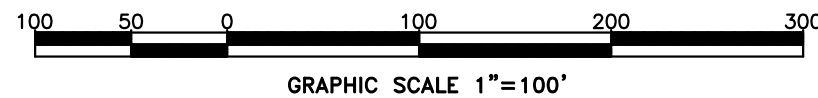
Secretary Date: _____

OWNER & APPLICANT:
713 REALTY LLC
777 TALCOTTVILLE RD
VERNON, CT 06066



Eric R. Peterson
ERIC R. PETERSON

P.E. 23430
REGISTRATION NO.



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

Eric R. Peterson
ERIC R. PETERSON

L.S. 23430
REGISTRATION NO.



REVISIONS
04/20/2020
05/05/2020
05/21/2020 APPROVAL
10/14/2022

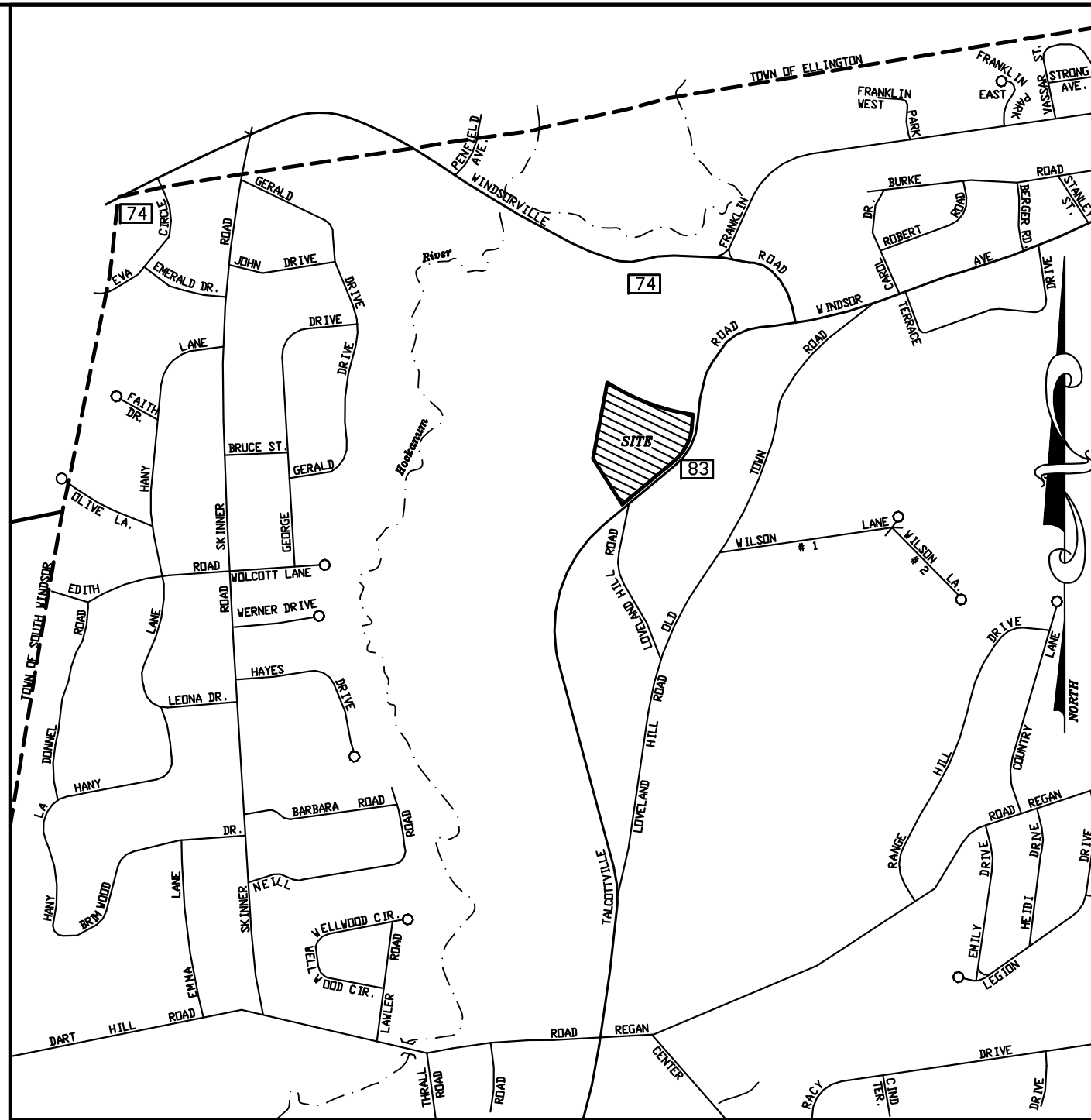
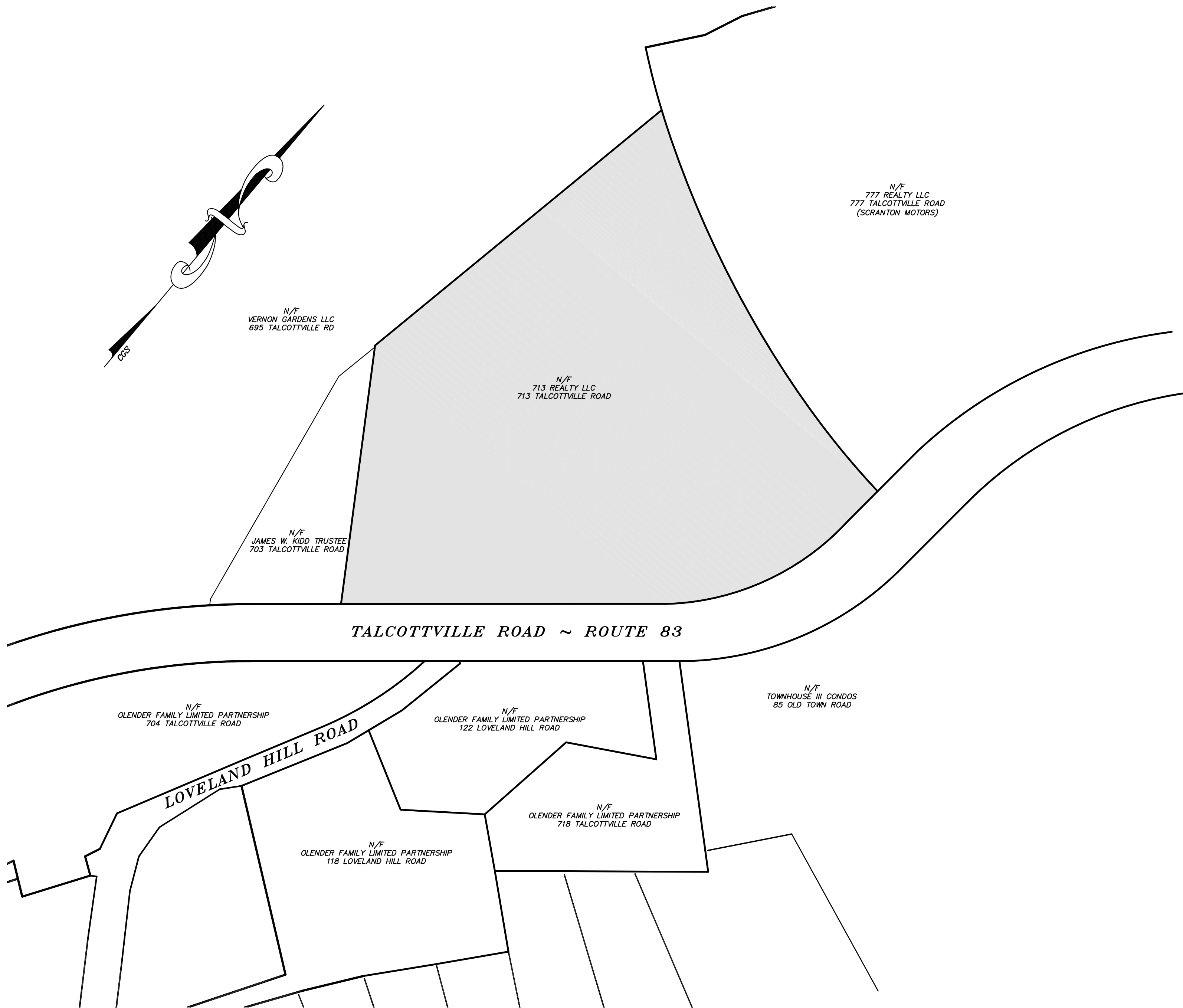
MODIFICATION TO SITE PLAN
PREPARED FOR
713 REALTY LLC
713 TALCOTTVILLE ROAD
VERNON, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=100'	03-17-2020	1 OF 3	9262 M



LOCATION MAP ~ SCALE: 1" = 1000'

ZONING TABLE:

INDUSTRIAL ZONE (I)	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SQ.FT.	320,783 SQ.FT.	--
MINIMUM LOT WIDTH	150 FEET	803 FEET	--
MINIMUM FRONT YARD	50 FEET	52.1 FEET	74 FEET
MINIMUM REAR YARD	40 FEET	355.4 FEET	360 FEET
MINIMUM SIDE YARD	30 FEET	253.4 FEET	32 FEET
MINIMUM FLOOR AREA	5% LAND AREA = 2,407 SQ.FT.	24,552 SQ.FT.	34,152 SQ.FT.*
OUTSIDE DISPLAYS	SPECIAL PERMIT FOR > 10% OF GROSS FLOOR AREA	42,350 SQ.FT.**	32,150 SQ.FT.
BUILDING HEIGHT	SPECIAL PERMIT FOR > 40 FEET OR 3 STORIES	1 STORY	1 STORY
LOT COVERAGE	SPECIAL PERMIT FOR > 40%	16.9%	19.9%
PARKING	PARKING SPACES: 1 SPACE PER 250 SQ.FT. (12.3.12) 8,942/250 = 36 SPACES ACCESS MANAGEMENT (12.5) = 7 SPACES TOTAL = 29 SPACES	29 SPACES	--

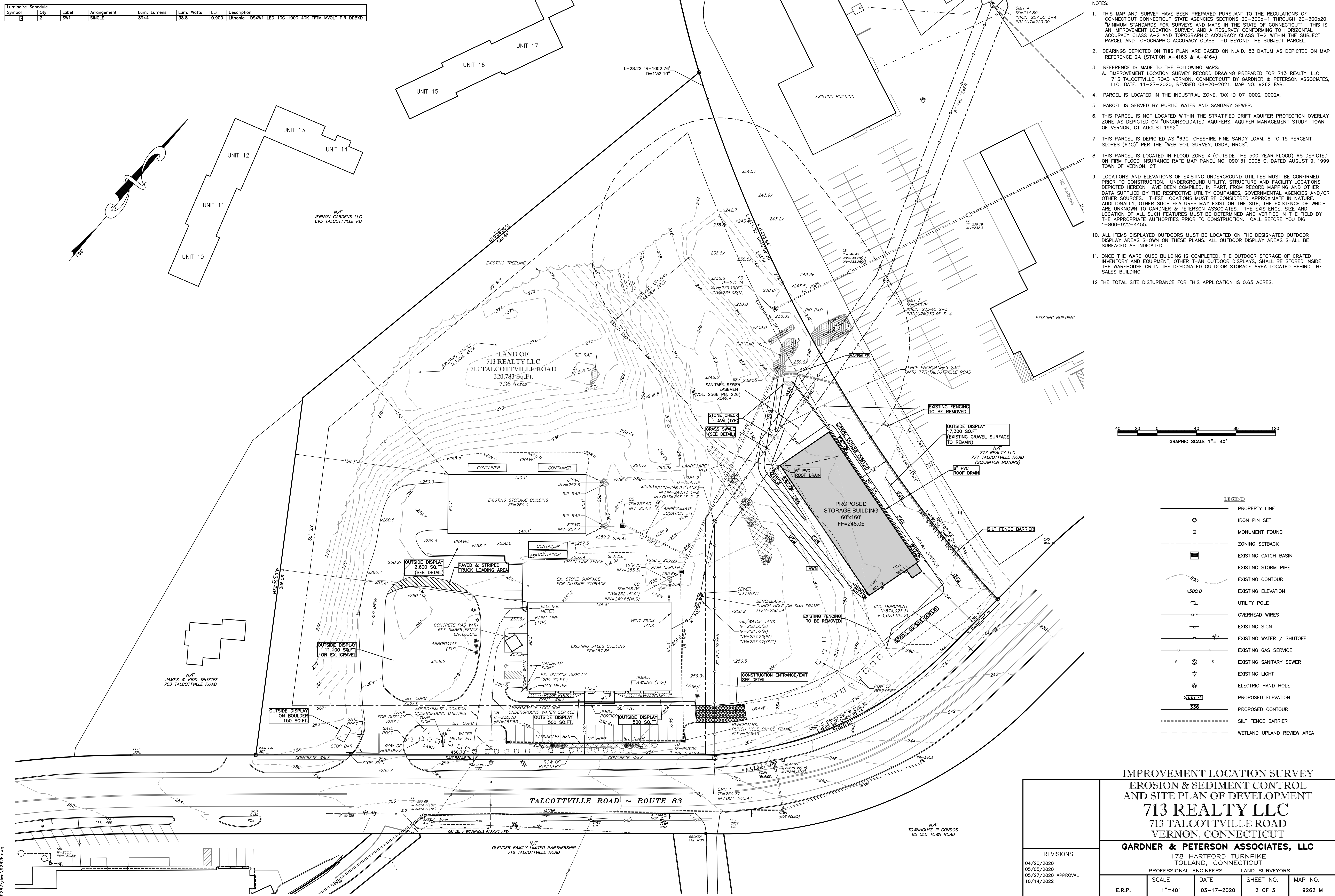
* INDICATES SPECIAL PERMIT REQUIRED

** INDICATES SPECIAL PERMIT PREVIOUSLY APPROVED

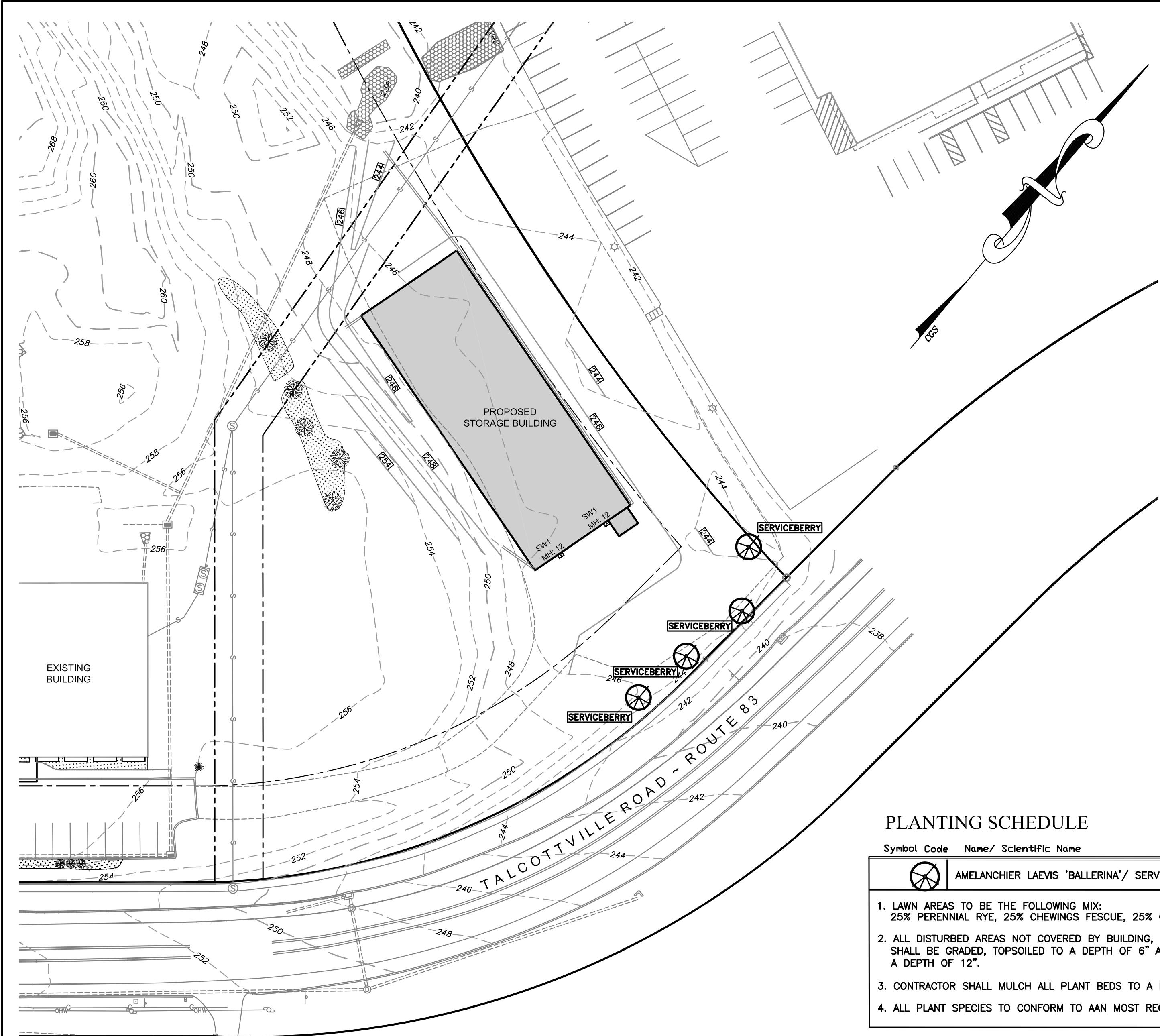
NOTES:

- THIS MAP AND SURVEY HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20, "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". THIS IS AN IMPROVEMENT LOCATION SURVEY, AND A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2 WITHIN THE SUBJECT PARCEL AND TOPOGRAPHIC ACCURACY CLASS T-D BEYOND THE SUBJECT PARCEL.
- BEARINGS DEPICTED ON THIS PLAN ARE BASED ON N.A.D. 83 DATUM AS DEPICTED ON MAP REFERENCE 2A (STATION A-4163 & A-4164).
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
A. "IMPROVEMENT LOCATION SURVEY RECORD DRAWING PREPARED FOR 713 REALTY, LLC 713 TALCOTTVILLE ROAD VERNON, CONNECTICUT" BY GARDNER & PETERSON ASSOCIATES, LLC. DATE: 11-27-2020, REVISED 08-20-2021. MAP NO: 9262 FAB.
- PARCEL IS LOCATED IN THE INDUSTRIAL ZONE. TAX ID 07-0002-0002A.
- PARCEL IS SERVED BY PUBLIC WATER AND SANITARY SEWER.
- THIS PARCEL IS NOT LOCATED WITHIN THE STRATIFIED DRIFT AQUIFER PROTECTION OVERLAY ZONE AS DEPICTED ON "UNCONSOLIDATED AQUIFERS, AQUIFER MANAGEMENT STUDY, TOWN OF VERNON, CT AUGUST 1992"
- THIS PARCEL IS DEPICTED AS "63C--CHESHIRE FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES (63C)" PER THE "WEB SOIL SURVEY, USDA, NRCS".
- THIS PARCEL IS LOCATED IN FLOOD ZONE X (OUTSIDE THE 500 YEAR FLOOD) AS DEPICTED ON FIRM FLOOD INSURANCE RATE MAP PANEL NO. 090131 0005 C, DATED AUGUST 9, 1999 TOWN OF VERNON, CT
- LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES MUST BE CONFIRMED PRIOR TO CONSTRUCTION. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
- ALL ITEMS DISPLAYED OUTDOORS MUST BE LOCATED ON THE DESIGNATED OUTDOOR DISPLAY AREAS SHOWN ON THESE PLANS. ALL OUTDOOR DISPLAY AREAS SHALL BE SURFACED AS INDICATED.
- ONCE THE WAREHOUSE BUILDING IS COMPLETED, THE OUTDOOR STORAGE OF CRATED INVENTORY AND EQUIPMENT, OTHER THAN OUTDOOR DISPLAYS, SHALL BE STORED INSIDE THE BUILDING OR IN THE DESIGNATED OUTDOOR STORAGE AREA LOCATED BEHIND THE SALES BUILDING.
- THE TOTAL SITE DISTURBANCE FOR THIS APPLICATION IS 0.65 ACRES.

Luminaire Schedule	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
Symbol	2	SW1	SINGLE	3944	36.8	0.900	Lithonia DSKW1 LED 10C 1000 40K TFM MVOLT PIR DOBXD



9262.dwg 12/26/22



LANDSCAPING PLAN
SCALE: 1"=40'

PLANTING SCHEDULE

Symbol	Code	Name/ Scientific Name	Quantity	Size
		AMELANCHIER LAEVIS 'BALLERINA'/ SERVICEBERRY	4	7-8'
1. LAWN AREAS TO BE THE FOLLOWING MIX: 25% PERENNIAL RYE, 25% CHEWINGS FESCUE, 25% CREEPING RED FESCUE, 25% KENTUCKY BLUEGRASS				
2. ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVING, PLANTING BEDS, OR OTHER IMPROVEMENTS SHALL BE GRADED, TOPSOILED TO A DEPTH OF 6" AND FERTILIZED. PLANT BEDS SHALL BE TOPSOILED TO A DEPTH OF 12".				
3. CONTRACTOR SHALL MULCH ALL PLANT BEDS TO A DEPTH OF 2" WITH SHREDDED BARK MULCH.				
4. ALL PLANT SPECIES TO CONFORM TO AAN MOST RECENT PLANT SPECIFICATIONS.				

Maintenance Schedule		
Maintenance Item	Frequency	Maintenance
Sediment Forebay	Visual Inspection Semi-Annually Semi-Annually Every 5 years	<ul style="list-style-type: none">Maintain Stability of embankmentMowingRemove sediment every 5 years or before sediment is within one-foot of the top of the forebay
Stormwater Basins	Once Semi-Annually Semi-Annually Semi-Annually As needed 3-4 times per year Semi-Annually 20 to 50 years	<ul style="list-style-type: none">Re-plant wetland vegetation to maintain 50% surface area coverage (as needed)Remove invasive vegetationInspect embankment and inlet/outlet structuresClear vertical perforations in pipe in N/Y stormwater wetlandMonitor sediment accumulationRepair eroded areasClear/remove sediment and debrisMow side slopesMonitor sediment accumulation and remove when pool volume is reduced significantly, plants are choked or wetland becomes eutrophic (lack of oxygen and algae forms)
Rain Garden	First Two Growing Seasons	<ul style="list-style-type: none">Water plants for the first 14 consecutive days after initial plantingWater plants as necessaryOnce between April 15 to May 30 and once between October 1 and November 30 remove and replace dead plants
	Annually	<ul style="list-style-type: none">Prune Plants as neededRemove and replace mulch so much will not prevent the passage of water into the systemMulch shall be replenished as needed to maintain a 2" thick layer around plant stemsIf water appears to be ponding for more than 24 hours, use a small claw rake and loosen soil surface
	Monthly	<ul style="list-style-type: none">Inspect vegetation for disease or pest problems in summer monthsRemove litter and debrisRepair eroded areasRemove accumulated leaves in the fall
Catch Basins	Monthly Annually	<ul style="list-style-type: none">Inspect grates for litter and debris and remove as neededRemove sediment in sumps immediately after spring snowmelt

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
- ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SLIPPAGE, AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR LOCAL SPECIFICATIONS.
- FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIAL, COMPRESSIBLE MATERIAL, AND OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIAL OR SOFT MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
- ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICE.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING. IF FINISH GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS SHALL BE CONSIDERED "LONG TERM" AND SHALL RECEIVE TEMPORARY SEEDING WITHIN THE FIRST 15 DAYS.
- SITE IS TO BE GRADED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE UNLESS OTHERWISE SPECIFIED IN THE PLANS.
- CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". ADDITIONAL TOPSOIL MAY BE REQUIRED TO MEET MINIMUM DEPTHS. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
- APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2" INCH. HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SOIL SURFACE.
- WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
- FERTILIZER AND LIME ARE TO BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISC OPERATION SHOULD BE ALONG THE CONTOUR.
- REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, OR OTHER UNSUITABLE MATERIALS.
- INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED BEFORE SEEDING, THEN FIRMED AS DESCRIBED ABOVE.
- WHERE GRASSES PREDOMINATE, FERTILIZE ACCORDING TO SOIL ANALYSIS, OR SPREAD 300 POUNDS OF 10-10-10 OR EQUIVALENT PER ACRE (7.5 POUNDS PER 1000 S.F.).
- CALCIUM CHLORIDE WILL BE AVAILABLE FOR DUST CONTROL ON GRAVEL TRAVEL SURFACES.

TEMPORARY SEEDING SCHEDULE:

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	1.0	3/1-6/15, 8/1-10/15
WINTER RYE	120	3.0	4/1-6/15, 8/15-10/1
SUDANGRASS	30	0.7	5/15-8/1

TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

STRAW MULCH IS TO BE APPLIED TO SEEDBED AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

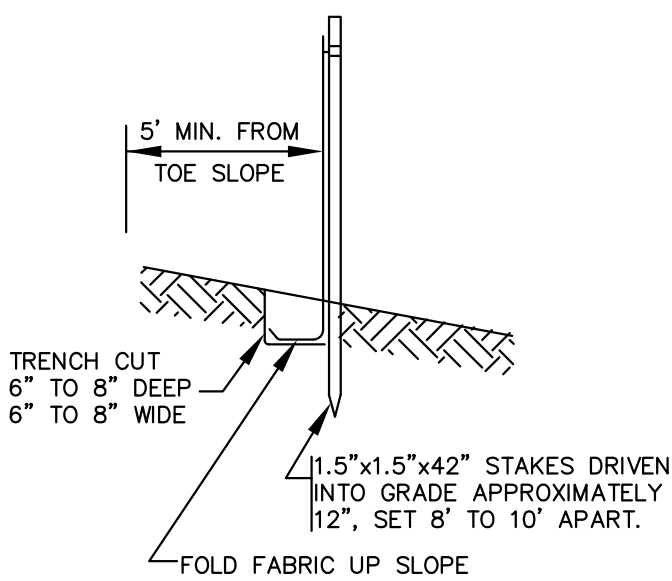
FINAL SEEDING SCHEDULE:

PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBJECTS.

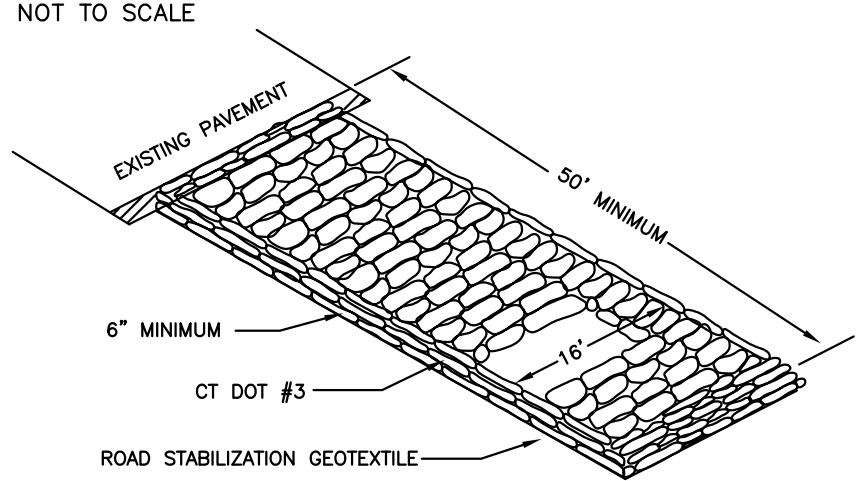
SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	20	0.45	4/1-6/15, 8/15-10/1
CREEPING RED FESCUE	20	0.45	4/1-6/15, 8/15-10/1
PERENNIAL RYEGRASS	5	0.10	4/1-6/15, 8/15-10/1
TOTAL	45	1.00	

NOTES:

- SEDIMENT CONTROL FABRIC TO BE A GEOTEXTILE MATERIAL TREATED TO RESIST DEGRADATION FROM EXPOSURE TO SUNLIGHT.
- USE ONLY GEOTEXTILES WHICH ARE ALREADY ON THE CONNECTICUT DEPARTMENT OF TRANSPORTATION'S GEOTEXTILE APPROVED LIST OF GEOTEXTILES.
- AFTER FOLDING FABRIC EDGE, BACKFILL TRENCH WITH TAMPED ORIGINAL SOIL OR AGGREGATE.
- INSTALL PER 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.



SILT FENCE INSTALLATION



CONSTRUCTION ENTRANCE

CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST

PROJECT NAME: SCRANTON POWERSPORTS
LOCATION: 713 TALCOTTVILLE ROAD, VERNON
PROJECT DESCRIPTION: STORAGE BUILDING
PARCEL AREA: 7.36 AC.
RESPONSIBLE PERSONNEL: PHIL WILSON (860) 375-8539

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
ROUGH GRADE SITE	INSTALL ANTI-TRACKING PAD		
EXCAVATE SWALE	INSTALL EROSION BARRIERS DOWNGRADE OF CONSTRUCTION ACTIVITY AS SHOWN		
CONSTRUCT BUILDING	LINE SWALE WITH EROSION BLANKET AND INSTALL STONE CHECK DAMS IN SWALE		
INSTALL DRAINAGE & UTILITIES	PROTECT STOCKPILE AREAS WITH SILT FENCE		
FINAL GRADE SITE	TOPSOIL, SEED AND MULCH		
	REMOVE EROSION CONTROLS WHEN SITE IS STABILIZED		

PROJECT DATES:
DATE OF CONSTRUCTION START: DECEMBER 1, 2022
DATE OF CONSTRUCTION COMPLETION: MAY 31, 2023

EROSION AND SEDIMENT CONTROL PROCEDURES SHALL ESSENTIALLY BE IN ACCORDANCE WITH THESE PLANS, AS REQUIRED BY TOWN REGULATIONS, AND THE MANUAL, "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" FOR CONNECTICUT, BY THE COUNCIL ON SOIL AND WATER CONSERVATION, 1985, REVISED TO 2002.

PROJECT NARRATIVE

The purpose of this project is to construct a new 9,600 square foot building to store items associated with the existing use onsite. The new building will be accessed by the existing curb cut and will not contain water or sewer services. The building is for dry storage only.

Construction activities shall commence with the installation of the construction entrance and sedimentation barriers. All trees and stumps have already been removed on site. During rough grading erosion control barriers shall be installed as shown at the toe of cut and fill slopes. Completion of storm drainage and utility installation is to be followed by placing processed gravel, and final grading of the paved areas.

Topsoil shall be spread to a minimum depth of 4". Seeding and mulching shall occur immediately following the spreading of topsoil. See Permanent Seeding Schedule for appropriate seeding dates. Install erosion blankets over filled gullies or utilize mulch with tackifier and seed. Apply fertilizer and limestone according to soil tests conducted by the University of Connecticut Soil Testing Laboratory. Seed shall be inspected weekly and within 24 hours of a rain storm greater than 1/2" during the first growing season. Any damaged areas shall be repaired and re-seeded and re-mulched.

All erosion control measures shall be maintained and upgraded as needed until stable vegetative growth has been established. Once the site is stabilized with grass, the rain garden can be excavated to subgrade and constructed and seeded as specified on these plans. At all times erosion of exposed and stockpiled materials shall be prevented using measures specified in these plans. Once the site is stabilized erosion and sediment barriers may be removed.

Proposed soil erosion and sediment control measures were designed using criteria set forth by the "Connecticut Guidelines for Soil Erosion and Sediment Control", revised to 2002.

TURF MANAGEMENT PLAN

- Soil Testing**
A composite soil sample from the subject property will be collected and delivered to a University of Connecticut Cooperative Extension office for testing of soil nutrient levels (i.e., pH, nitrogen, phosphorus, calcium, magnesium, potassium) prior to a fertilizer application. The Extension office will recommend a fertilizer application rate based upon these test results. The actual fertilizer application rate will follow this recommendation. This will ensure against an excessive fertilizer application, which could lead to chemical leaching or export.
- Slow-Release Fertilizers**
Slow-release fertilizers will be applied to lawns, planted trees and shrubs. These can include, but are not limited to, organic-based fertilizers. A variety of commercial slow-release nitrogen fertilizer products are available (e.g., Milorganite, isobutylidene diurea, coated ureas, etc.). Advantages of slow-release fertilizers include the supply of a steady nitrogen source, and reduced nitrogen leaching. By combining small amounts of soluble nitrogen sources with slow release nitrogen products, nitrogen availability can be extended without a threat of leaching.
- Fertilizer Application Schedule**
Fertilizer will be applied three times annually to the subject property: early to late May (after the threat of cool, wet weather has passed), late August to early September, and mid-September to mid-October. If the soil test indicates a need for lime, it will be applied at the last fertilization date.
- Integrated Pest Management (IPM)**
IPM is an integrated, preventative approach to maintaining healthy turf and landscape plants. IPM recognizes that, although chemicals are an important component of a turf management plan, other strategies are available to maintain a healthy lawn. A central premise of IPM is to treat pest problems as they arise on an as-needed basis only, using a variety of biological (e.g., natural predators), chemical and cultural (e.g., disease-resistant seed) practices.

To be successful, IPM requires periodic monitoring by an experienced practitioner to detect pest problems at an early stage and develop an effective, environmentally responsible action plan. It is recommended that the contractor that is hired to maintain the grounds have training and experience in the practice of IPM.

EROSION & SEDIMENT CONTROL AND

SITE CONSTRUCTION DETAILS
PREPARED FOR

713 REALTY LLC
713 TALCOTTVILLE ROAD
VERNON, CONNECTICUT

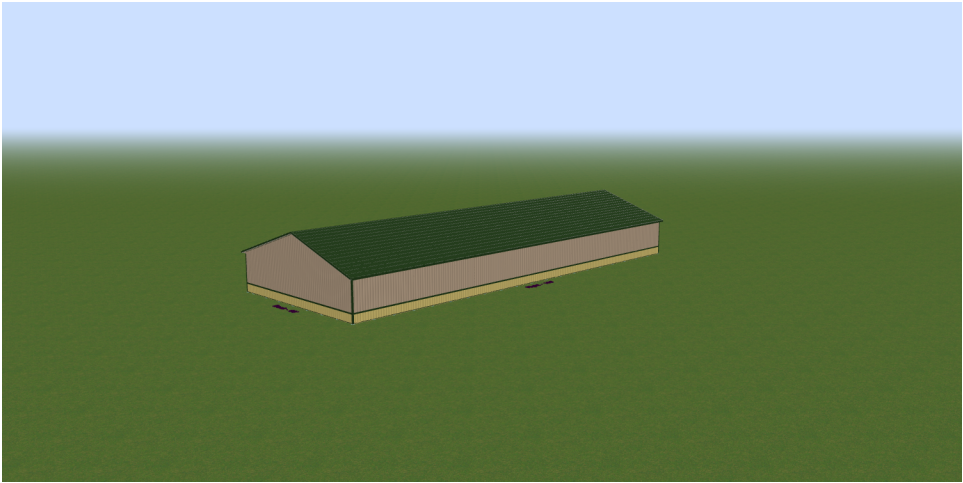
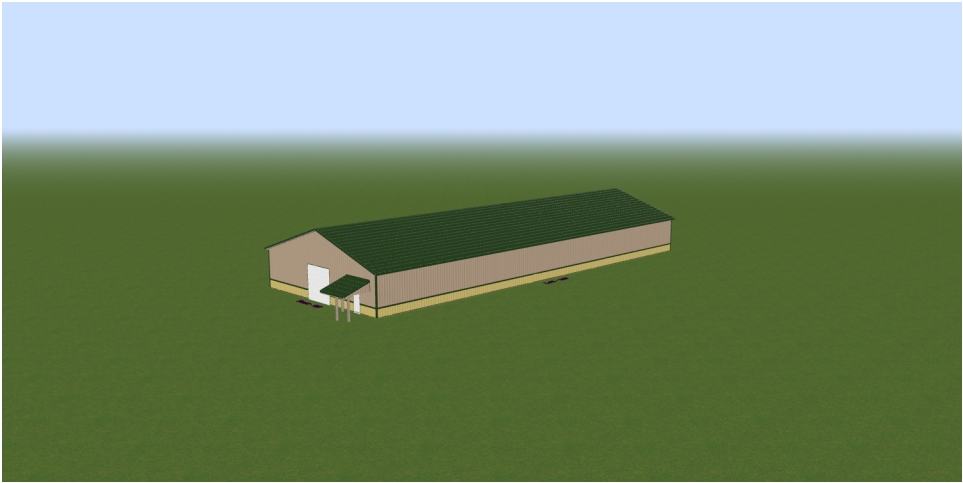
GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

REVISIONS		PROFESSIONAL ENGINEERS		LAND SURVEYORS	
BY	SCALE	DATE	SHEET NO.	MAP NO.	
E.R.P.	N.T.S.	03-17-2020	3 OF 3	9262 M	

Cover Sheet

Summary	
Width	60'
Length	160'
Ceiling Height	14'
Slab Depth	0'
Overhangs	4
Roof Pitch	4/12

Job Information	
Project Name	Phil Wilson
Company Name	
Contact	
Email	
Phone	
Delivery Address	
ZIP code	
Desired Date	
Comments	
Loading	30-5-5

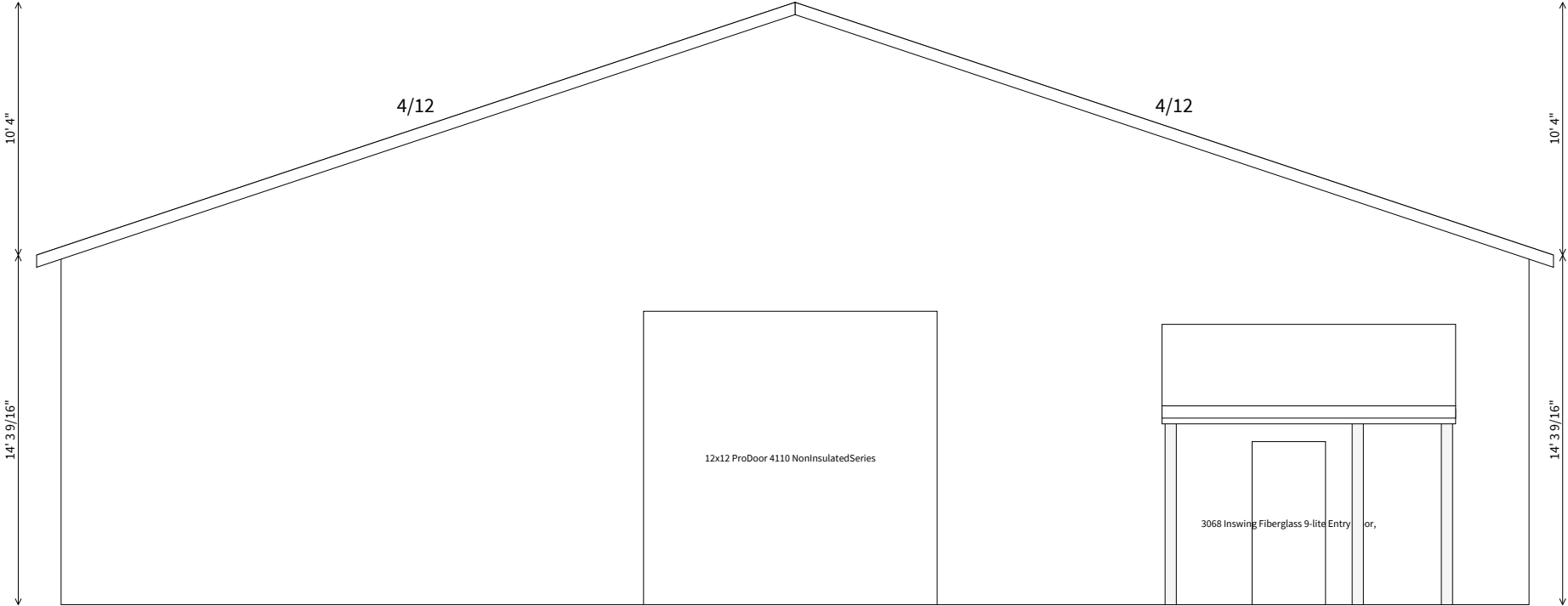


Post Layout

Left Elevation



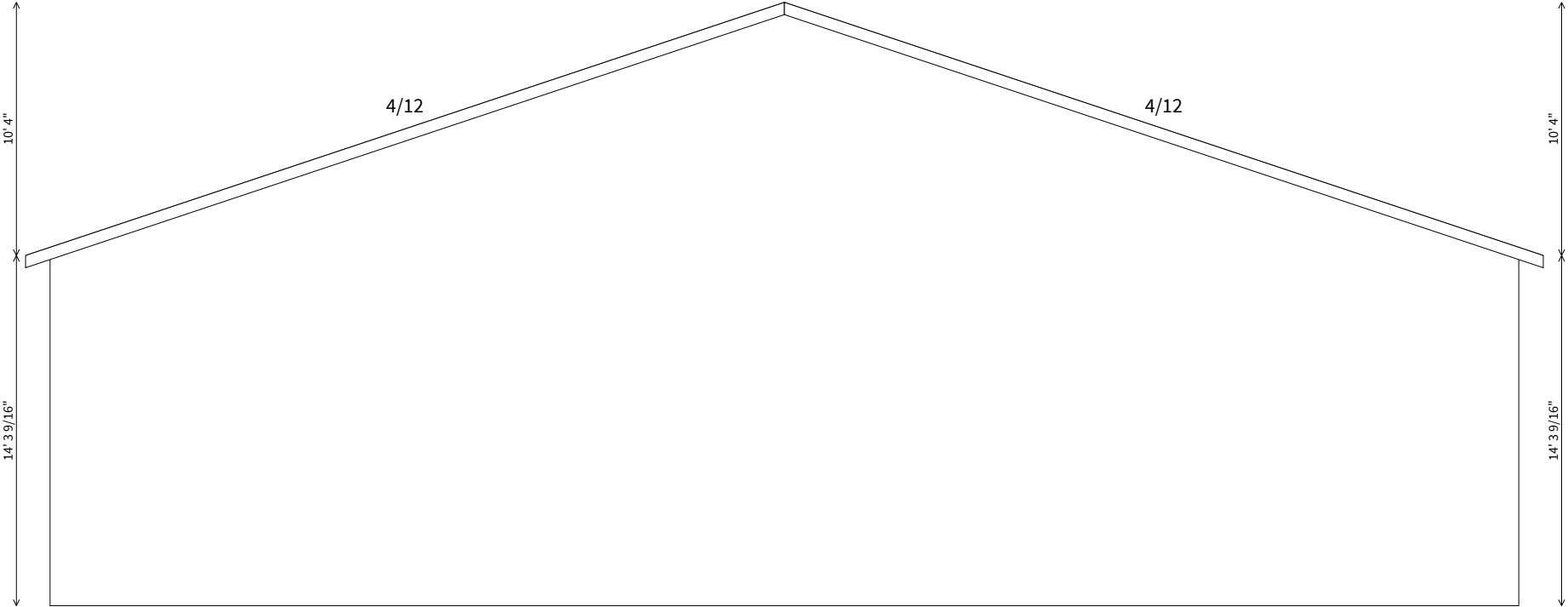
Front Elevation



Right Elevation



Back Elevation



**Modification to Site Plan of Development
Scranton Powersports
713 Talcottville Road
Vernon, Connecticut**

STORMWATER MANAGEMENT REPORT

October 18, 2022

PREPARED FOR: 713 Realty, LLC
713 Talcottville Road
Vernon, Connecticut

PREPARED BY: Gardner & Peterson Associates, LLC
178 Hartford Turnpike
Tolland, CT 06084

TABLE OF CONTENTS

I.	Stormwater Management Narrative	1-2
II.	USGS Topographic Quadrangle Map	3
III.	FEMA Flood Insurance Rate Map	4
IV.	NRCS Web Soil Survey Map	5
V.	Pre & Post Development Runoff Analysis	6-27
VI.	Drainage Area Map	A1

Modification to Site Plan of Development
Scranton Powersports
 713 Talcottville Road

This application is requesting approval for the construction of a 9,600 square foot building to be used to store inventory for the existing vehicle dealership building located at 713 Talcottville Road. This will be the third building constructed on this 7.36 acre parcel located on the northwest side of Talcottville Road.

The soils on the property consist of Cheshire fine sandy loam (63C) which is classified in Hydrologic Soil Group 'B' and this parcel is not located within the Town of Vernon Stratified Drift Aquifer area or within the 500-year flood zone per available mapping.

Stormwater Management:

The existing stormwater management system consists of catch basins to collect runoff, a rain garden, a small retention pond to the north of the existing storage building, and a stormwater retention basin located near the northerly property line. The rain garden collects water from the roof of the existing sales building and stores it on the ground surface until the water infiltrates into the biofiltration media within the rain garden. Any water that does not infiltrate into the natural soils below is collected in an underdrain and conveyed to the existing drainage system. The small existing retention pond to the north of the existing storage building collects runoff from that building's roof with a piped discharge to the existing on-site drainage system. The on-site drainage system outlets to a forebay on the east end of the stormwater basin. The basin was originally designed to significantly reduce the peak flow rates from the pre-development conditions. The following is a summary of the pre-existing and post-development (current) peak rates of runoff based on the stormwater management report dated March 17, 2020.

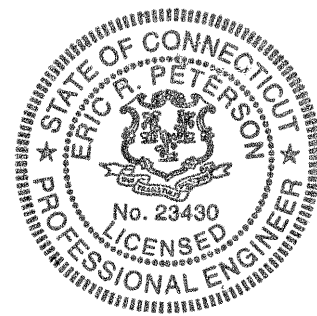
Hydrograph \ Storm Frequency	2-Yr	10-Yr	100-Yr
Proposed Out of Basin 2020 (cfs)	1.57	2.11	2.64
Pre-Existing to Basin Area (cfs)	4.54	6.00	7.90

The goals of this design to ensure that this application will not result in an increase in peak flow or over utilize the existing stormwater basin located near the northerly property line. This modification to the site plan of development proposes to construct a new storage building totaling 9,600 square feet. This will increase the watershed to the basin by 0.32 acres, of which 0.23 acres are impervious. Furthermore, the stormwater basin was constructed larger than originally designed. Inputting the new watershed area and "as-built" conditions of the basin into the stormwater basin routing model results in a decrease in the peak rate of runoff from the pre-development conditions as tabulated below:

Hydrograph \ Storm Frequency	2-Yr	10-Yr	100-Yr
Proposed Out of Basin 2022 (cfs)	0.59	0.79	0.98
Pre-Existing to Basin Area (cfs)	4.54	6.00	7.90

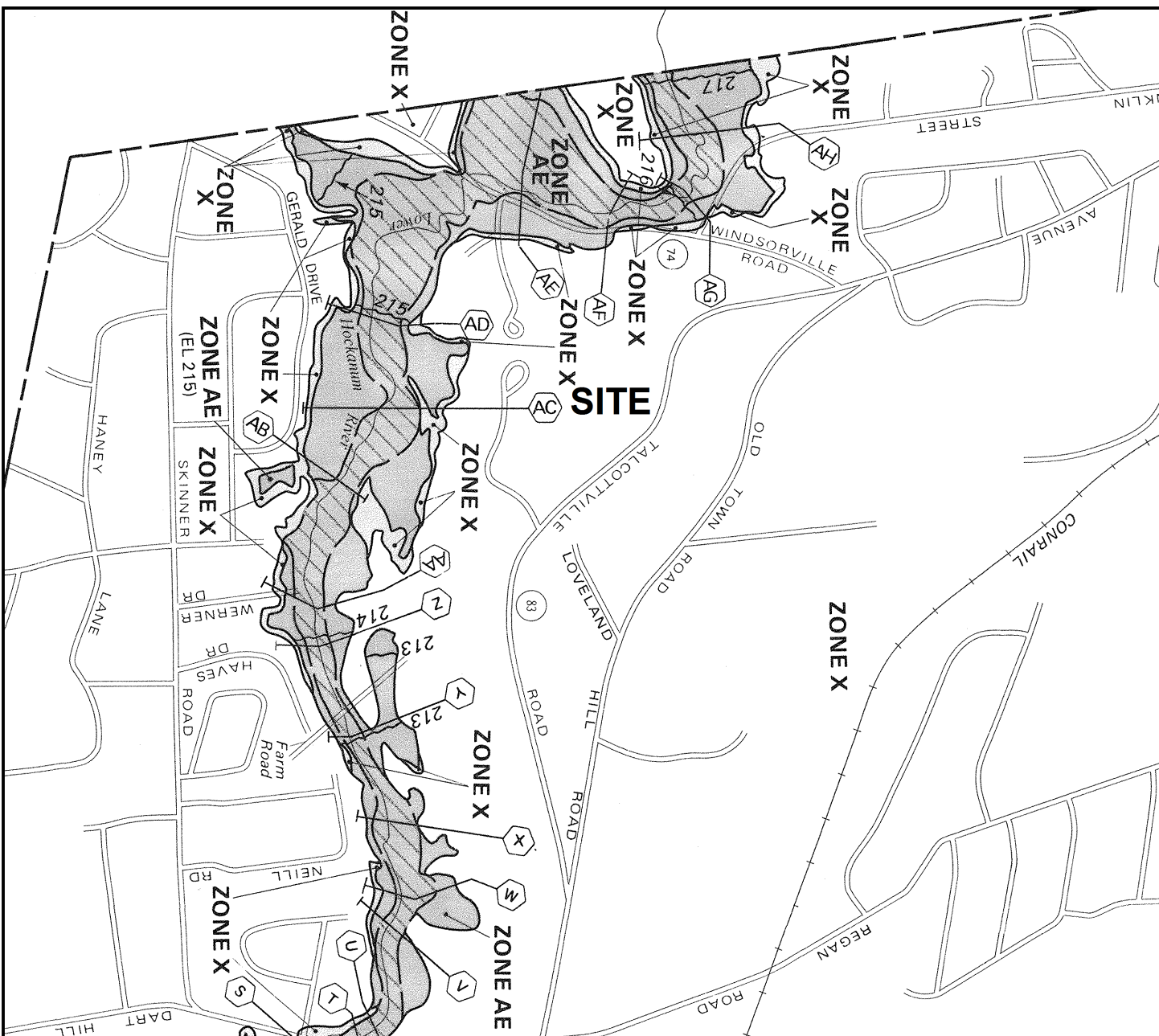
The maximum elevation that the water will rise in the basin is calculated to be below that of the existing catch basin grate utilized as the outlet structure to the basin. These calculations do not include any reduction in peak flow due to the existing rain garden which collect runoff from the roof of the sales building or the small retention pond that collects runoff from the roof of the existing storage building.

The inspection and maintenance schedule from the original site plan of development has been replicated on the plans for this modification.

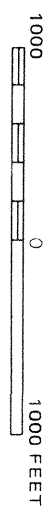


A handwritten signature in blue ink that reads "Eric R. Peterson".

Eric R. Peterson, P.E. 23430



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

TOWN OF
VERNON, CONNECTICUT
TOLLAND COUNTY

ONLY PANEL PRINTED

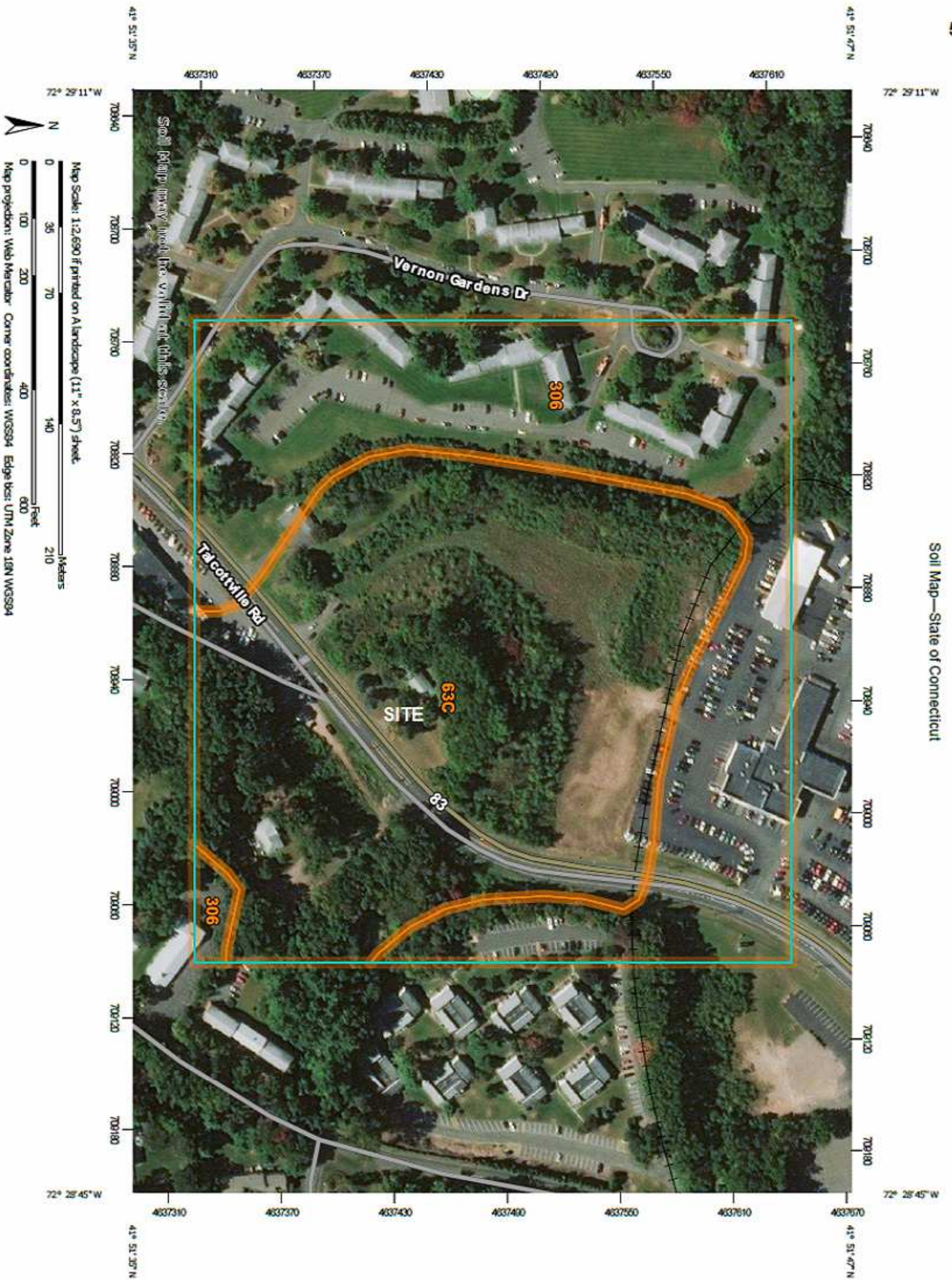
COMMUNITY-PANEL NUMBER
090131 0005 C
MAP REVISED:
AUGUST 9, 1999



Federal Emergency Management Agency

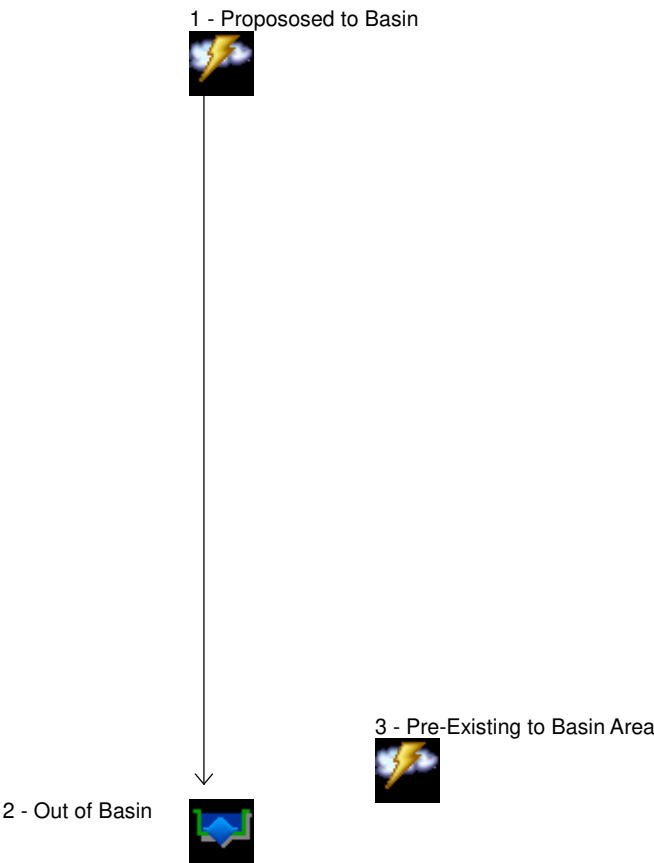
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Soil Map—State of Connecticut



Watershed Model Schematic

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066



Legend

<u>Hyd.</u>	<u>Origin</u>	<u>Description</u>
1	Rational	Propososed to Basin
2	Reservoir	Out of Basin
3	Rational	Pre-Existing to Basin Area

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Rational	5.681	1	17	5,795	-----	-----	-----	Propososed to Basin
2	Reservoir	0.592	1	32	4,966	1	239.84	6,875	Out of Basin
3	Rational	4.535	1	6	1,632	-----	-----	-----	Pre-Existing to Basin Area
9262-ScrantonPowersports.gpw					Return Period: 2 Year			Tuesday, Oct 18, 2022	

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Oct 18, 2022

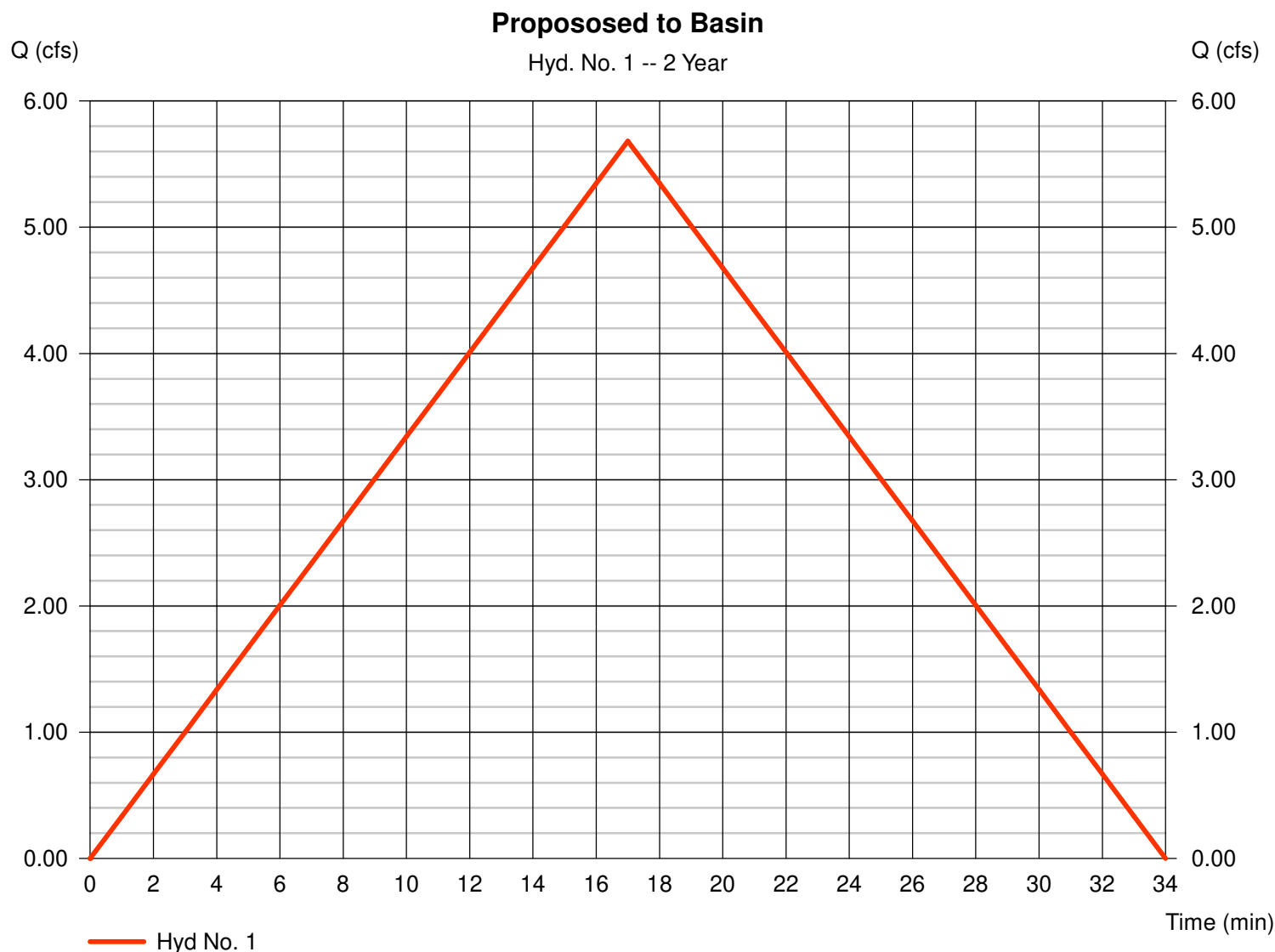
Hyd. No. 1

Proposed to Basin

Hydrograph type = Rational
 Storm frequency = 2 yrs
 Time interval = 1 min
 Drainage area = 4.270 ac
 Intensity = 2.661 in/hr
 IDF Curve = CT-DOT.IDF

Peak discharge = 5.681 cfs
 Time to peak = 17 min
 Hyd. volume = 5,795 cuft
 Runoff coeff. = 0.5*
 Tc by TR55 = 17.00 min
 Asc/Rec limb fact = 1/1

* Composite (Area/C) = $[(1.270 \times 0.90) + (0.400 \times 0.25) + (2.600 \times 0.35)] / 4.270$



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Hyd. No. 1

Proposed to Basin

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.240	0.011	0.011	
Flow length (ft)	= 100.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.20	0.00	0.00	
Land slope (%)	= 2.00	0.00	0.00	
Travel Time (min)	= 14.27	+	0.00	+
			0.00	= 14.27
Shallow Concentrated Flow				
Flow length (ft)	= 282.00	160.00	0.00	
Watercourse slope (%)	= 1.50	7.50	0.00	
Surface description	= Unpaved	Unpaved	Paved	
Average velocity (ft/s)	= 1.98	4.42	0.00	
Travel Time (min)	= 2.38	+	0.60	+
			0.00	= 2.98
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 0.00	0.00	0.00	
Flow length (ft)	= 0.0	0.0	0.0	
Travel Time (min)	= 0.00	+	0.00	+
			0.00	= 0.00
Total Travel Time, Tc				17.00 min

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Oct 18, 2022

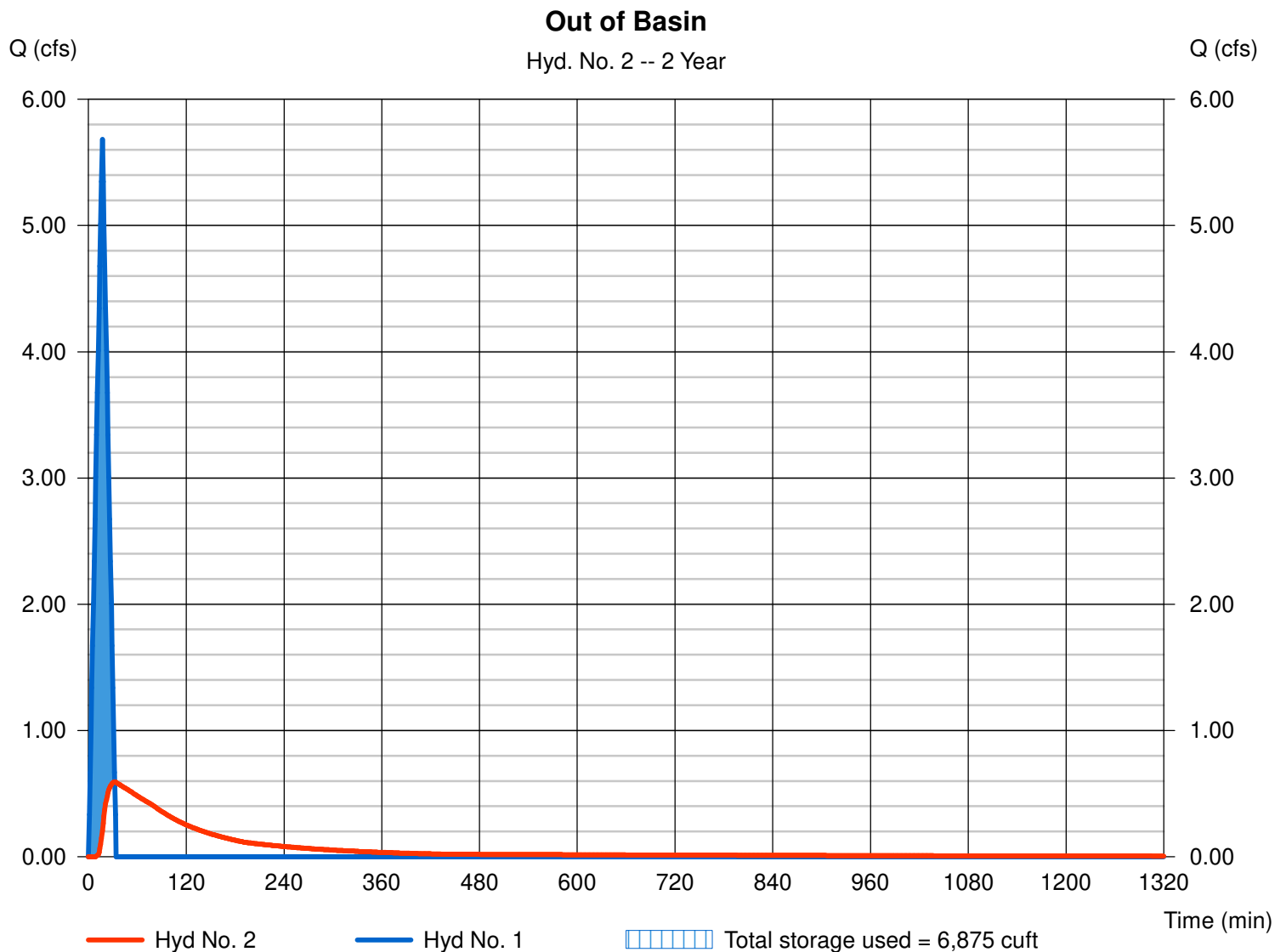
Hyd. No. 2

Out of Basin

Hydrograph type = Reservoir
 Storm frequency = 2 yrs
 Time interval = 1 min
 Inflow hyd. No. = 1 - Proposed to Basin
 Reservoir name = AsBuilt Pond

Peak discharge = 0.592 cfs
 Time to peak = 32 min
 Hyd. volume = 4,966 cuft
 Max. Elevation = 239.84 ft
 Max. Storage = 6,875 cuft

Storage Indication method used. Wet pond routing start elevation = 239.04 ft.



Pond Report

Pond No. 4 - AsBuilt Pond

Pond Data

Contours - User-defined contour areas. Average end area method used for volume calculation. Beginning Elevation = 238.80 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	238.80	6,160	0	0
1.20	240.00	7,003	7,898	7,898
2.20	241.00	8,256	7,630	15,527
3.20	242.00	9,638	8,947	24,474

Culvert / Orifice Structures

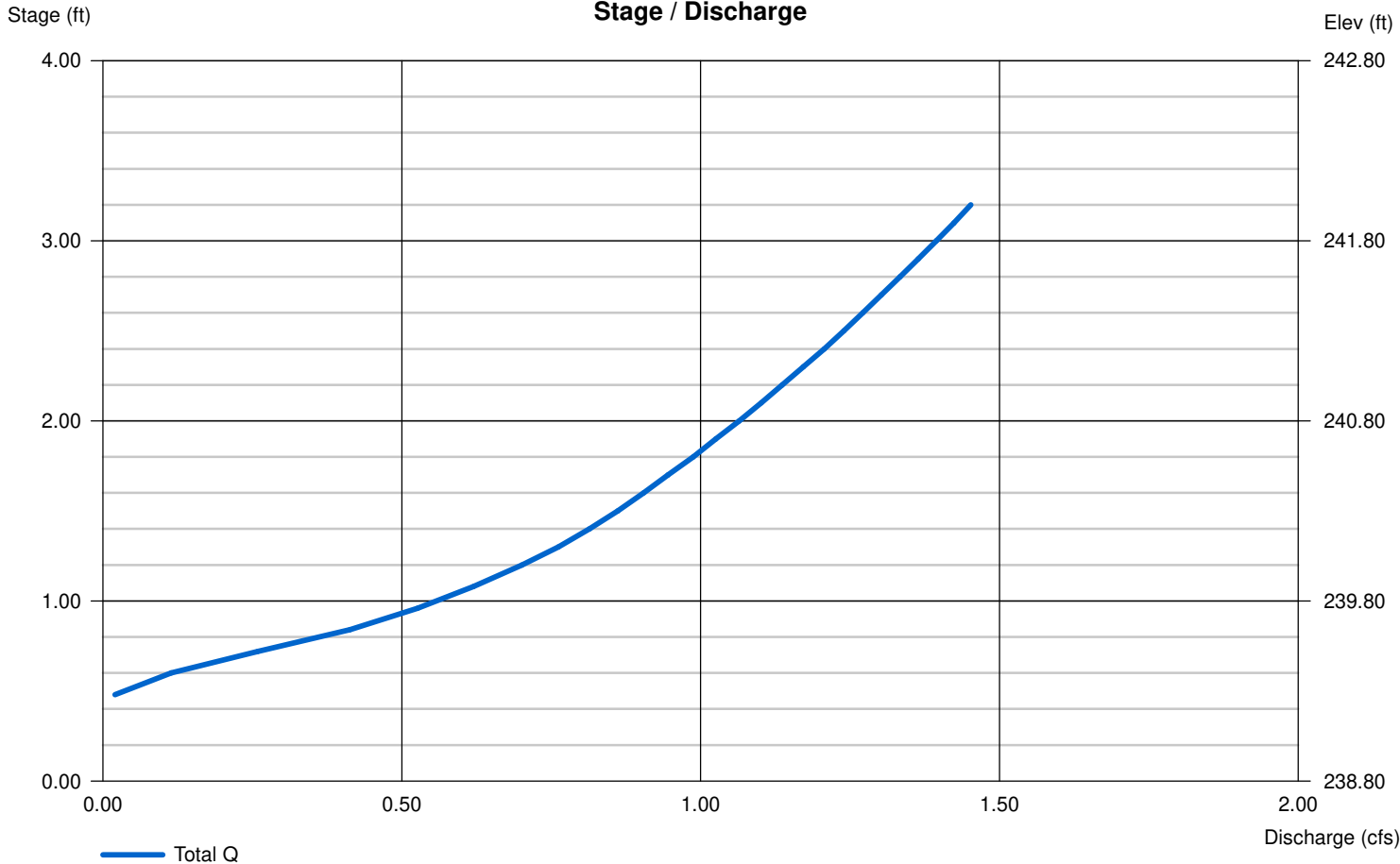
	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 12.00	6.00	0.00	0.00
Span (in)	= 12.00	6.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 239.00	239.20	0.00	0.00
Length (ft)	= 67.00	0.00	0.00	0.00
Slope (%)	= 5.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Discharge



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Oct 18, 2022

Hyd. No. 3

Pre-Existing to Basin Area

Hydrograph type = Rational
 Storm frequency = 2 yrs
 Time interval = 1 min
 Drainage area = 3.190 ac
 Intensity = 4.308 in/hr
 IDF Curve = CT-DOT.IDF

Peak discharge = 4.535 cfs
 Time to peak = 6 min
 Hyd. volume = 1,632 cuft
 Runoff coeff. = 0.33*
 Tc by TR55 = 6.00 min
 Asc/Rec limb fact = 1/1

* Composite (Area/C) = $[(0.570 \times 0.25) + (2.620 \times 0.35)] / 3.190$



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Hyd. No. 3

Pre-Existing to Basin Area

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>			
Sheet Flow							
Manning's n-value	= 0.240	0.011	0.011				
Flow length (ft)	= 105.0	0.0	0.0				
Two-year 24-hr precip. (in)	= 3.20	0.00	0.00				
Land slope (%)	= 40.00	0.00	0.00				
Travel Time (min)	= 4.48	+	0.00	+	0.00	=	4.48
Shallow Concentrated Flow							
Flow length (ft)	= 227.00	0.00	0.00				
Watercourse slope (%)	= 4.50	0.00	0.00				
Surface description	= Unpaved	Paved	Paved				
Average velocity (ft/s)	= 3.42	0.00	0.00				
Travel Time (min)	= 1.11	+	0.00	+	0.00	=	1.11
Channel Flow							
X sectional flow area (sqft)	= 0.00	0.00	0.00				
Wetted perimeter (ft)	= 0.00	0.00	0.00				
Channel slope (%)	= 0.00	0.00	0.00				
Manning's n-value	= 0.015	0.015	0.015				
Velocity (ft/s)	= 0.00	0.00	0.00				
Flow length (ft)	= 0.0	0.0	0.0				
Travel Time (min)	= 0.00	+	0.00	+	0.00	=	0.00
Total Travel Time, Tc					6.00 min		

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Rational	8.131	1	17	8,293	-----	-----	-----	Propososed to Basin
2	Reservoir	0.793	1	32	7,464	1	240.16	9,117	Out of Basin
3	Rational	6.003	1	6	2,161	-----	-----	-----	Pre-Existing to Basin Area
9262-ScrantonPowersports.gpw					Return Period: 10 Year			Tuesday, Oct 18, 2022	

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Oct 18, 2022

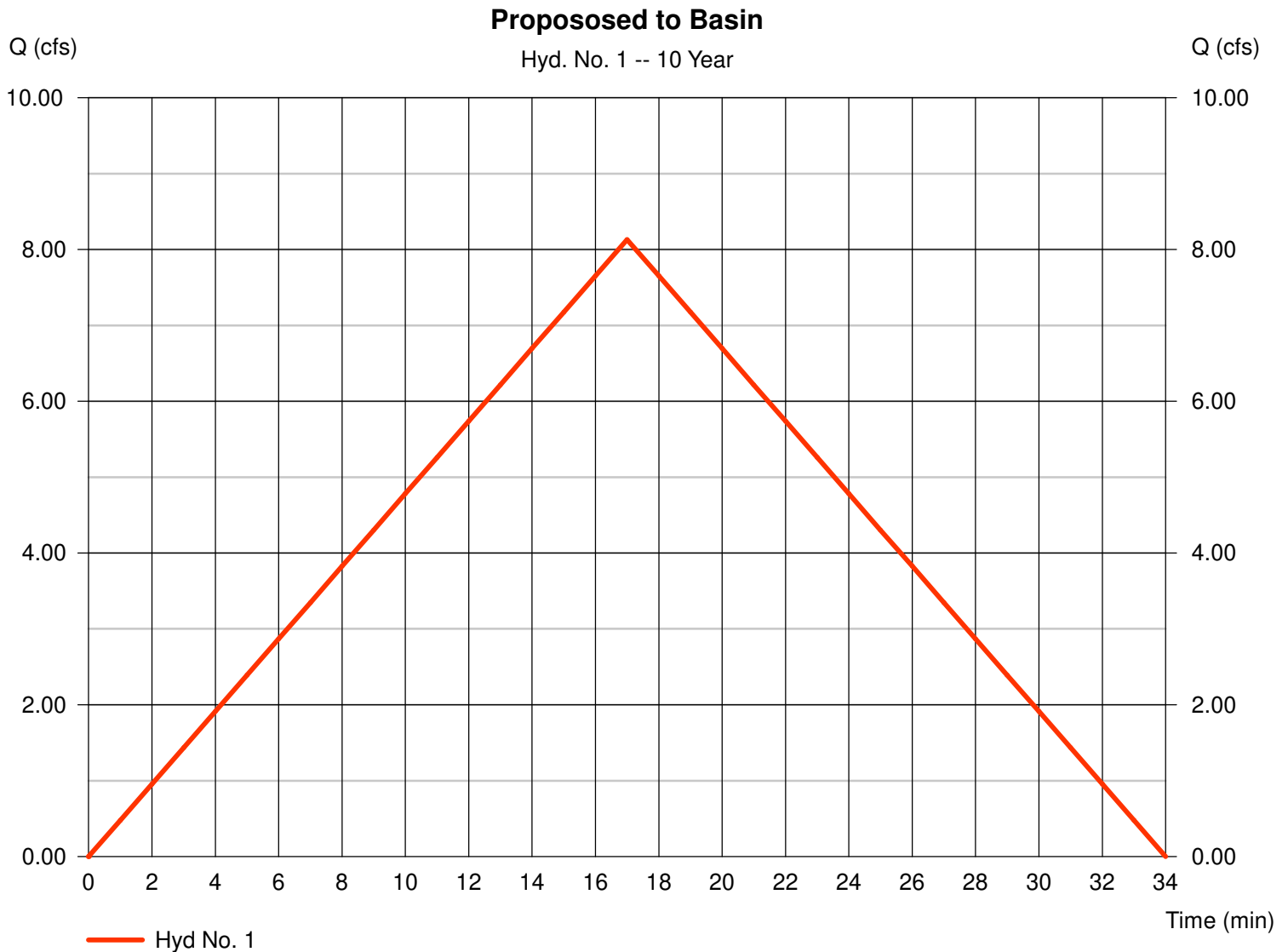
Hyd. No. 1

Proposed to Basin

Hydrograph type = Rational
 Storm frequency = 10 yrs
 Time interval = 1 min
 Drainage area = 4.270 ac
 Intensity = 3.808 in/hr
 IDF Curve = CT-DOT.IDF

Peak discharge = 8.131 cfs
 Time to peak = 17 min
 Hyd. volume = 8,293 cuft
 Runoff coeff. = 0.5*
 Tc by TR55 = 17.00 min
 Asc/Rec limb fact = 1/1

* Composite (Area/C) = $[(1.270 \times 0.90) + (0.400 \times 0.25) + (2.600 \times 0.35)] / 4.270$



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Oct 18, 2022

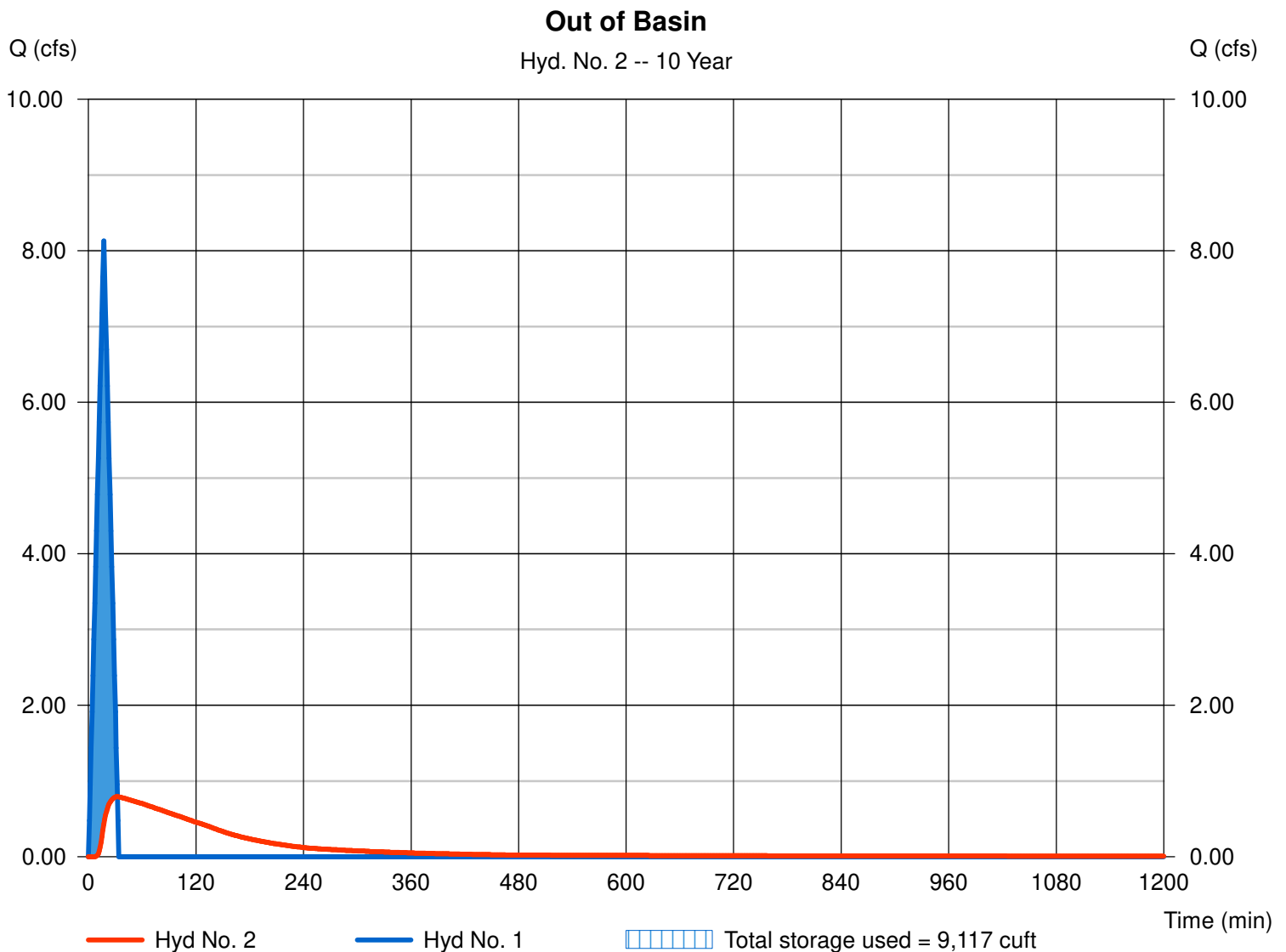
Hyd. No. 2

Out of Basin

Hydrograph type = Reservoir
 Storm frequency = 10 yrs
 Time interval = 1 min
 Inflow hyd. No. = 1 - Proposed to Basin
 Reservoir name = AsBuilt Pond

Peak discharge = 0.793 cfs
 Time to peak = 32 min
 Hyd. volume = 7,464 cuft
 Max. Elevation = 240.16 ft
 Max. Storage = 9,117 cuft

Storage Indication method used. Wet pond routing start elevation = 239.04 ft.



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Oct 18, 2022

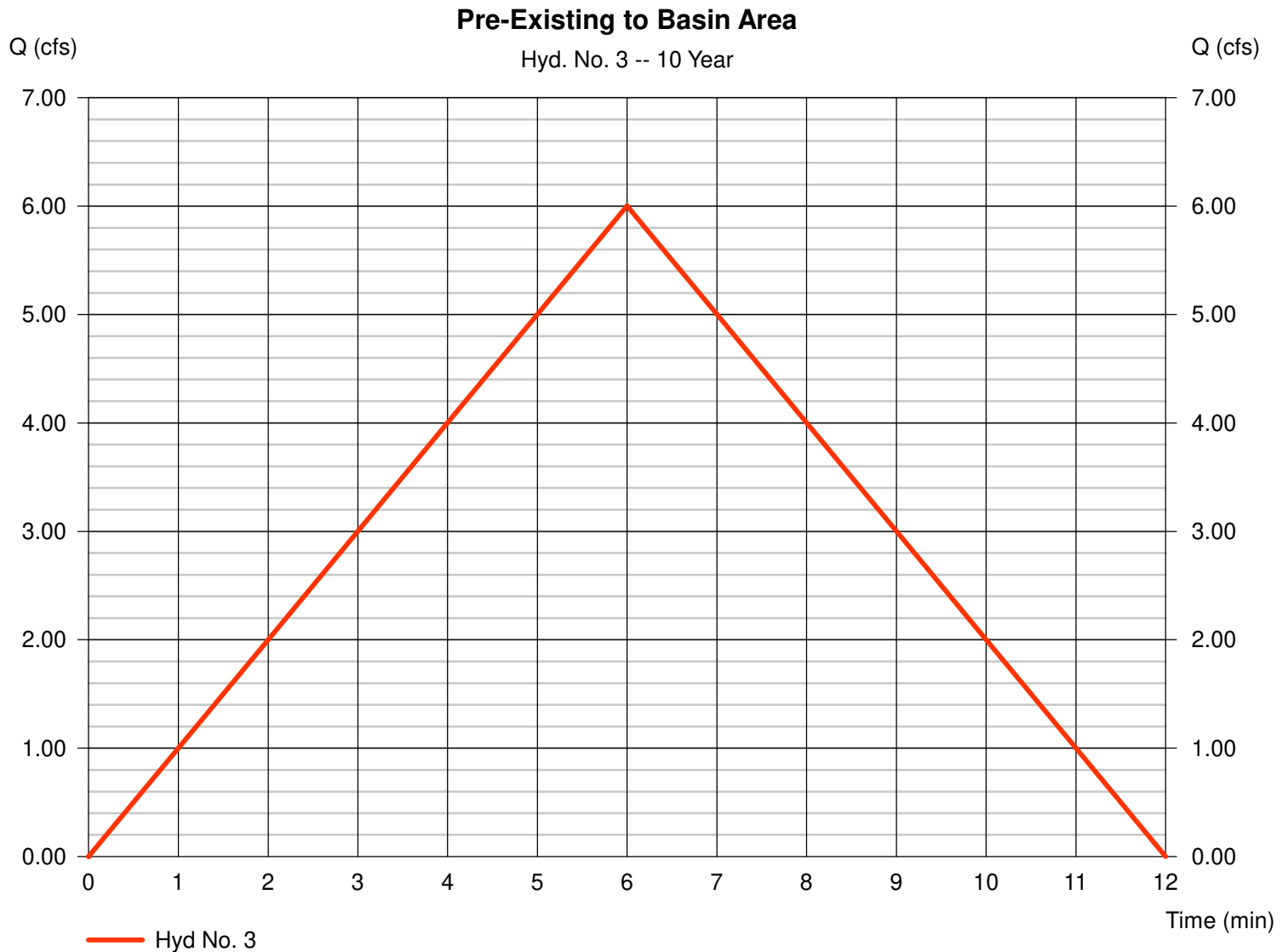
Hyd. No. 3

Pre-Existing to Basin Area

Hydrograph type = Rational
 Storm frequency = 10 yrs
 Time interval = 1 min
 Drainage area = 3.190 ac
 Intensity = 5.702 in/hr
 IDF Curve = CT-DOT.IDF

Peak discharge = 6.003 cfs
 Time to peak = 6 min
 Hyd. volume = 2,161 cuft
 Runoff coeff. = 0.33*
 Tc by TR55 = 6.00 min
 Asc/Rec limb fact = 1/1

* Composite (Area/C) = $[(0.570 \times 0.25) + (2.620 \times 0.35)] / 3.190$



Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Rational	9.506	1	17	9,696	-----	-----	-----	Propososed to Basin
2	Reservoir	0.874	1	32	8,867	1	240.33	10,403	Out of Basin
3	Rational	6.762	1	6	2,434	-----	-----	-----	Pre-Existing to Basin Area
9262-ScrantonPowersports.gpw					Return Period: 25 Year			Tuesday, Oct 18, 2022	

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Oct 18, 2022

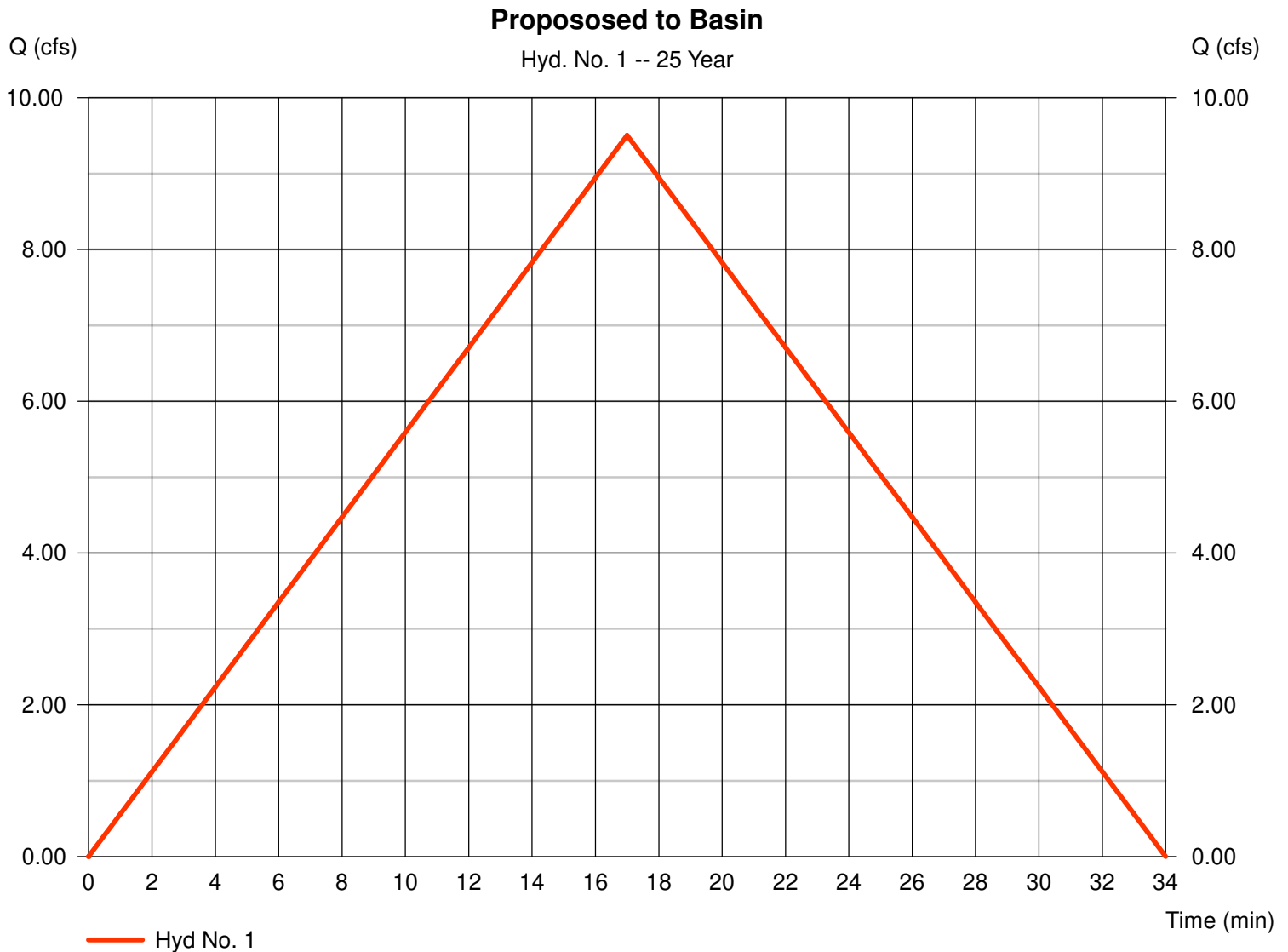
Hyd. No. 1

Proposed to Basin

Hydrograph type = Rational
 Storm frequency = 25 yrs
 Time interval = 1 min
 Drainage area = 4.270 ac
 Intensity = 4.452 in/hr
 IDF Curve = CT-DOT.IDF

Peak discharge = 9.506 cfs
 Time to peak = 17 min
 Hyd. volume = 9,696 cuft
 Runoff coeff. = 0.5*
 Tc by TR55 = 17.00 min
 Asc/Rec limb fact = 1/1

* Composite (Area/C) = $[(1.270 \times 0.90) + (0.400 \times 0.25) + (2.600 \times 0.35)] / 4.270$



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Oct 18, 2022

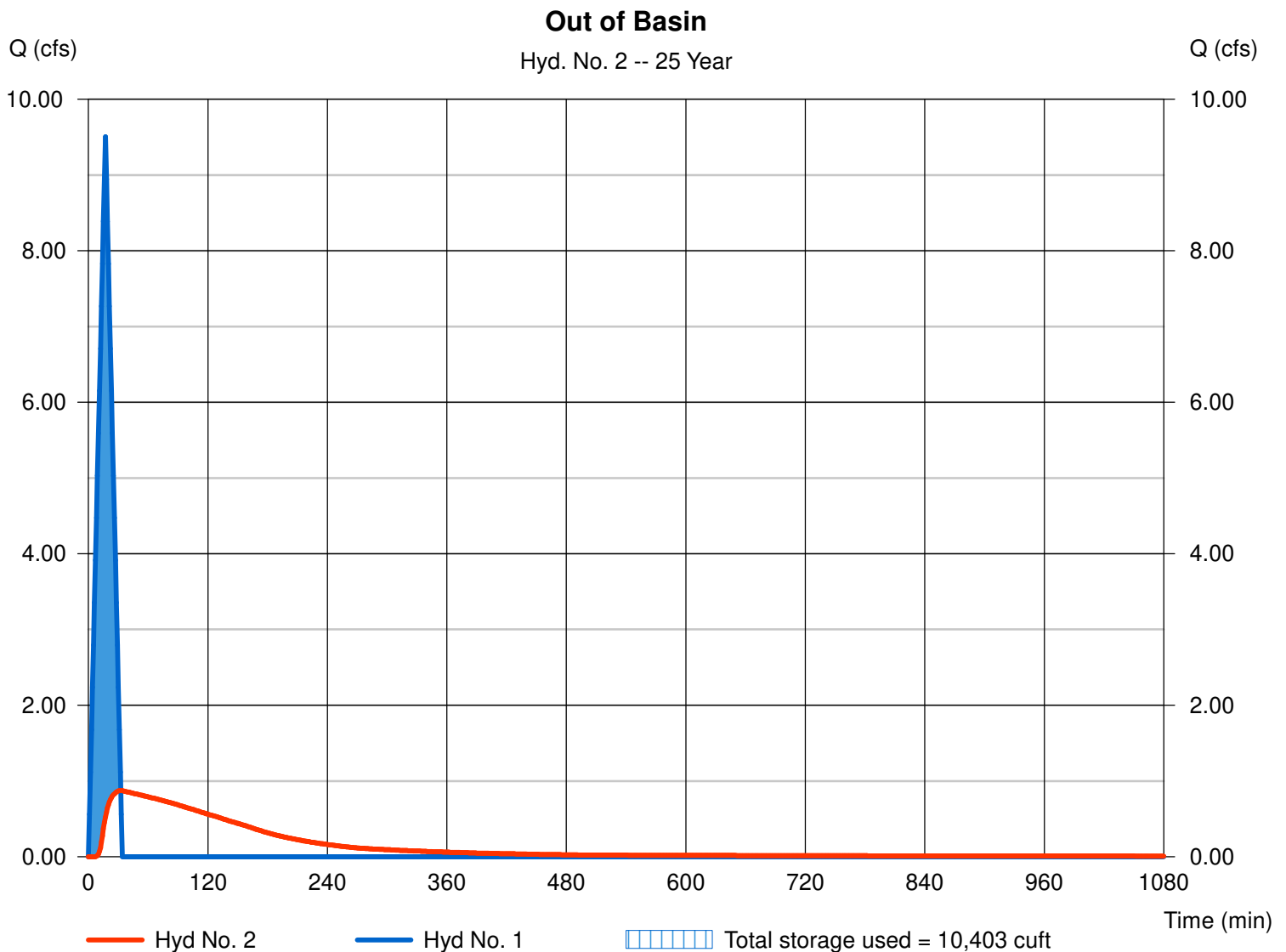
Hyd. No. 2

Out of Basin

Hydrograph type = Reservoir
 Storm frequency = 25 yrs
 Time interval = 1 min
 Inflow hyd. No. = 1 - Proposed to Basin
 Reservoir name = AsBuilt Pond

Peak discharge = 0.874 cfs
 Time to peak = 32 min
 Hyd. volume = 8,867 cuft
 Max. Elevation = 240.33 ft
 Max. Storage = 10,403 cuft

Storage Indication method used. Wet pond routing start elevation = 239.04 ft.



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Oct 18, 2022

Hyd. No. 3

Pre-Existing to Basin Area

Hydrograph type = Rational
 Storm frequency = 25 yrs
 Time interval = 1 min
 Drainage area = 3.190 ac
 Intensity = 6.423 in/hr
 IDF Curve = CT-DOT.IDF

Peak discharge = 6.762 cfs
 Time to peak = 6 min
 Hyd. volume = 2,434 cuft
 Runoff coeff. = 0.33*
 Tc by TR55 = 6.00 min
 Asc/Rec limb fact = 1/1

* Composite (Area/C) = $[(0.570 \times 0.25) + (2.620 \times 0.35)] / 3.190$



Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Rational	11.51	1	17	11,743	-----	-----	-----	Propososed to Basin
2	Reservoir	0.978	1	33	10,914	1	240.58	12,301	Out of Basin
3	Rational	7.902	1	6	2,845	-----	-----	-----	Pre-Existing to Basin Area
9262-ScrantonPowersports.gpw					Return Period: 100 Year			Tuesday, Oct 18, 2022	

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Oct 18, 2022

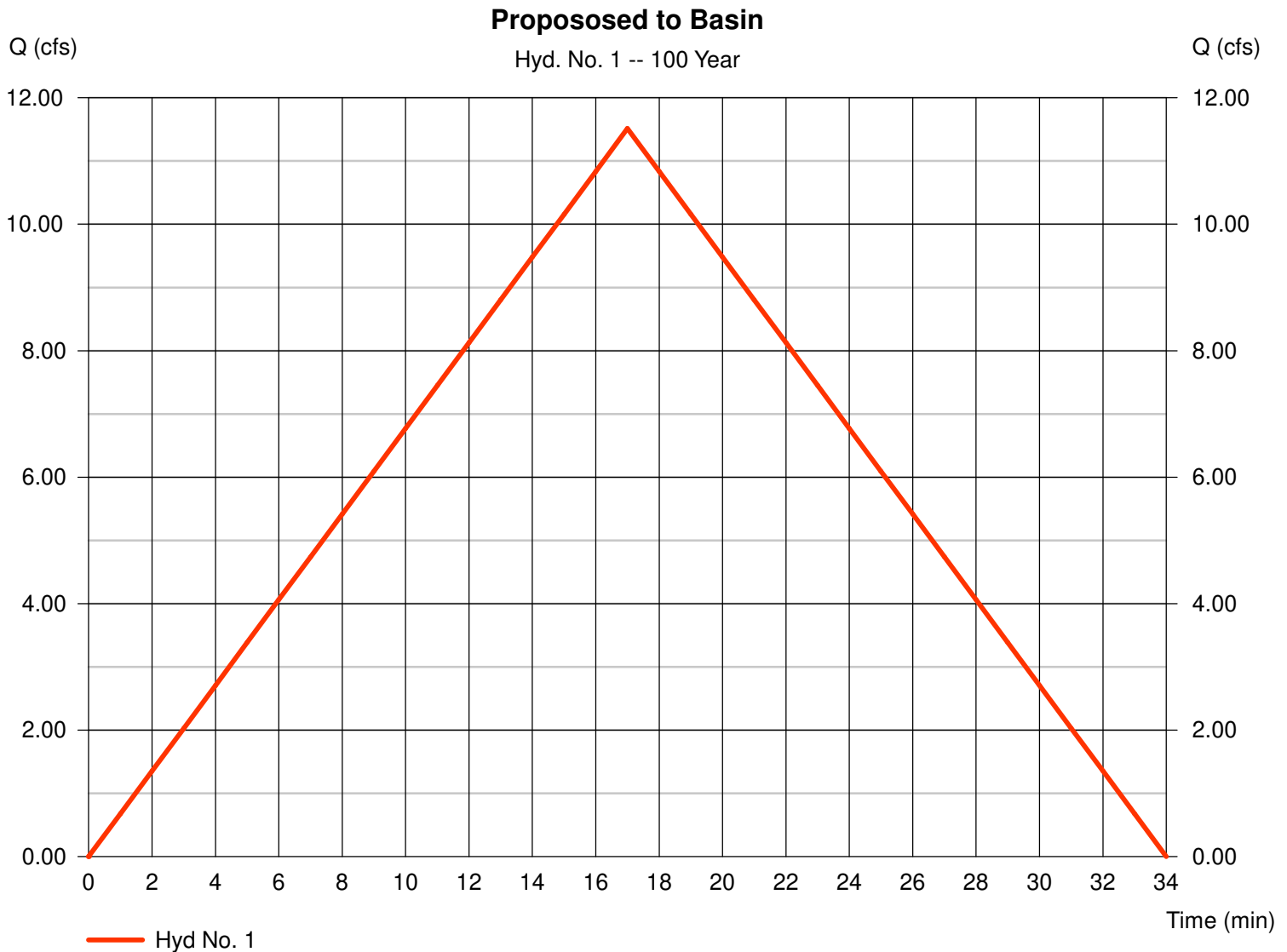
Hyd. No. 1

Proposed to Basin

Hydrograph type = Rational
 Storm frequency = 100 yrs
 Time interval = 1 min
 Drainage area = 4.270 ac
 Intensity = 5.392 in/hr
 IDF Curve = CT-DOT.IDF

Peak discharge = 11.51 cfs
 Time to peak = 17 min
 Hyd. volume = 11,743 cuft
 Runoff coeff. = 0.5*
 Tc by TR55 = 17.00 min
 Asc/Rec limb fact = 1/1

* Composite (Area/C) = $[(1.270 \times 0.90) + (0.400 \times 0.25) + (2.600 \times 0.35)] / 4.270$



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Oct 18, 2022

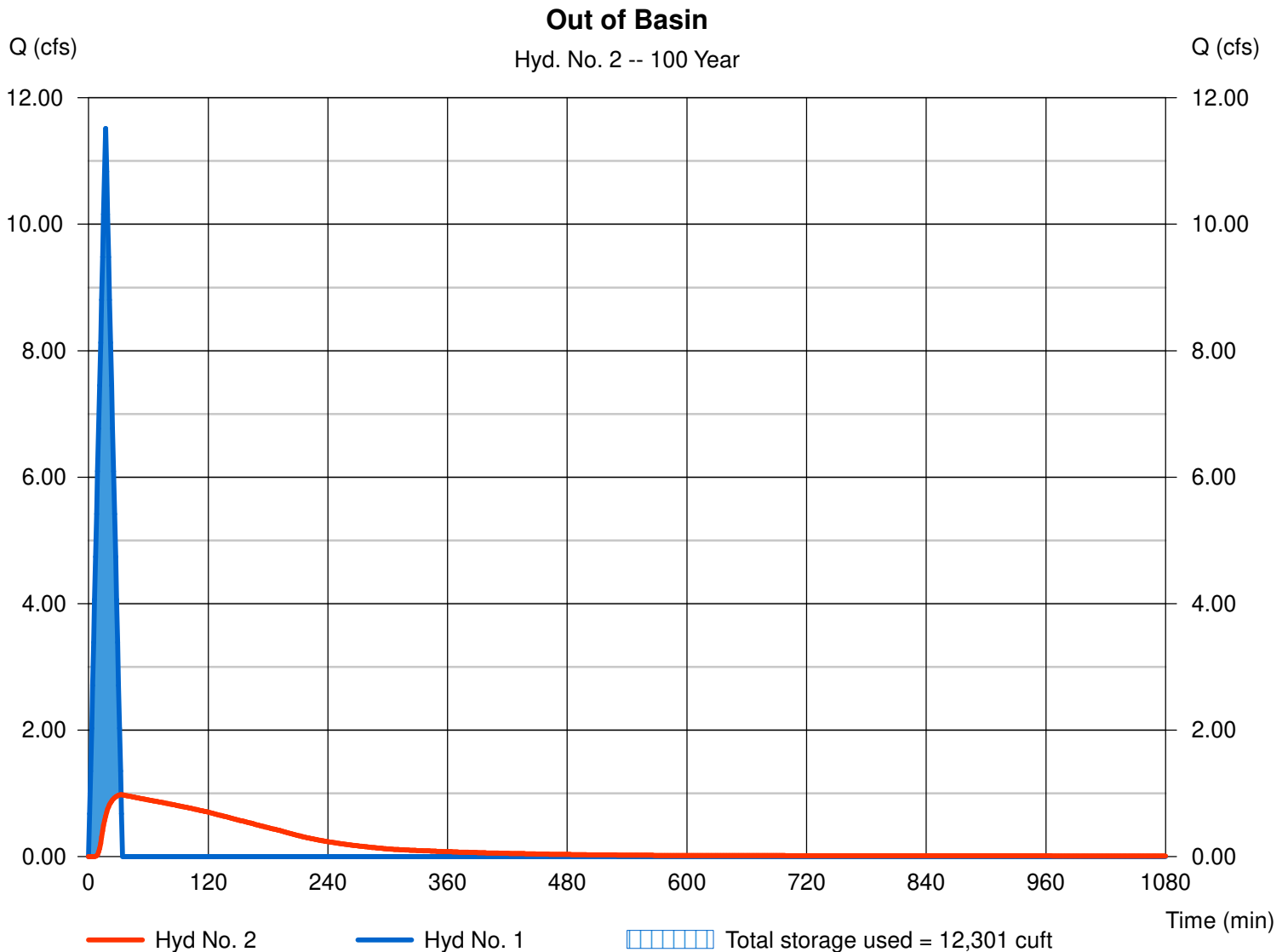
Hyd. No. 2

Out of Basin

Hydrograph type = Reservoir
 Storm frequency = 100 yrs
 Time interval = 1 min
 Inflow hyd. No. = 1 - Proposed to Basin
 Reservoir name = AsBuilt Pond

Peak discharge = 0.978 cfs
 Time to peak = 33 min
 Hyd. volume = 10,914 cuft
 Max. Elevation = 240.58 ft
 Max. Storage = 12,301 cuft

Storage Indication method used. Wet pond routing start elevation = 239.04 ft.



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Oct 18, 2022

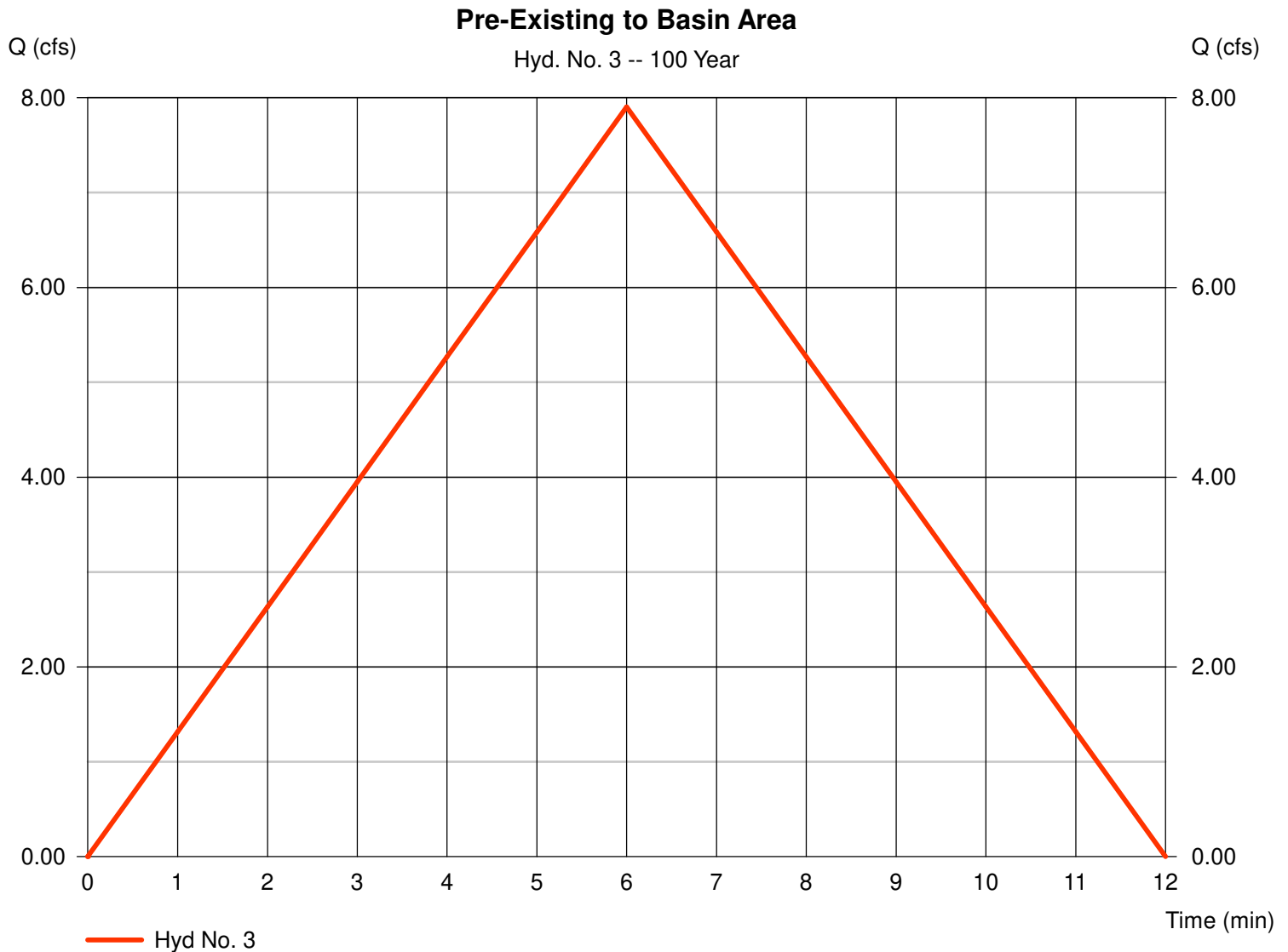
Hyd. No. 3

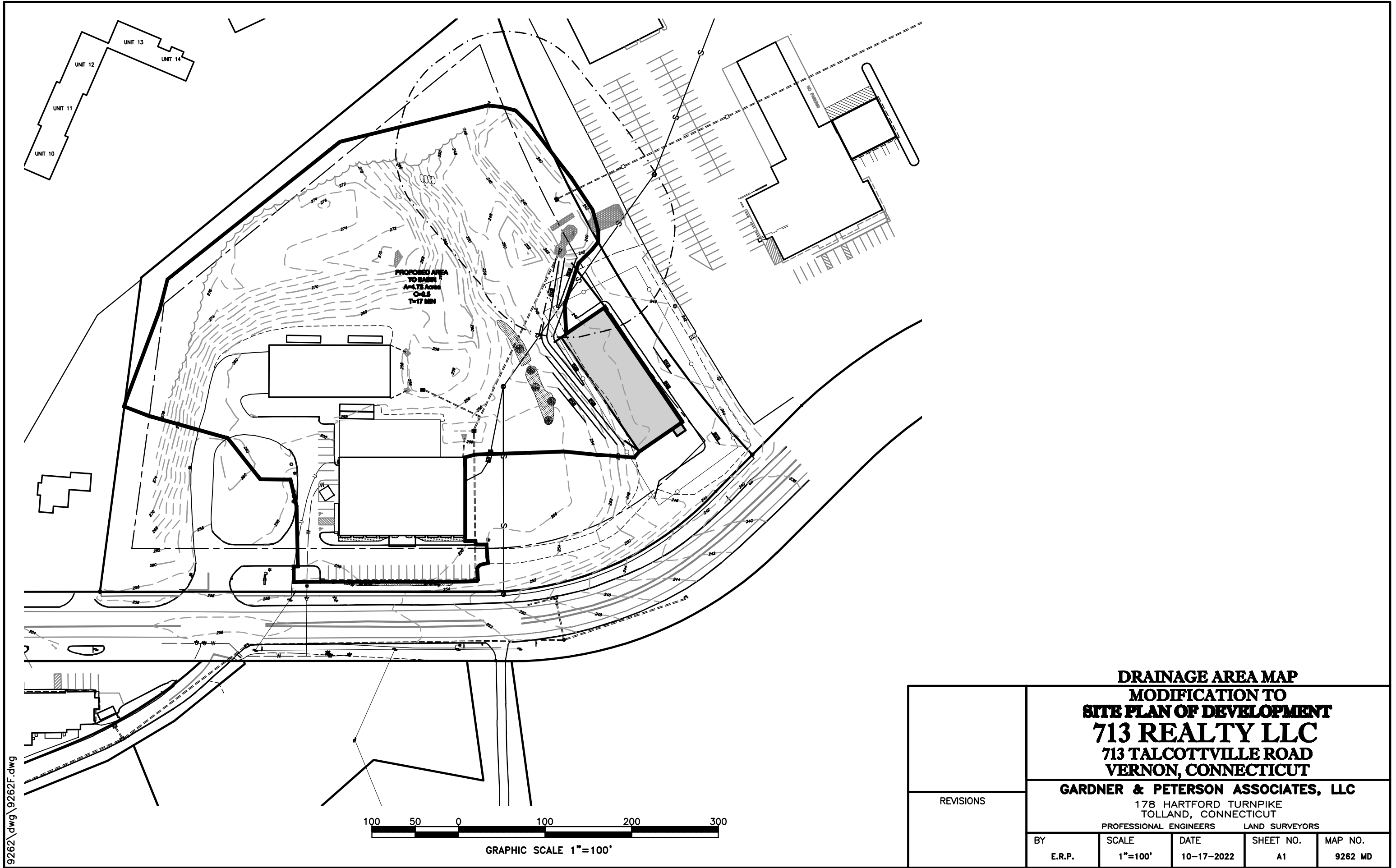
Pre-Existing to Basin Area

Hydrograph type = Rational
 Storm frequency = 100 yrs
 Time interval = 1 min
 Drainage area = 3.190 ac
 Intensity = 7.506 in/hr
 IDF Curve = CT-DOT.IDF

Peak discharge = 7.902 cfs
 Time to peak = 6 min
 Hyd. volume = 2,845 cuft
 Runoff coeff. = 0.33*
 Tc by TR55 = 6.00 min
 Asc/Rec limb fact = 1/1

* Composite (Area/C) = $[(0.570 \times 0.25) + (2.620 \times 0.35)] / 3.190$







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

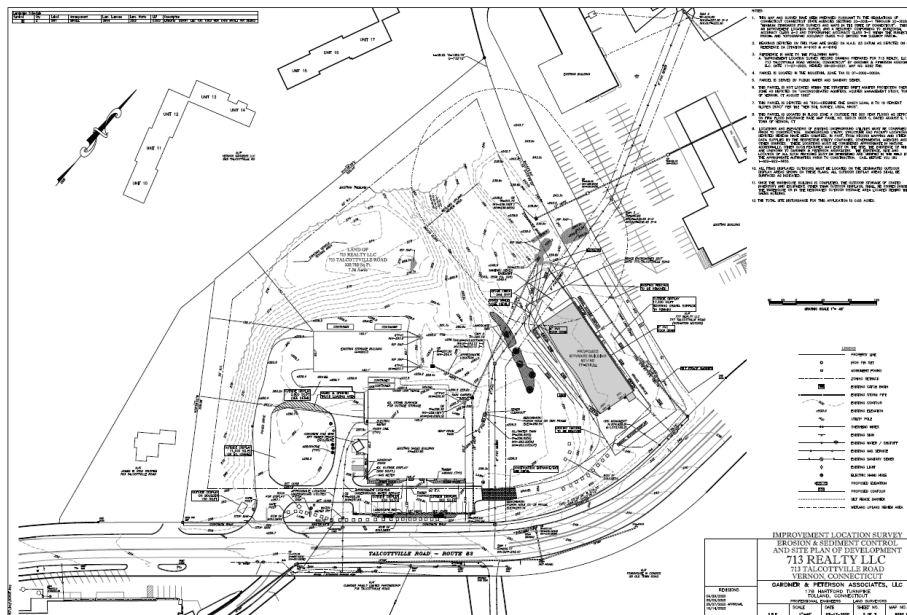
TO: Planning & Zoning Commission

FROM: Ashley Stephens, Town Planner

SUBJECT: PZ 2022-15- 723 Talcottville Rd

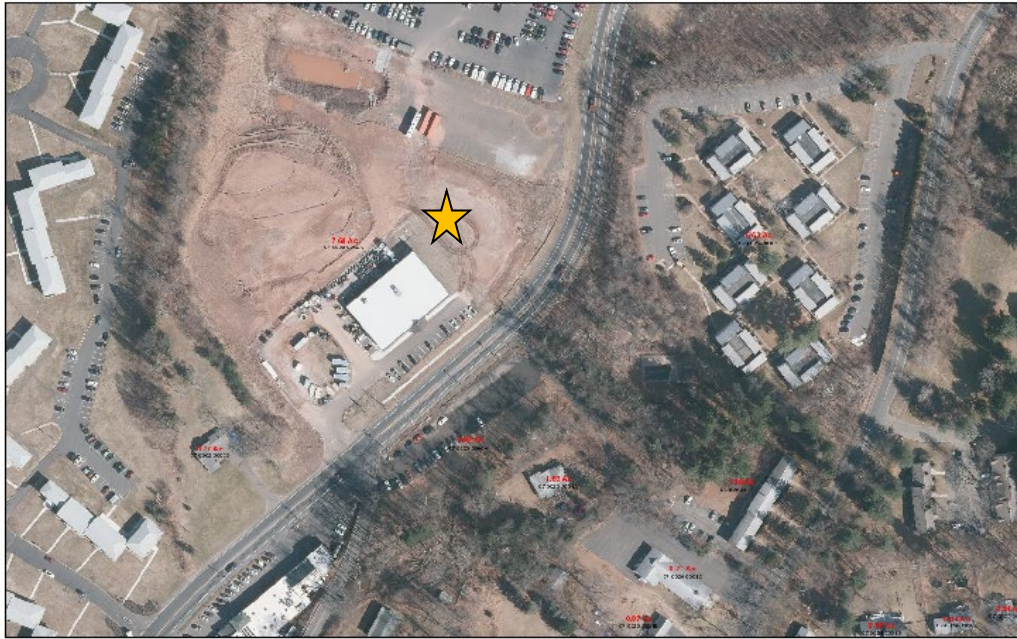
DATE: November 3, 2022

PZ-2022-15, 723 Talcottville Rd- An application of Eric Peterson (Gardner & Peterson) on behalf of 713 Realty LLC (Scranton Power Motorsports) to construct a 9,600 square foot storage building at 723 Talcottville Rd (Tax Map 07, Block 0002, Lot 0002A). The property is zoned Industrial. This building requires a Site Plan and Special Permit under 4.10.4.11.4, ‘the aggregate square footage for all structures on any parcel exceeds twenty-five (25) thousand. ‘



Site Location

Town of Vernon, CT



October 27, 2022

TaxParcelPublishing 2019

Green: Band_2
Red: Band_1
Blue: Band_3

0 0.01 0.03 0.06 mi
0 0.03 0.06 0.11 km
Bloomfield Township MI, Earl, Inc.

GIS Dept
Copyright 2020

Town of Vernon, CT



October 27, 2022

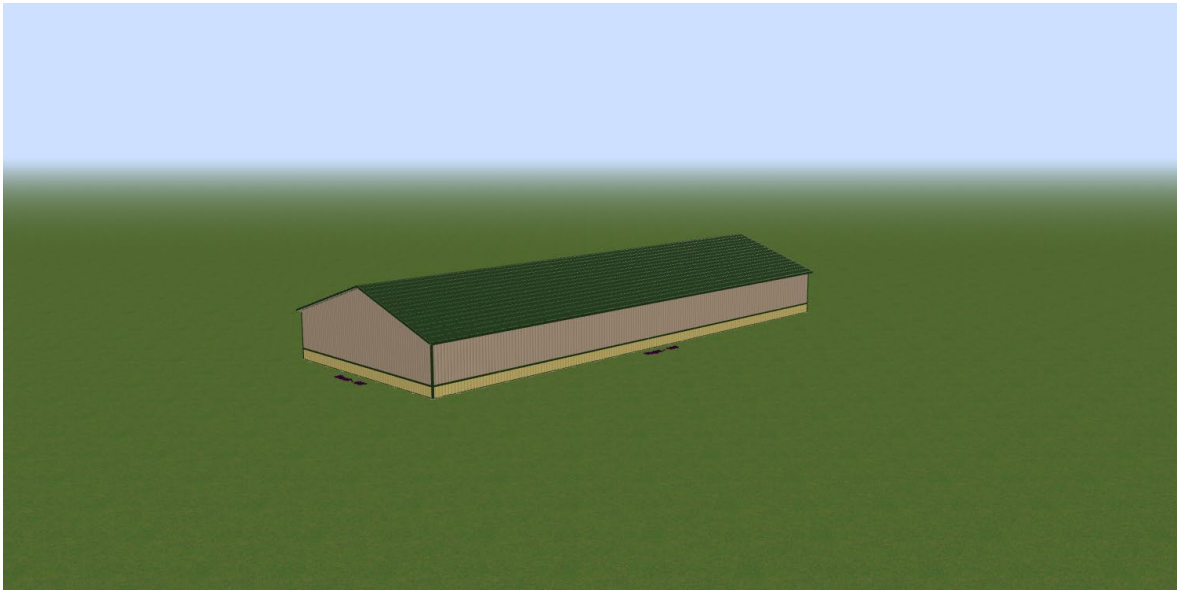
TaxParcelPublishing CMFD I Open Space POZ-EXT 67 R-10
Zoning HD-I MHP PC PND R-15
C HD-RC NR-10 PDZ PRD R-22

0 0.01 0.03 0.06 mi
0 0.03 0.06 0.11 km
Bloomfield Township MI, Earl, Inc.

GIS Dept
Copyright 2020

SUMMARY

The applicant proposes to create a 9,600 square foot storage building for overflow inventory. This will provide almost 10,000 square feet of extra storage on the property. The applicant submitted an application with a site plan set, drainage plan, erosion and sedimentation control plan and architectural elevations, all included in the agenda packet.



STAFF REVIEWS:

Traffic Authority: This application is not proposing to create new curb cuts so it did not need to go before the commission.

Design Review Commission: They are meeting on 11/2. We will provide an update at the meeting.

Conservation: Not needed.

Town Engineer: The engineer has suggested to have the gravel display area between the proposed building and the car dealership to be moved to the opposite side (between the proposed and original motorsports building); the vacated area can be landscaped with shrubs, planting beds, etc. and 8-10, 3' caliper native deciduous trees; and he believes the storm water systems is adequate to handle the timing and volume requirements for the existing and proposed buildings.

Building Official: No comments.

Fire Marshal: No comments.

Wetlands Commission: An agent approval application has been submitted and is being reviewed. There are no concerns as the work is in the upland review area.

Zoning Enforcement: No concerns with the use of the building.

Health Department: No comment.

Town Planner Summary:

The applicant requests approval to construct a storage building that will exceed the 'the aggregate square footage for all structures on any parcel exceeds twenty-five (25) thousand,' which requires a special permit and site plan review.

The Site Plan for this application is in concurrence with the approved special permit as an accessory use to sales of vehicles. The additional building is for storage. The applicant's proposed plan of development meets the Town of Vernon's site plan requirements under section 14.

In order to approve a special permit, the Commission must find that the applicant meets the general special permit criteria of Section 17.3.1, specifically:

17.3.1.1 It shall not create a hazardous condition relative to public health and safety

17.3.1.2 It shall be compatible with neighboring uses;

17.3.1.3 It shall not create a nuisance;

17.3.1.4 It shall not hinder the future sound development of the community;

17.3.1.5 It shall conform to all applicable sections of this ordinance;

17.3.1.6 N/A

17.3.1.7 N/A

17.3.1.8 The Commission may at its discretion require the submission of a Site Plan for approval as outlined in Section 14 of this ordinance.

In my judgment, as submitted at this time, the design of the building does not meet this section. Specifically looking at Section 21 Architectural & Design Review Regulations. We try to maintain a high standard of community growth with aesthetically pleasing development. Staff has some concerns that have been discussed with the applicant and property owner.

We are in hopes to receive new plans before the meeting to address the following concerns:

- The addition of plantings and streetscape (21.3.1.1 & 21.4.1)
- A lighting plan (21.6)
- Proposed windows and more architectural characteristics for the building (21.5.4 & 21.5.2.1)
- Proposed to move the garage door from the street face to another side of the building if feasible (21.5.2)

I will provide a final review either before or at the meeting.