

posted 1/26/2023
Stbranch

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Notice & Agenda
Thursday, February 2, 2023 7:30 PM
Town Hall Memorial Building- 3rd Floor Council Chambers
14 Park Place
Vernon, CT 06066

RECEIVED
VERNON TOWN CLERK
23 JAN 26 PM 1:25

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 **January 19, 2023**
3. **New Application(s) for receipt, if any:**
 - 3.1. **PZ 2023-02 - 10 Snipsic St.** Application of Adam Wing, Connecticut Water Company for Site Plan and Special Permits (4.18.3.3.2, 4.18.3.3.4.) to construct a 5,200 sq. ft. building for new aeration equipment to replace the aging infrastructure and storage building for equipment that is stored onsite for the treatment plant and reservoir. Property is zoned Restricted Watershed [Map #45, Block #123, Lot #3].
4. **Public Hearing(s) and Action on Applications:**
 - 4.1 **(CONTINUED) PZ-2022-16, 985 Hartford Turnpike** - An application of Edward Johansen for a Site Plan and Special Permit (4.10.4.4) to renovate existing building for used car dealership and limited general repair, extend bituminous driveways into parking lot, spread current onsite fill piles at **985 Hartford Turnpike** (Tax Map 38, Block 72, Parcel 30). The property is zoned Industrial.
5. **8-24 Referrals, if any**
6. **Other Business/Discussion**
 - 6.1 Discussion - Mandatory State Training Upcoming Sessions
 - **Bias, Predisposition, and Conflicts**, presented by Richard P. Roberts (Feb. 2);
 - **Running a Meeting and Making a Decision**, presented by Kenneth R. Slater, Jr. (Feb. 9);
 - **Fair and Affordable Housing**, presented by Mark Branse (Feb. 16).
7. **Public Comments Received**
8. **Adjournment**

DRAFT MINUTES

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Minutes
Thursday, January 19, 2023 7:30 PM
Town Hall Memorial Building- 3rd Floor Council Chambers
14 Park Place
Vernon, CT 06066

RECEIVED
VERNON TOWN CLERK
23 JAN 26 AM 11:55

Draft Minutes

1. **Call to Order & Roll Call by Roland Klee, Chairman**

- Meeting Start Time: 7:31pm
- Regular Members Present: Roland Klee, Robin Lockwood, Joseph Miller, Iris Mullan, William Nicholson
- Alternate Members Present:
Eva Perrina sitting for Carl Bard
Steve Ransom sitting for Michael Baum
- Staff Present:
Ashley Stephens, Town Planner
Leslie Campolongo, Zoning Enforcement Official/ Planning and Zoning Specialist
Shawn Gately, Director of Development Services
- Absent Members: Carl Bard, Michael Baum, and Yelena Damsky
- Recording Secretary: Beth Bates, Meriline Sarkar

2. **Administrative Actions/Requests**

2.1 Election of Officers

- Roland Klee, Chairman, indicated that there are three positions open. The **Chairman**, **Vice Chairman** and **Secretary** positions.
- Robin Lockwood made a motion to **Nominate** Roland Klee as the **Chairman** and Joseph Miller seconded the motion. There were no other nominations. Roland Klee closed that nomination.
- Roland Klee, Chairman, made a motion to **Nominate** Robin Lockwood as the **Vice Chairman** and Joseph Miller seconded the motion. There were no other nominations. Roland Klee closed that nomination.
- Roland Klee, Chairman, made a motion to **Nominate** Joseph Miller as the **Secretary** and Robin Lockwood seconded the motion. There were no other nominations. Roland Klee closed that nomination.
- Roland Klee, Chairman, made motion to **Vote** to elect the officers and members voted. All nominees were elected and motion carried unanimously.
- Newly Elected Officers are:
Chairman: Roland Klee
Vice Chairman: Robin Lockwood
Secretary: Joseph Miller

2.2 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #6 "Other Business" requires a Commission vote.

- Robin Lockwood made a motion to **Adopt** the Agenda as is. Joseph Miller seconded the motion, and motion carried unanimously.

2.2 Approval of the Minutes from **January 5, 2023**

- Robin Lockwood made a motion to **Accept** the minutes from January 5, 2023 with two noted corrections. Need Correction to Roland Klee's first name on the present list and add Carl Bard's name to absentee list.
- Joseph Miller seconded the motion and motion carried unanimously.

3. **New Application(s) for receipt, if any:**

3.1 **PZ 2023-01 – 234 Talcottville Road** – An application of Benjamin Tinsley (Prime Wellness of Connecticut) for Site Plan and Special Permits (4.9.4.10 and 4.9.4.15.6) for a hybrid cannabis dispensary and cannabis retailer. The property is zoned Commercial [Map #10, Block #15, Lot #40]

- Ashley Stephens, Town Planner, notified the Committee of the upcoming scheduled Public Hearing of Benjamin Tinsley's application (PZ 2023-01-234 Talcottville Road) on February, 16, 2023.
- William Nicholson made a motion to **Accept** the New application PZ 2023-01-234 for Public Hearing on **February, 16, 2023**. Robin Lockwood seconded the motion and the motion carried unanimously.

4. **Public Hearing(s) and Action on Applications:**

4.1 **PZ-2022-16, 985 Hartford Turnpike** - An application of Edward Johansen for a Site Plan and Special Permit (4.10.4.4) to renovate existing building for used car dealership and limited general repair, extend bituminous driveways into parking lot, spread current onsite fill piles at **985 Hartford Turnpike** [Tax Map 38, Block 72, Parcel 30]. The property is zoned Industrial.

- Robin Lockwood made a motion to Open the Public Hearing. Joseph Miller seconded the motion and the motion carried unanimously.
- Ashley Stephens, Town Planner, read the Public Hearing Notice PZ-2022-16, 985 Hartford Turnpike, published on January 7th and 14th, 2023.
- Robin Lockwood made a motion to Continue the Public Hearing of the application PZ-2022-16, 985 Hartford Turnpike, on February 2nd, 2023. William Nicholson seconded the motion and the motion carried unanimously.

4.2 **PZ-2022-17, Baker Road (Scenic Road)** - An application of Shaun Gately, Director of Development Services, Town of Vernon, to make improvements to the current wire rope guide-rail system on Baker Road, a designated scenic road. The property is zoned Open Space.

- Ashley Stephens, Town Planner, read the Public Hearing Notice on the Application PZ-2022-17, Baker Road (Scenic Road) published January 7th and 14th, 2023.

- Shaun Gately requested to install new typical aluminum guide-rail system to remedy the current dilapidated guide-rail system on Baker Road.
- Discussion ensued.
- Robin Lockwood made a motion to Accept as presented by the applicant of the application PZ-2022-17, Baker Road (Scenic Road), to make improvements to the guide-rail system. Joseph Miller seconded the motion and the motion carried unanimously.
- Roland Klee, Chairman, closed the Public Hearing at 7:46pm

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

- NONE

6. **Other Business/Discussion**

6.1. Discussion: Mandatory State Training

- Ashly Stephens, Town Planner, stated that she previously emailed all members to notify the required Planning and Zoning, ZBA, two to four hours of mandatory training. It is required to complete every other year. One hour must be with Town's Affordable Housing. Three upcoming sessions will be hosted by UConn in the month of February on Thursdays. Registration is free.
- Members should notify Ashly Stephens or Leslie Campolongo of their registration and completion of their training.
- Training will be hosted by UCONN on Zoom.

7. **Public Comments Received**

- NONE

8. **Adjournment**

- Robin Lockwood made a motion to **Adjourn** the meeting at 7:50pm. William Nicholson seconded the motion, and motion carried Unanimously.

Respectfully submitted,

Meriline Sarkar



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: Edward Johansen
COMPANY: SECK Enterprises LLC
ADDRESS: 435 Talcottville Road Vernon, CT 06066
TELEPHONE: 860-729-5669 EMAIL: edjohansen1@hotmail.com

PROPERTY OWNER (S)

NAME: Ed Johansen
ADDRESS: 435 Talcottville road Vernon, CT 06066
TELEPHONE: 860-729-5669 EMAIL: edjohansen1@hotmail.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: 985 Hartford Road Turnpike Vernon, CT
ASSESSOR'S ID CODE: MAP # 38 BLOCK # 72 LOT/PARCEL # 30
LAND RECORD REFERENCE TO DEED DESCRIPTION: VOLUME 2775 PAGE 308

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 (I)

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

RECEIVED
DEC 27 2022
TOWN PLANNERS OFFICE

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: Used Car Dealership License

GENERAL ACTIVITIES: Spread current on site fill piles

extend existing bituminous driveways into parking lot

Renovate existing building for used car dealership and limited general repair

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: 4.10.4.4 & 15.1.1.

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:


APPLICANT OR AGENT SIGNATURE

Edward Johansen
PRINTED NAME

DATE

OWNER'S SIGNATURE, IF DIFFERENT

PRINTED NAME

DATE

38-0068-018A1
20 ROCKLEDGE DRIVE LLC
994 HARTFORD TPKE
VERNON CT 06066

38-0072-00030
SECK ENTERPRISES LLC
458 TALCOTTVILLE RD
VERNON CT 06066

38-0068-018AR
GIULIETTI JAMES D
PO BOX 1618
SOUTH WINDSOR CT 06074

26-065B-030C1
ASSARABOWSKI RICHARD J & GRACE M
306 VERNON AVE
VERNON CT 06066-4319

38-0072-0030B
MILLER ELEANOR W TRUSTEE
THE ELEANOR W MILLER LIVING TRUST
5 WOODSTOCK DR
MANCHESTER CT 06042

26-0072-0031J
JAJL LLC
933 HARTFORD TPKE
VERNON CT 06066

37-0068-00012
NICOTERA NORMAN
942 HARTFORD TPKE
VERNON CT 06066

26-065B-0027A
CARLSON NATHAN AKA NATE
270 VERNON AVE
VERNON CT 06066

26-0072-0031I
MONTGOMERY KEITH M
293 VERNON AVE
VERNON CT 06066

38-0068-00014
GIULIETTI JAMES D & HOLLIS JOANNE F &
GIULIETTI ANITA J & EST OF JOHN GIULIETTI
325 KELLY RD OFFICE
VERNON CT 06066

26-065B-00027
THOMAS GREGORY M
282 VERNON AVE
VERNON CT 06066

38-0072-00030-0001
SECK ENTERPRISES LLC
458 TALCOTTVILLE RD
VERNON CT 06066

38-0068-00015
VERNON VILLAGE INC
325 KELLY RD BOX I20
VERNON CT 06066-3939

38-0072-0030A
BEDNARZ ANDREW J
999 HARTFORD TPKE
VERNON CT 06066

26-0072-0031H
A VETS REAL ESTATE LLC
965 HARTFORD TPKE
VERNON CT 06066

38-0072-0030C
BIELECKI JANET
130 GROVE ST
VERNON CT 06066

38-0068-00016
992-994 ROUTE 30 LLC
994 HARTFORD TPKE
VERNON CT 06066

26-065B-00026
WARDWELL LAURIE A
258 VERNON AVE
VERNON CT 06066

38-0068-00018
1000 HARTFORD TURNPIKE LLC
994 HARTFORD TPKE
VERNON CT 06066

38-0072-00028
ESS 1031 HARTFORD TPKE LLC
1031 HARTFORD TPKE
VERNON-ROCKVILLE CT 06066

26-065B-0030C
GUADAGNINO ANNE MARIE
290 VERNON AVE
VERNON CT 06066

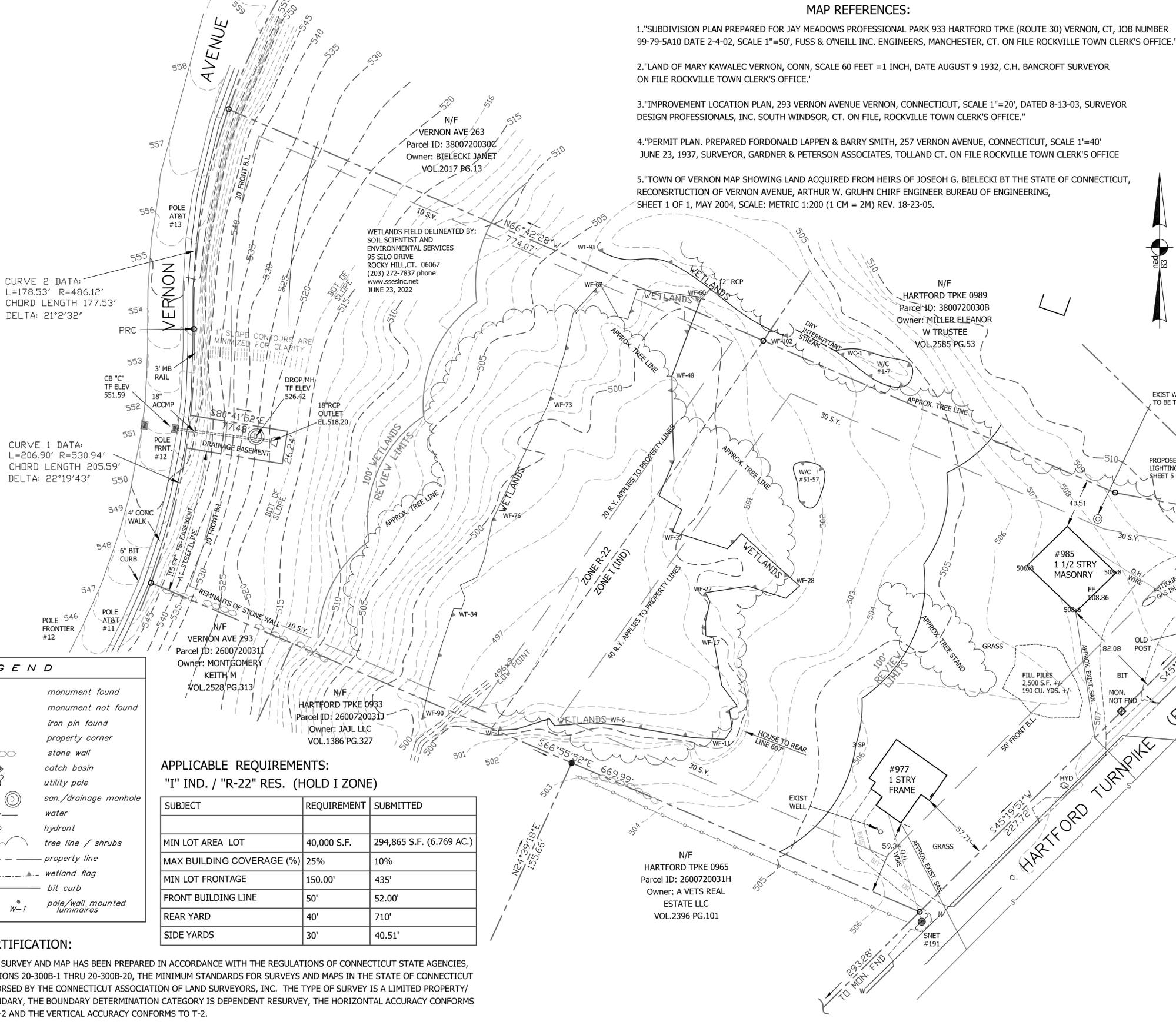
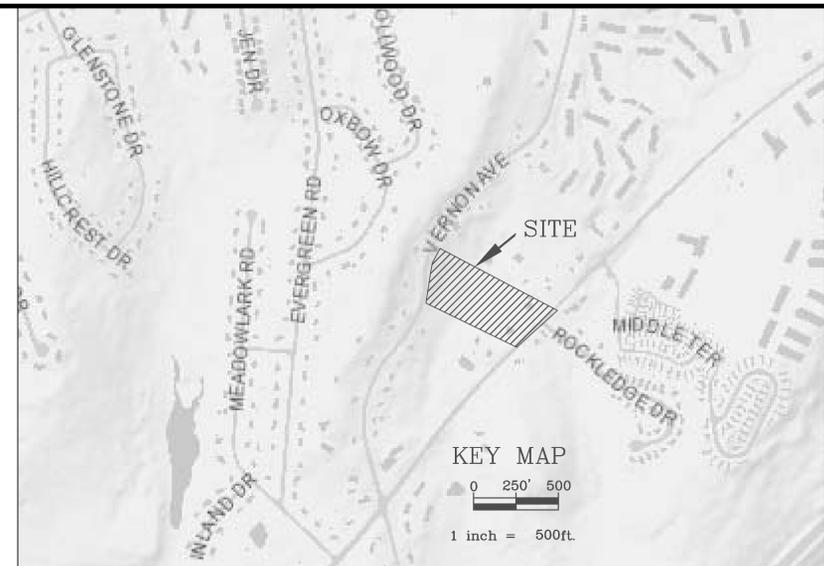
38-0072-00033
VERNON MANAGEMENT GROUP LLC
300 RIPLEY HILL RD
COVENTRY CT 06238

26-065B-0027B
THOMAS GREGORY M
282 VERNON AVE
VERNON CT 06066

38-065B-00025
NGUYEN DUNG S
248 VERNON AVE
VERNON CT 06066

MAP REFERENCES:

- 1."SUBDIVISION PLAN PREPARED FOR JAY MEADOWS PROFESSIONAL PARK 933 HARTFORD TPKE (ROUTE 30) VERNON, CT, JOB NUMBER 99-79-5A10 DATE 2-4-02, SCALE 1"=50', FUSS & O'NEILL INC. ENGINEERS, MANCHESTER, CT. ON FILE ROCKVILLE TOWN CLERK'S OFFICE."
- 2."LAND OF MARY KAWALEK VERNON, CONN, SCALE 60 FEET =1 INCH, DATE AUGUST 9 1932, C.H. BANCROFT SURVEYOR ON FILE ROCKVILLE TOWN CLERK'S OFFICE."
- 3."IMPROVEMENT LOCATION PLAN, 293 VERNON AVENUE VERNON, CONNECTICUT, SCALE 1"=20', DATED 8-13-03, SURVEYOR DESIGN PROFESSIONALS, INC. SOUTH WINDSOR, CT. ON FILE, ROCKVILLE TOWN CLERK'S OFFICE."
- 4."PERMIT PLAN. PREPARED FORDONALD LAPPEN & BARRY SMITH, 257 VERNON AVENUE, CONNECTICUT, SCALE 1"=40' JUNE 23, 1937, SURVEYOR, GARDNER & PETERSON ASSOCIATES, TOLLAND CT. ON FILE ROCKVILLE TOWN CLERK'S OFFICE"
- 5."TOWN OF VERNON MAP SHOWING LAND ACQUIRED FROM HEIRS OF JOSEPH G. BIELECKI BY THE STATE OF CONNECTICUT, RECONSTRUCTION OF VERNON AVENUE, ARTHUR W. GRUHN CHIEF ENGINEER BUREAU OF ENGINEERING, SHEET 1 OF 1, MAY 2004, SCALE: METRIC 1:200 (1 CM = 2M) REV. 18-23-05.



DEED DESCRIPTION:
 COMMENCING AT AN POINT ON THE WESTERLY STREETLINE OF HARTFORD TURNPIKE (A.K.A. CONNECTICUT ROUTE 30) VERNON, CONNECTICUT BEING THE SOUTHWESTERLY CORNER OF SAID PROPERTY AND THE POINT AND PLACE OF BEGINNING; THENCE N66°55'52"W 669.99' ALONG THE EASTERLY PROPERTY LINES NOW OR FORMERLY OF AVETS REAL ESTATE LLC, JAHL LLC AND KEITH M. MONTGOMERY TO A POINT ON THE SOUTHERLY STREETLINE OF VERNON AVENUE; THENCE EASTERLY ALONG THE SAID STREETLINE HAVING A CURVE TO THE LEFT WITH AN ARC LENGTH OF 206.90', RADIUS OF 530.94' AND AN INTERIOR DELTA ANGLE OF 22°19'43" TO A POINT OF REVERSE CURVE; THENCE CONTINUING ALONG THE SAID EASTERLY STREETLINE HAVING A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 178.53', RADIUS OF 486.12' AND AN INTERIOR DELTA ANGLE OF 21°02'32" TO A POINT, BEING THE NORTHEASTERLY CORNER OF SAID LOT; THENCE S66°42'28"E 774.07' ALONG THE WESTERLY PROPERTY LINES NOW OR FORMERLY OF JANET BIELECKI AND ELEANOR MILLER TO A POINT; THENCE S79°27'50"E 155.00' ALONG THE SOUTHEASTERLY PROPERTY LINES NOW OR FORMALLY OF ELEANOR MILLER AND ANDREW J BEDNARZ TO A POINT ON THE WESTERLY STREET LINE OF HARTFORD TURNPIKE; THENCE SOUTHERLY ALONG THE SAID WESTERLY STREETLINE S45°11'51"W 207.28' TO A STATE MONUMENT (NOT FOUND OR BURIED) AND AN ANGLE POINT ON THE HIGHWAY; THENCE ALONG SAID HIGHWAY LINE S45°19'51"W 227.72' TO THE POINT AND PLACE OF BEGINNING.

GENERAL NOTES:

1. THIS MAP WAS PREPARED FOR THE EXPRESS PURPOSE OF DEPICTING EXISTING CONDITIONS: BUILDING STRUCTURES, UTILITIES, WETLANDS, ZONING AND OTHER MISC. SURFACE FEATURES. IT IS A LIMITED PROPERTY/BOUNDARY SURVEY. THE CATEGORY IS A DEPENDANT RESURVEY. THIS SITE PLAN WILL ACCOMPANY 3 ZONING APPLICATION PERMITS:
2. SECTION 4.10.2.7. A "USED CAR DEALERSHIP PERMIT"
3. SECTION 4.10.4.4. A SPECIAL PERMIT FOR AN "AUTOMOTIVE REPAIR SHOP" THE PLAN WILL BE USED AS PART OF A DEPARTMENT OF MOTOR VEHICLE'S APPLICATION FOR AN "AUTOMOTIVE GENERAL REPAIR AND USED CAR DEALERSHIP LICENSE". THE "AUTOMOTIVE GENERAL REPAIR" WILL STRICTLY BE FOR SERVICING AND PREPARATION OF NEWLY SOLD VEHICLES FROM ON-SITE.
4. SECTION 15.1.1 SPECIAL PERMIT FOR SPREADING OF FILL ABOVE 50 CUBIC YARDS.
2. PROPERTY IS LOCATED IN A "R-22" (RESIDENTIAL) AND "I" (INDUSTRIAL ZONE.)
3. PROPERTY IS KNOWN AS PARCEL 38-0072-00030, ON TOWN OF VERNON, CT CURRENT TAX ASSESSOR'S MAP, LOT AREA: 294,865 S.F. (6.769 AC.)
4. REFERENCE IS MADE TO WARRANTY DEED RECORDED IN VOL.2775 / P.308 IN THE TOWN OF ROCKVILLE, CT. LAND RECORDS
5. PROPERTY IS SUBJECT TO POSSIBLE CURRANT OR EXTINGUISHED OR ABANDONED RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS PER RECORDS MAY APPEAR.
6. NORTH ARROW AND BEARINGS BASED ON N.A.D. 1983. ELEVATIONS BASED ON NAVD 88.
7. LOT IS NOT IN A FLOOD ZONE PER VERNON FIRM MAP COMMUNITY- PANEL NUMBER 090131 0005 C, ACTIVE AUGUST 9, 1999.
8. EXISTING OR BURIED FUEL TANKS ARE SUBJECT TO REMOVAL OR SAFETY STANDARDS AS REQUIRED BY FEDERAL, STATE OR LOCAL OFFICIALS. SEE NOTE 10.
9. EXISTING WELL IS CURRENTLY BEING UTILIZED. FUTURE DEVELOPMENT REQUIRES TIE IN TO "CONNECTICUT WATER COMPANY". PRESENT AVAILABILITY HAS BEEN CONFIRMED. SEE NOTE 10.
10. EXISTING UTILITIES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND SUPPLEMENTED BY AVAILABLE SOURCES. THE LOCATIONS ARE ONLY APPROXIMATE AND THERE MAY BE ADDITIONAL UTILITIES WITHIN THE AREA. ACTUAL LOCATIONS WILL REQUIRE INITIATING "CALL BEFORE YOU DIG" 1-800-922-4455.

APPLICABLE REQUIREMENTS:

"I" IND. / "R-22" RES. (HOLD I ZONE)

| SUBJECT | REQUIREMENT | SUBMITTED |
|---------------------------|-------------|--------------------------|
| MIN LOT AREA LOT | 40,000 S.F. | 294,865 S.F. (6.769 AC.) |
| MAX BUILDING COVERAGE (%) | 25% | 10% |
| MIN LOT FRONTAGE | 150.00' | 435' |
| FRONT BUILDING LINE | 50' | 52.00' |
| REAR YARD | 40' | 710' |
| SIDE YARDS | 30' | 40.51' |

LEGEND

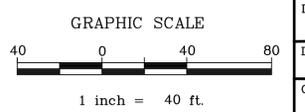
| | |
|--|------------------------------|
| | monument found |
| | monument not found |
| | iron pin found |
| | property corner |
| | stone wall |
| | catch basin |
| | utility pole |
| | san./drainage manhole |
| | water |
| | hydrant |
| | tree line / shrubs |
| | property line |
| | wetland flag |
| | bit curb |
| | pole/wall mounted luminaires |

CERTIFICATION:
 THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS A LIMITED PROPERTY/BOUNDARY, THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY, THE HORIZONTAL ACCURACY CONFORMS TO A-2 AND THE VERTICAL ACCURACY CONFORMS TO T-2.

THIS MAP NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR AND ENGINEER.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

| REV. | DATE | REVISIONS DESCRIPTION |
|------|----------|---|
| 1 | 11-2-22 | ADD SITE LIGHTING LOCATIONS, LIGHTING SCHEDULE, HANDICAP SIGN DETAIL |
| 2 | 11-24-22 | ADD SIDEWALKS, SHEET 3: SHOP IMAGE, SHEET 1: ADD SH 4, SED & PLANTING, GRADING; ADD SH 5, LIGHTING & ABUTTORS |
| 3 | 12-10-22 | EXTEND SIDEWALK, ADD LIGHTING DETAILS AND PHOTOMETRY, MODIFY PARKING STRIPES, WELL NOTE |
| 4 | 1-10-23 | DRIVEWAY RADII, MISC EROSION CONTROL NOTES, SHIFT NORTHERLY SWALES PER COMMENTS |
| 5 | 1-30-23 | BUILDING PERMIT NOTES, SHRUB SIZES, ADJUST ALL ENTRANCE RADII AND MISC. NOTES PER TOWN COMMENTS |



DESIGN BY: CG
 DRAWN BY: RJG
 CHECKED BY: CG
 9-12-2021

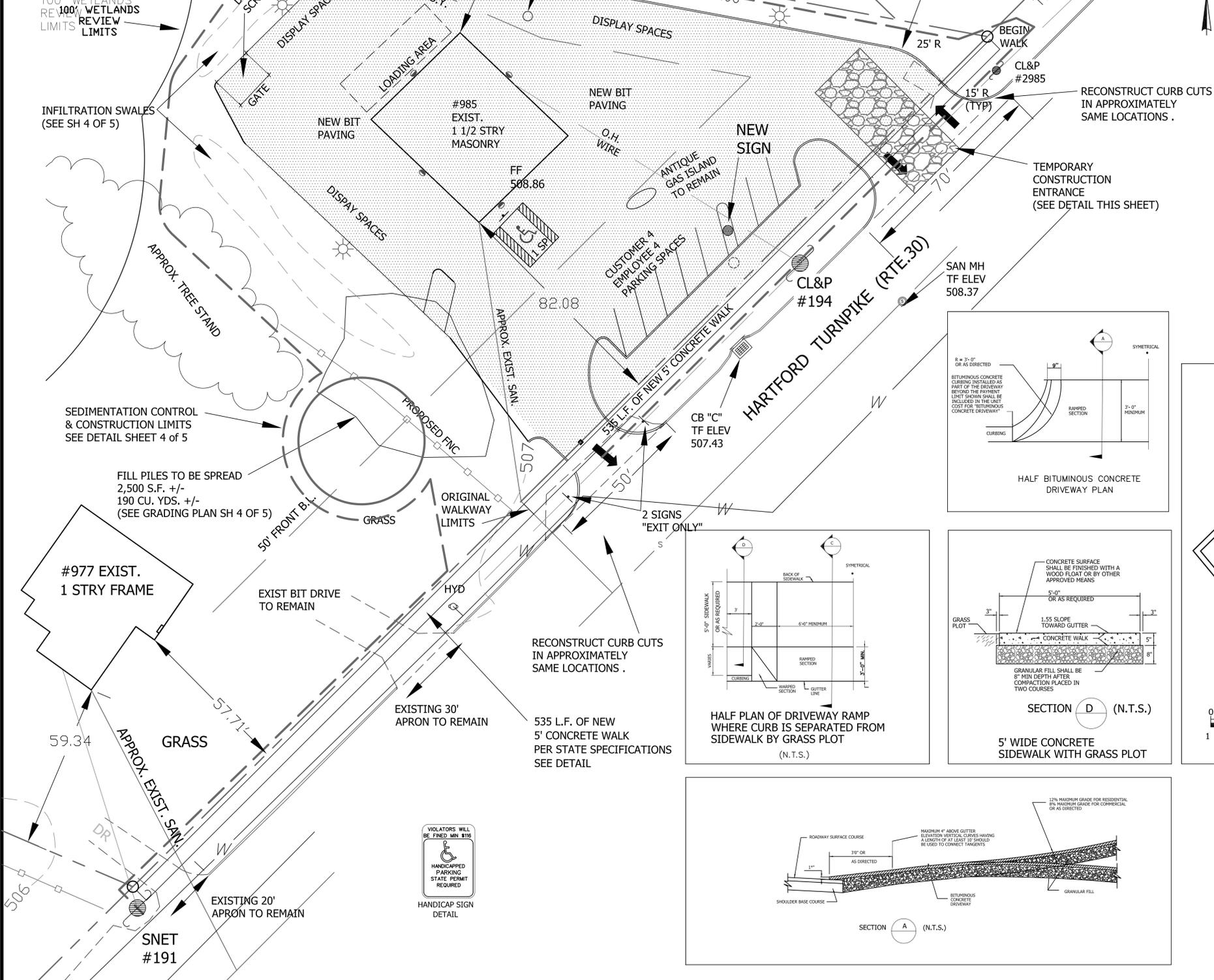
GIULIANO LAND SURVEYING, LLC
 email: giuliano.carmen@gmail.com tel: (860)310-8842
 14 FIELDSTONE DRIVE SOUTH GLASTONBURY, CT 06073 (860) 633-1151
 2 SOUTH ESPLANADE ENGLEWOOD, FLORIDA 31423 MOB. 860-794-9144

SITE PLAN FOR RETAIL CAR DEALERSHIP LICENSE
 PREPARED FOR
SECK ENTERPRISES LLC
 987/985 HARTFORD TURNPIKE (RTE.30) VERNON CONNECTICUT
 EXISTING CONDITIONS - ZONING TABLES

FILENAME:
 985 DEALERSHIP
 DATE:
 10-14-22
 SHEET NO.:
 2 OF 5

| SUBJECT | REQ. | SUBMIT |
|--|------|--------|
| EMPLOYEE SPACES | 4 | 4 |
| CUSTOMER SPACES | 4 | 4 |
| INCLUDE (1 HANDICAP) | | |
| DISPLAY SPACES USED FOR RETAIL CAR SALES | | 28 |
| TOTAL PARKING SPACES | | 36 |

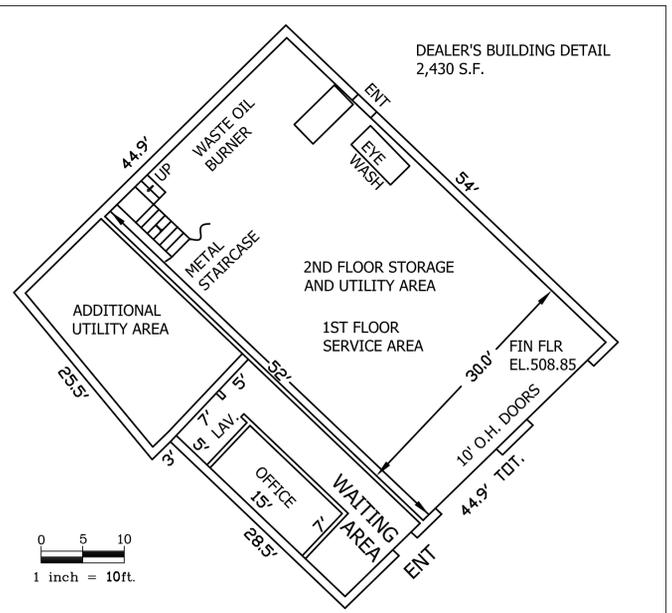
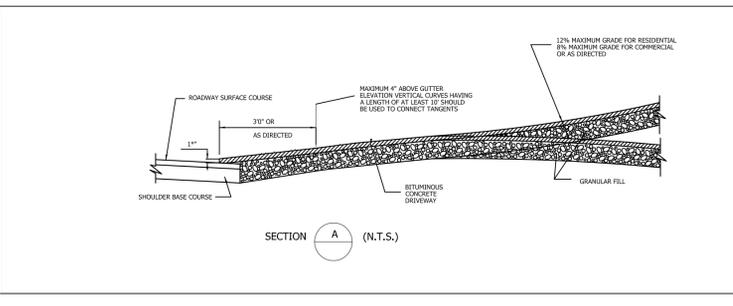
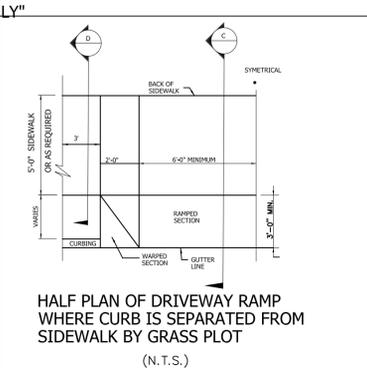
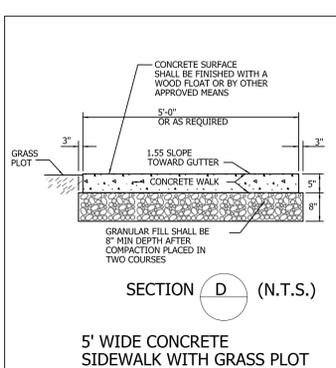
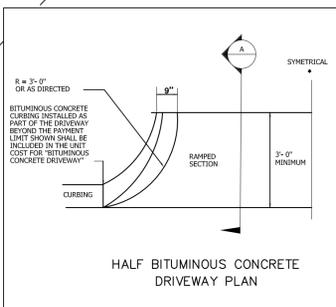
| PARKING TABLE | |
|---------------|--|
| | |



SCOPE:
 PROPOSED SITE IMPROVEMENTS CONSIST OF: SPREADING OF CURRENT ON-SITE FILL PILES; THE REPLACEMENT OF A PROPOSED BITUMINOUS PARKING LOT; REGRADING ASSOCIATED FOR THE PURPOSE OF SHEET DRAINAGE INFILTRATION RECEPTORS; CONSTRUCT PEDESTRIAN SIDEWALKS ALONG WESTERLY SIDE OF HARTFORD TURNPIKE.

TRAFFIC IMPACT STUDY:
 THE PROJECT WILL NOT BE A MAJOR TRAFFIC GENERATOR (MTG). AN MTG IS DEFINED BY SECTION 14-312-1 OF THE STATE OSTA REGULATIONS AS ANY DEVELOPMENT OF 100,000 SQUARE FEET OR MORE OF GROSS FLOOR AREA OR 200 OR MORE PARKING SPACES. (SEPARATE REPORT SUBMITTED TO TOWN TRAFFIC AUTHORITY).

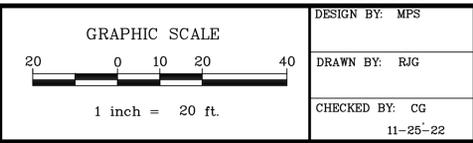
- GENERAL NOTES:**
- CONSTRUCTION ENTRANCE PLAN SHALL BE IN PLACE AND MAINTAINED AT ALL TIMES UNTIL FINAL PAVEMENT COMPLETION. ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR. ANY DEBRIS OR SEDIMENT LEAVING THE SITE ONTO ROADWAY SHALL BE CLEANED UP IMMEDIATELY BY SWEEPING.
 - CONTRACTOR SHALL REMOVE EXCESS OR UNDESIRABLE DEBRIS FROM PROJECT AREA, UPLAND REVIEW AREA AND WETLANDS BY HAND OR LIGHT MACHINE TO AVOID EROSION OR COMPACTION TO PREVENT DAMAGE OR FILL TO THE WETLANDS.
 - EXISTING DWELLING AT THE SOUTHWEST END OF LOT WILL NOT BE DISTURBED AS PART OF THIS PROJECT AND WILL BE PROTECTED BY PRIVACY FENCING OR PLANTINGS.
 - PRIOR TO TREE REMOVAL A MEETING WITH THE TOWN SHALL BE SCHEDULED TO IDENTIFY TREES TO BE REMOVED.
 - THE CONTRACTOR SHALL CLEAN EXISTING DRAINAGE STRUCTURES PRIOR TO NEW INSTALLS (NO NEW PIPING REQUIRED)
 - DURING OPTIMUM SEEDING SEASON (MARCH 15 THRU JULY 1 AND AUGUST 1 THRU OCTOBER 15) ALL SLOPES SHALL BE STABILIZED WITH GRASS SEEDING WITHIN SEVEN DAYS OF COMPLETION UTILIZING HYDROSEEDING WITH. SPECIES OF GRASS WILL BE 'DOT MIXTURE 2' CONTAINING WHITE CLOVER(5 PARTS) AND PERENNIAL RYE GRASS(2 PARTS). THE SAME MIXTURE MAY BE USED TO TEMPORARILY STABILIZE SLOPES THAT ARE NOT COMPLETED AND WILL BE LEFT BARE FOR MORE THAN SEVEN DAYS. CONSTRUCTION ACTIVITY SHALL BE SCHEDULED SO THAT NO SEEDING IS TAKE PLACE DURING THE MONTH OF JULY UNLESS A TACKIFIER IS ADDED TO HYDROSEEDING MIXTURE. SEDIMENTATION CONTROL MEASURES SHALL REMAIN UNTIL GRASS IS ESTABLISHED AND FINAL PAVEMENTS COMPLETED.
 - THE CONTRACTOR SHALL PLACE ALL SEDIMENTATION AND EROSION CONTROL MEASURES PRIOR TO STARTING ANY SITE WORK. THE CONTRACTOR SHALL INSPECT ALL SEDIMENTATION AND EROSION CONTROL MEASURES AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF A STORM EVENT. REPAIRS TO BE MADE AS NECESSARY WITHIN 24 HOURS AND PRIOR TO RESUMING ANY OTHER CONSTRUCTION OR EARTHWORK AS PER THE "2002 CONNECTICUT GUIDELINES FOR SOIL AND SEDIMENTATION CONTROL."
 - SWALES TO BE INSTALLED AFTER SEDIMENTATION FENCING AND PRIOR TO OTHER SITE WORK TO SERVE AS TEMPORARY SEDIMENT BASINS. INSTALLATION AND MAINTENANCE OF THESE BASINS SHOULD BE DONE IN ACCORDANCE WITH THE "2002 CONNECTICUT GUIDELINE FOR SOIL EROSION AND SEDIMENTATION CONTROL."



- NOTE:**
 BUILDING FLOOR PLAN IS ONLY FOR THE CONNECTICUT DEPARTMENT OF MOTOR VEHICLE USED CAR DEALERSHIP APPLICATION. THE DEPICTION IS A POSSIBLE LAYOUT. FOR FINAL CONFIGURATION AND BUILDING DEPARTMENT PERMIT, SEPARATE ARCHITECTURAL PLANS MUST BE SUBMITTED AND COMPLY TO THE FOLLOWING ITEMS:
- THE EXISTING STRUCTURE MUST COMPLY WITH SPECIAL USE AND OCCUPANCY (SEC. 1002) OF THE INTERNATIONAL EXISTING BUILDING CODE (IEBC) AS IT RELATES TO THE PROPOSED USE AS A REPAIR GARAGE
 - THE EXISTING STRUCTURE MUST COMPLY WITH CHAPTER 4 OF THE INTERNATIONAL BUILDING CODE (SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE) FOR MOTOR VEHICLE RELATED OCCUPANCIES (SEC. 406)
 - ALL BUILDING DEMOLITION, ALTERATIONS AND ADDITIONS MUST BE PERMITTED. NO WORK SHALL BEGIN UNTIL PLANS HAVE BEEN SUBMITTED AND ALL PERMITS HAVE BEEN APPROVED BY THE BUILDING DEPARTMENT AND FIRE MARSHAL'S OFFICE
 - THE EXISTING BUILDING MUST COMPLY WITH THE 2022 CT FIRE PREVENTION CODE, CHAPTER 30.
 - IT MUST ALSO MUST COMPLY WITH THE 2022 CT FIRE SAFETY CODE CHAPTER 39 AND ITS COMPONENTS.

| LEGEND | |
|--------|------------------------------|
| | monument found |
| | monument not found |
| | iron pin found |
| | property corner |
| | stone wall |
| | catch basin |
| | utility pole |
| | san./drainage manhole |
| | water |
| | hydrant |
| | tree line / shrubs |
| | property line |
| | wetland flag |
| | sedimentation control |
| | pole/wall mounted luminaires |

| REV. | DATE | REVISIONS DESCRIPTION |
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| 4 | 1-10-23 | DRIVEWAY RADII, MISC EROSION CONTROL NOTES, SHIFT NORTHERLE SWALES PER COMMENTS |
| 5 | 1-30-23 | BUILDING PERMIT NOTES, SHRUB SIZES, ADJUST ALL ENTRANCE RADII AND MISC. NOTES PER TOWN COMMENTS |



DESIGN BY: MPS
 DRAWN BY: RJG
 CHECKED BY: CG
 11-25-22

GIULIANO LAND SURVEYING, LLC
 email: giuliano.carmen@gmail.com tel: (860)310-8842
 14 FIELDSTONE DRIVE SOUTH GLASTONBURY, CT 06073 (860) 633-1151
 2 SOUTH ESPLANADE ENGLEWOOD, FLORIDA 34223 MOB. 860-794-9144

SITE PLAN FOR RETAIL CAR DEALERSHIP LICENSE
 PREPARED FOR
SECK ENTERPRISES LLC
 985 HARTFORD TURNPIKE (RTE.30) VERNON CONNECTICUT
 PARKING LAYOUT - SIDEWALKS & MISC. DETAILS

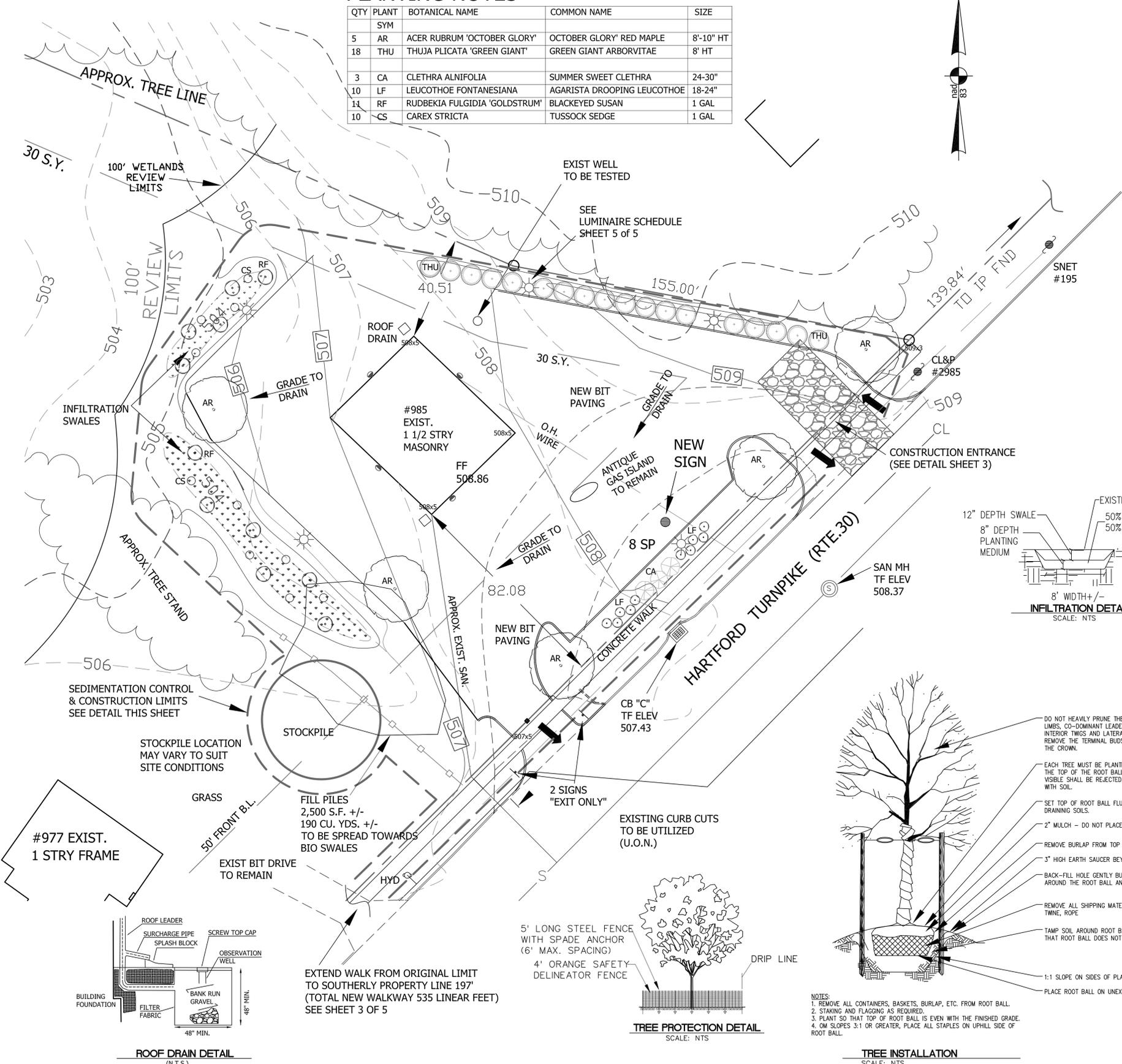
PARCEL 38-0072-00030
 DATE: 10-14-22
 SHEET NO.: 3 OF 5

PLANTING NOTES

| QTY | PLANT SYM | BOTANICAL NAME | COMMON NAME | SIZE |
|-----|-----------|-------------------------------|-----------------------------|-----------|
| 5 | AR | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE | 8'-10" HT |
| 18 | THU | THUJA PLICATA 'GREEN GIANT' | GREEN GIANT ARBORVITAE | 8' HT |
| 3 | CA | CLETHRA ALNIFOLIA | SUMMER SWEET CLETHRA | 24-30" |
| 10 | LF | LEUCOTHOE FONTANESIANA | AGARISTA DROOPING LEUCOTHOE | 18-24" |
| 11 | RF | RUBBEKIA FULGIDIA 'GOLDSTRUM' | BLACKEYED SUSAN | 1 GAL |
| 10 | CS | CAREX STRICTA | TUSSOCK SEDGE | 1 GAL |

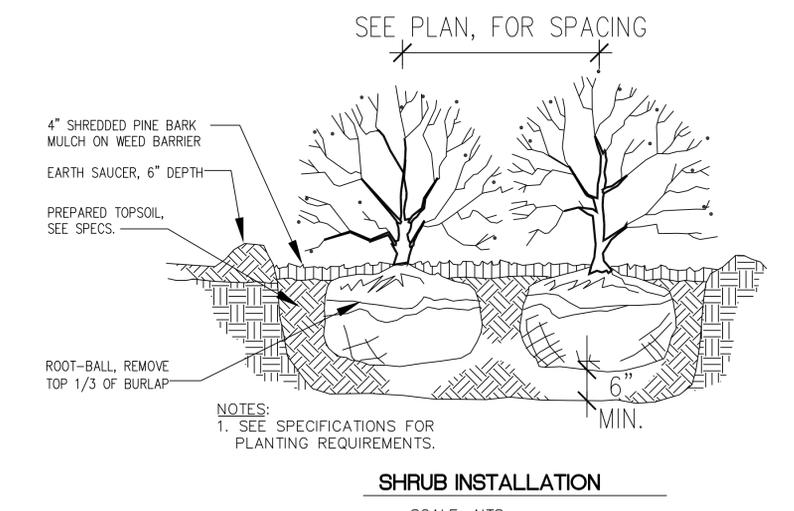
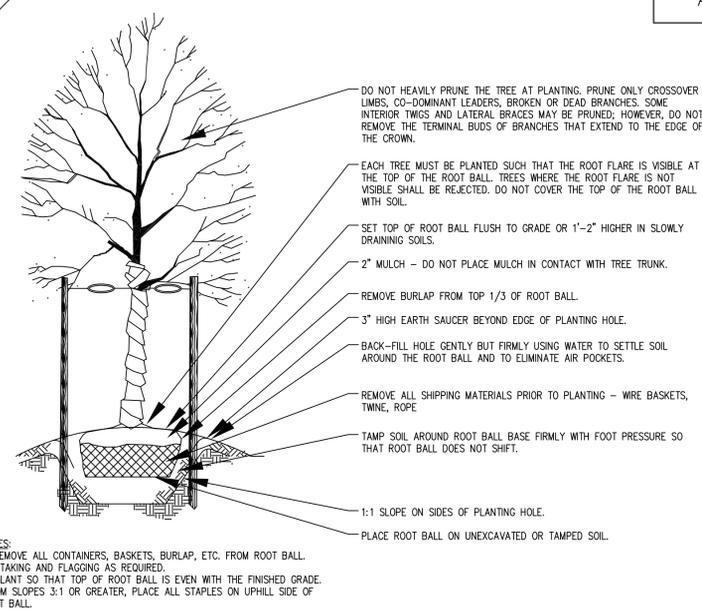
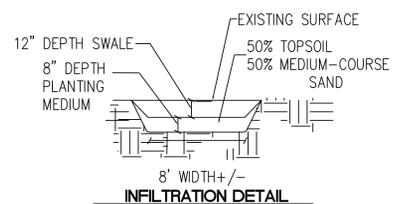
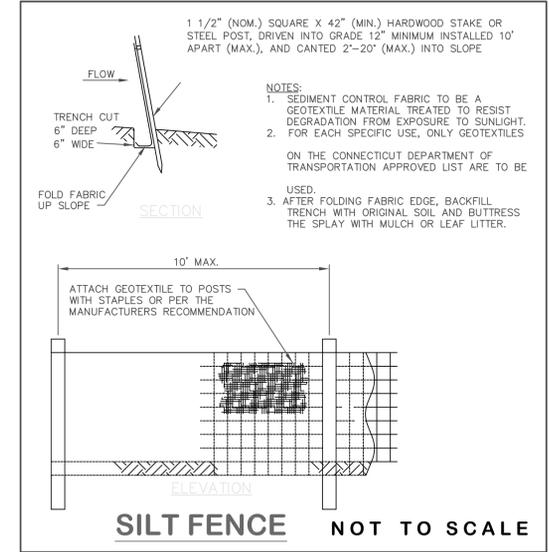
PLANTING NOTES

- ALL PLANTING BEDS AND PITS TO RECEIVED APPROVED BARK MULCH TO DEPTHS INDICATED IN THE PLANTING DETAILS.
- THE CONTRACTOR SHALL PROVIDE 6" OF TOPSOIL IN ALL AREAS OF PLANTINGS.
- ALL PLANTS OR TRESS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN 1 YEAR FROM THE TIME OF ACCEPTANCE. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE DURING THIS PERIOD, HOWEVER THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THAT THE PLANTINGS ARE RECEIVING PROPER CARE.
- IF THE CONTRACTOR BELIEVES THE PLANTINGS ARE NOT BEING CARED FOR PROPERLY, THEY SHOULD NOTIFY THE OWNER IN A TIMELY MANNER IN WRITING IN ORDER TO BE ELIGIBLE TO FILE A CLAIM IN THE FUTURE.
- AT THE END OF ONE YEAR, THE CONTRACTOR SHALL REPLACE ANY PLANTINGS THAT HAVE DIED AT NO COST TO THE OWNER.
- ALL PLANT MATERIAL AND GRASS SEED SHALL BE FREE OF DISEASE, INSECTS, LARVA EGGS AND DEFECTS.
- TOPSOIL SHALL MEET THE REQUIREMENTS OF THE DETAILS.
- ALL DISTURBED AREAS NOT COVERED BY STRUCTURE, PAVEMENT OR CONCRETE SIDEWALK SHALL BE TOP SOILED AND SEEDED.
- ANY EXISTING TREE DEPICTED TO REMAIN SHALL BE PROTECTED PER DETAIL. NO EXISTING TREE SHALL BE REMOVED WITH NOTIFYING THE TOWN TREE WARDEN.
- SWALES FOR INFILTRATION BEDS TO BE PLACED

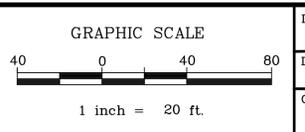


LEGEND

| | |
|--|-----------------------|
| | monument found |
| | monument not found |
| | iron pin found |
| | property corner |
| | stone wall |
| | catch basin |
| | utility pole |
| | san./drainage manhole |
| | water |
| | hydrant |
| | tree line / shrubs |
| | property line |
| | wetland flag |
| | sedimentation control |
| | P-1 pole/wall mounted |
| | W-1 luminaires |



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 11-25-22

GIULIANO LAND SURVEYING, LLC
 email: giuliano.carmen@gmail.com tel: (860)310-8842

14 FIELDSTONE DRIVE SOUTH GLASTONBURY, CT 06073 (860) 633-1151

2 SOUTH ESPLANADE ENGLEWOOD, FLORIDA 34223 MOB. 860-794-9144

MTP Design, LLC
 15 BOWHAY HILL RD., BRANFORD, CT 06405 LANDSCAPER

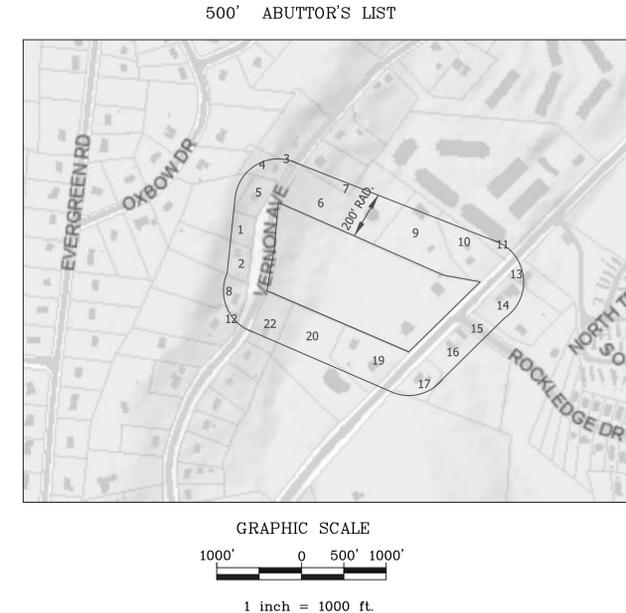
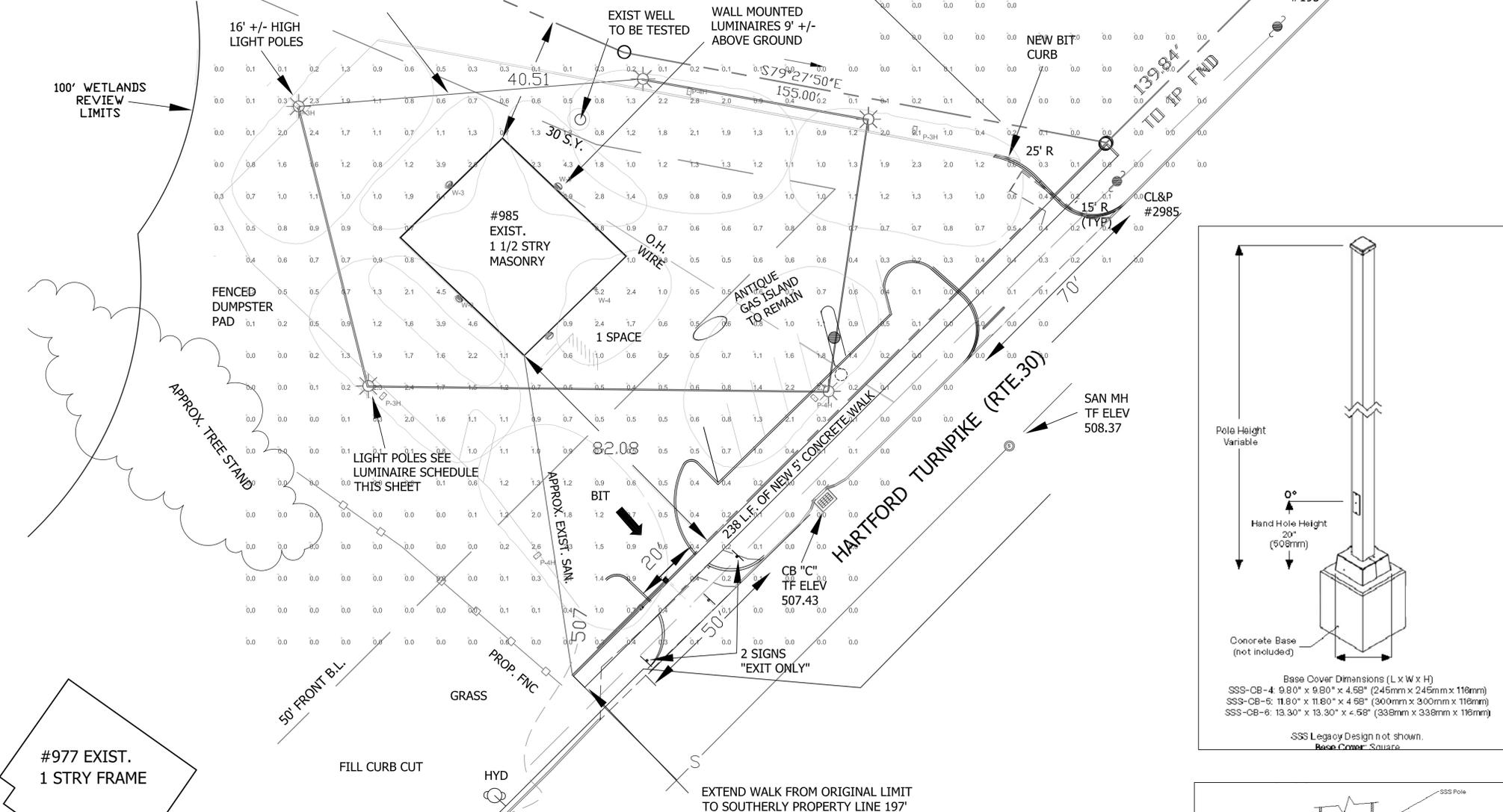
SITE PLAN FOR RETAIL CAR DEALERSHIP LICENSE
 PREPARED FOR
SECK ENTERPRISES LLC
 985 DEALERSHIP
 38-0072-00030
 987/985 HARTFORD TURNPIKE (RTE.30) VERNON CONNECTICUT
 GRADING - SEEDING - PLANTINGS - MISC. DETAILS

FILENAME: 985 DEALERSHIP
 DATE: 10-14-22
 SHEET NO.: 4 OF 5

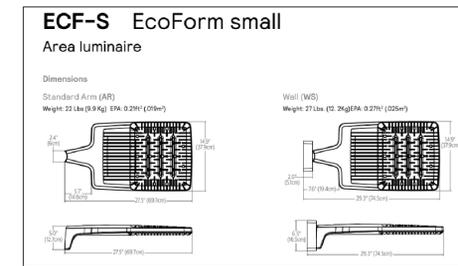
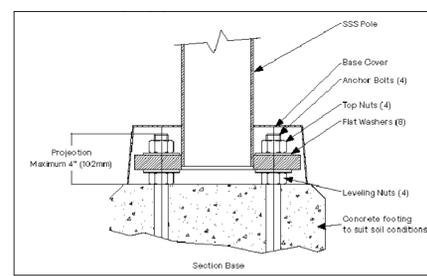
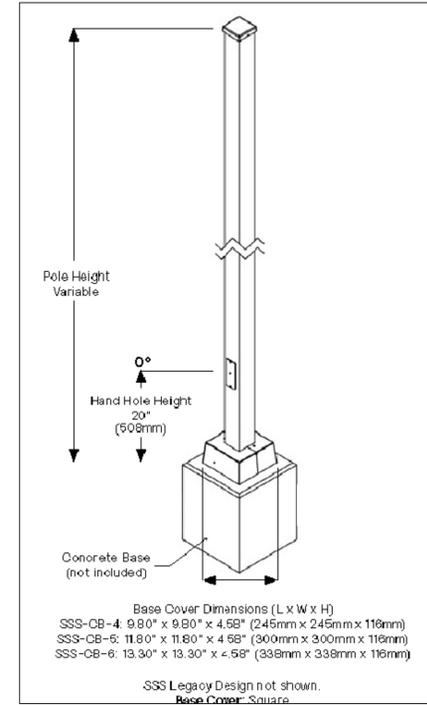
| Qty | Label | Arrangement | Lumens | Input Watts | LLF | BUG Rating | Description |
|-----|-------|-------------|--------|-------------|-------|------------|---|
| 3 | P-3H | Single | 4292 | 40 | 0.900 | B1-U0-G2 | GARDCO ECF-S-32L-365-WW-G2-3-HIS-VOLT-FINISH / MOUNTED TO POLE @ 16FT AFG |
| 3 | P-4H | Single | 4421 | 40 | 0.900 | B1-U0-G2 | GARDCO ECF-S-32L-365-WW-G2-4-HIS-VOLT-FINISH / MOUNTED TO POLE @ 16FT AFG |
| 3 | W-3 | Single | 2457 | 22.3 | 0.900 | B1-U0-G1 | STONCO LPW-16-20-WW-G3-3-VOLT-FINISH / WALL MOUNTED @ 9 FT AFG TO BOF |
| 1 | W-4 | Single | 2065 | 22.3 | 0.900 | B1-U0-G1 | STONCO LPW-16-20-WW-G3-4-VOLT-FINISH / WALL MOUNTED @ 9 FT AFG TO BOF |

| Label | Grid Height | Avg | Max | Min | Avg/Min | Max/Min |
|------------------------|-------------|------|-----|-----|---------|---------|
| CalcPts_1 | 0 | 0.10 | 6.9 | 0.0 | N.A. | N.A. |
| PARKING AND DRIVE LANE | | 1.15 | 6.9 | 0.0 | N.A. | N.A. |

WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
SPECIFIER: GIULIANO LAND SURVEYING, LLC



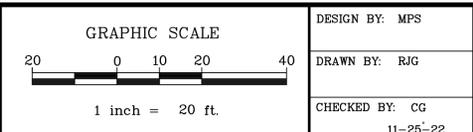
| REF. NO. | OWNER | ADDRESS | VOL./PAGE |
|----------|-----------------------------|----------------------|-------------|
| 1 | THOMAS GREGORY M | VERNON AVE 282 | 1292 /1382 |
| 3 | THOMAS GREGORY M | VERNON AVE 276 | 1559 /2404 |
| 5 | CARLSON NATHAN AKA NATE | VERNON AVE 270 | 2073 /229 |
| 6 | BIELECKI JANET | VERNON AVE 263 | 2017 /13 |
| 7 | VERNON MANAGEMENT GROUP LLC | VERNON AVE 257 | 2594 / 63 |
| 8. | GUADAGNINO ANNE MARIE | VERNON AVE 290 | 2063/ 659. |
| 10 | BEDNARZ ANDREW J | HARTFORD TPKE 999 | 2500 /128 |
| 11. | ESS 1031 HARTFORD TPKE LLC | HARTFORD TPKE 1031 | 1346 /67 |
| 12. | ASSARABOWSKI RICHARD J,ETAL | VERNON AVE 306 | 481 /20613. |
| 14. | 992-994 ROUTE 30 LLC | HARTFORD TPKE 0992 | 1239 /119 |
| 15. | 20 ROCKLEDGE DRIVE LLC | ROCKLEDGE DR 20 PRVT | 1407 /267 |
| 16. | VERNON VILLAGE INC | HARTFORD TPKE 978 | 344 /217 |
| 17. | GIULIETTI JAMES D, ETAL | HARTFORD TPKE 968 | 82430 /239 |
| 18. | NICOTERA NORMAN | HARTFORD TPKE 942 | 2389 /108 |
| 19. | A VETS REAL ESTATE LLC | HARTFORD TPKE 965 | 2396 /101 |
| 20. | JAHL LLC | HARTFORD TPKE 933 | 1386 /327 |
| 21. | JAHL LLC | HARTFORD TPKE 927 | 1386 /327 |
| 22. | KEMP ROBERT COWLES, ETAL | VERNON AVE 305 | 386 /174 |
| 23. | SPIVEY STEVEN & DOLORES | VERNON AVE 297 | 1835 /124 |
| 24. | MONTGOMERY KEITH M | VERNON AVE 293 | 2528 /313 |
| 25. | PHILBRICK PAUL A & LISA M | VERNON AVE 308 | 578 /22 |



| LEGEND | |
|------------------------|-----------------------------|
| ■ | monument found |
| □ | monument not found |
| ● | iron pin found |
| ○ | property corner |
| —○— | stone wall |
| ◆ | catch basin |
| —○— | utility pole |
| ⊙ | san./drainage manhole |
| —W— | water |
| ⊙ | hydrant |
| —○— | tree line / shrubs |
| —N90°00'00"E 43.96' | property line |
| WF-1 | wetland flag |
| —○— | sedimentation control |
| ☀ P-1 W-1 | pole/wall mounted luminaire |

- PHOTOMETRY NOTES:**
1. VERIFY ANY AND ALL DIMMING COMPATIBILITIES AND FINAL VOLTAGE WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING.
 2. PHOTOMETRY IS BASED OFF MANUFACTURES IES FILES. ACTUAL LIGHT LEVELS MAY VARY.
 3. POLE LOCATIONS AND HEIGHTS, ALL MOUNTING DETAILS AND HARDWARE TO BE VERIFIED OR DETERMINED BY CONTRACTOR.
 4. ALL LIGHTING FIXTURES WILL BE DARK SKY COMPLIANT, FULL CUT-OFF FIXTURES TYP.
 5. ALL UNDERGROUND WIRING TO BE COORDINATED BY SUPPLIER AND GENERAL CONTRACTOR.
 6. LUMINAIRE DIRECTION TO CONFORM TO LOCAL ZONING REGS IN REGARDS TO MINIMIZING .0 HEIGHT LUMENS AT RESIDENTIAL ZONE PROPERTY LINES.

| REV. | DATE | REVISIONS DESCRIPTION |
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CHECKED BY: CG
11-25-22

GIULIANO LAND SURVEYING, LLC
email: giuliano.carmen@gmail.com tel: (860)310-8842

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2 SOUTH ESPLANADE ENGLEWOOD, FLORIDA 34223 MOB. 860-794-9144

SITE PLAN FOR RETAIL CAR DEALERSHIP LICENSE
PARCEL 38-0072-00030
PREPARED FOR SECK ENTERPRISES LLC
987/985 HARTFORD TURNPIKE (RTE.30) VERNON CONNECTICUT
LIGHTING - ABUTTOR'S LIST MISC. DETAILS

| |
|--------------------------|
| FILENAME: 985 DEALERSHIP |
| DATE: 10-14-22 |
| SHEET NO.: 5 OF 5 |



North Central District Health Department

□ Enfield—31 North Main Street, Enfield, CT 06082 * (860) 745-0383 Fax (860) 745-3188

□ Vernon—375 Hartford Turnpike, Room 120, Vernon, CT 06066 * (860) 872-1501 Fax (860) 872 1531

□ Windham—Town Hall, 979 Main Street, Willimantic, CT 06226 * (860) 465-3033 Fax (860) 465-3034

□ Stafford—Town Hall, 1 Main Street, Stafford Springs, CT 06076 * (860) 684-5609 Fax (860) 684-1768

Patrice A. Sulik, MPH, R.S.
Director of Health

January 11, 2023

Ms. Ashley Stephens
Vernon Town Planner
55 West Main Street
Vernon, Connecticut 06066

Re: Planning & Zoning Commission Application – SECK Enterprises, LLC
985 Hartford Turnpike
Vernon, Connecticut

Dear Ashley Stephens:

I am writing regarding the Planning & Zoning Commission Application at the above referenced address.

North Central District Health Department (NCDHD) has the following comments regarding the proposed site plans:

- Public Sewer is available for this property. The proposed building shall connect to this utility.
- According to the site plan, the property has an existing well. The NCDHD has the following comments and requirements regarding the well:
 - Public water is available; the NCDHD strongly recommends connecting the property to public water.
 - Please be aware that there is an Environmental Protection Agency (EPA) Superfund Site located up the street from this address with groundwater contamination. With this noted hazard located within the vicinity of this property, connection to public water is recommended.
 - If the owner proposes to connect to public water, the existing water supply well shall be properly abandoned by a Connecticut licensed well contractor. The licensed well contractor shall submit to this department a permit application for the well abandonment for review and approval.
- If the owner proposes to keep the onsite well for the water supply, the NCDHD has the following requirements
 - If the existing well has a buried wellhead configuration (i.e. well is below grade):

- the well casing shall be brought at least 6 inches above final grade
- A licensed well driller is required to upgrade the well and to disinfect before testing.
- The well water must be tested in accordance with the CT Public Health Code requirements prior to occupancy.
 - The director of health requires that the water be also tested for organic compounds (VOC'S);
 - The testing laboratory personnel must collect the water samples.
 - In the event where nitrates are present equal to or above 10 mg/l; The following minimum tests are required:
 - alachlor, atrazine, dicamba, ethylene dibromide (edb), metolachlor, simazine and 2, 4-D.
 - when nitrates are elevated The State Dept. of Environmental Protection recommends that the water be tested for organochlorine pesticides (EPA test method 505) and for chlorinated herbicides (EPA test method 555).
 - Water shall be also be tested for hexavalent and trivalent chromium for any possible contamination.
- Any dumpsters shall reside on a concrete surface or a similar surface.

Should anyone have any additional questions regarding this matter, I am reachable via email at bbielawiec@ncdhd.org. You can also call me at the NCDHD office at 860-745-0383, extension 114.

Sincerely,



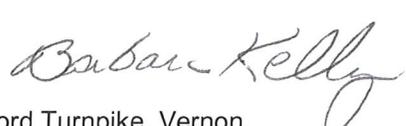
Brian Bielawiec
Registered Sanitarian

 **CENTRAL
CONSERVATION DISTRICT, INC.**

AVON ▪ BLOOMFIELD ▪ BOLTON ▪ BRISTOL ▪ BURLINGTON ▪ CANTON ▪ COVENTRY ▪ EAST GRANBY ▪ EAST WINDSOR ▪ EAST HARTFORD ▪ ELLINGTON
ENFIELD ▪ FARMINGTON ▪ GLASTONBURY ▪ GRANBY ▪ HARTFORD ▪ MANCHESTER ▪ PLAINVILLE ▪ SIMSBURY ▪ SOMERS ▪ SOUTH WINDSOR
STAFFORD ▪ SUFFIELD ▪ WEST HARTFORD ▪ WETHERSFIELD ▪ TOLLAND ▪ VERNON ▪ WILLINGTON ▪ WINDSOR ▪ WINDSOR LOCKS

Date: January 12, 2023

To: Ashley Stephens, AICP, Town Planner
Town of Vernon Planning & Zoning Commission

From: Cameron Covill, Natural Resources Specialist 
Barbara Kelly, Professional Soil Scientist, SSSSNE; CPESC #2180 

Re: Site Development Plan for Retail Car Dealership License, 985 Hartford Turnpike, Vernon,
Connecticut- PZ-2022-16

This review is conducted pursuant to Section 18 of the Town of Vernon Zoning Regulations. The review is limited to certification of the erosion control plan, based on compliance with the **2002 Connecticut Guidelines for Soil Erosion and Sediment Control** (Guidelines).

District staff inspected the site on January 11, 2023 and the plans prepared by Guiliano Land Surveying, LLC, titled " Site Development Plan for Retail Car Dealership License" (Plan) with a revision date of December 10, 2022, were reviewed. Prior to the on-site visit, District staff also reviewed current and historical aerial, topographic, and other related maps of the site.

The parcel on the plans contain 2 buildings, 985 and 977 Hartford Turnpike. Proposed site work to take place in and around the building located at 985 Hartford Turnpike. Renovation of the building as well as removal of pavement, construction and extension of a bituminous parking lot and construction of associated sidewalks and lighting is proposed. The antique gas island is to remain, but existing or buried fuel tanks may be removed. Soil erosion and sediment control (E&S) measures proposed in the Plan include a construction entrance, silt fencing around the site, and infiltration swales. Maintenance expectations and placement of stockpiles are among the topics addressed in the General Notes.

Background

Based on the Natural Resources Conservation Service Web Soil Survey, soils throughout the majority of the proposed construction area are mapped as Charlton-Chatfield Complex, well-drained soil. Even on this relatively flat site, the erosion hazard of the majority of these soils is rated severe.

Observations & Recommendations

On page 3 of the supplied plans entitled "Parking Layout – Sidewalks and Misc. Details", General Notes number 3 states, "the contractor shall inspect and repair all sedimentation and erosion controls after every storm event and make repairs as necessary within 24 hours".

- Recommend amending this to include "...make repairs as necessary within 24 hours and prior to resuming any other construction or earthwork."

- Plans do not indicate an Erosion and Sedimentation Control maintenance or inspection schedule. Recommend inspecting all Erosion and Sedimentation Controls at least once per week and within 24 hours of a storm event, as per the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.

Note number 6 of the General Notes section on page 3 of the supplied plans entitled "Parking Layout – Sidewalks and Misc. Details" states that all slopes will be stabilized with grass within 7 days of completion of work.

- Plans do not indicate which species will be used or the method of seeding. If planting is to take place outside of the growing season, recommend using a tackifier if hydroseeding and mulch as needed for accelerated seed germination and establishment.
- Plans do not mention the possibility of temporary seeding. Recommend temporary seeding within 7 days if work is delayed at any point and is not expected to resume for more than 30 days, as per the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.

Plans note infiltration swales and bioswales in the Planting Plan but not the Erosion and Sedimentation Plan.

- In addition to other Erosion and Sedimentation Controls, recommend these swales be installed prior to other site work so they can serve as Temporary Sediment Basins. Installation and maintenance of these basins should be done in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.

Site grading is proposed to carry surface drainage northeast to southwest, towards the wetlands on-site. The site currently has a significant amount of debris.

- Recommend removing debris from the project area, the Upland Review Area and any debris in the wetland itself by hand or light machine to avoid erosion or compaction and prevent damage to or fill of the wetlands.

Conclusion

Based on the observed site conditions, the soil erosion and sediment control measures incorporated in the Plan are adequate and appropriate. With the addition of the recommendations as noted above, the District certifies that the plan complies with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.

Thank you for the opportunity to comment.

**GIULIANO LAND SURVEYING. LLC giuliano.carmen@gmail.com
2 SOUTH ESPLANADE STREET ENGLEWOOD , FLORIDA 34223
14 FIELDSTONE DRIVE, SO. GLASTONBURY, CT 06073
mob: 860-310-8842**

Traffic Statement, SECK Project, 985 Hartford Turnpike Vernon, Connecticut

DATE: 1-15- 2023

TO: Traffic Authority, Town of Vernon, CT

Attn.: John Kelley, Chief of Police jkelly@vernon-ct.gov (860)872-9126}
Vernon Police Department, 725 Hartford Turnpike, Vernon, CT 06066

CC: Ashley Stevens, AICP, Vernon Town Planner AStephens@vernon-ct.gov (860) 870-3640
Planning Department, 55 West Main Street, Vernon, CT. 06066

Edward Johansen, Owner edjohansen1@hotmail.com 860-729-5669
435 Talcottville Rd, Vernon, CT 06066

Chief Kelly,

Please see traffic statement prepared per State of CT OSTA Regulations.

Project Use and Description:

Mr. Johansen is applying for a State Used Car Dealer's License which requires local town review and approval of a site plan. The property is located in an Industrial zone which allows for this use. There is an existing residential building on the southerly side of the lot that will continue as a residence and not be part of the project improvement limits.

(Except for the extension of a new sidewalk as required by town regulations)

The site was previously used as a gas station and the traffic flow will be similar to the existing configuration. Vehicles can enter or exit site from northerly driveway and exit from southerly drive. Although northerly driveway can accommodate both ingress and egress directions the placement of "exit only" signs at southerly driveway may lend as a guide for vehicular traffic to flow north to south.

Sight Distance:

Posted Speed Limit is 45 mph, required 335'*(existing distances left and right are over 500')

*source, '2003 CT Highway Design Manual'

Traffic Generation:

Cars per day: Employees (4), customers (15*) *estimate from owner's experience (2 similar businesses in town).

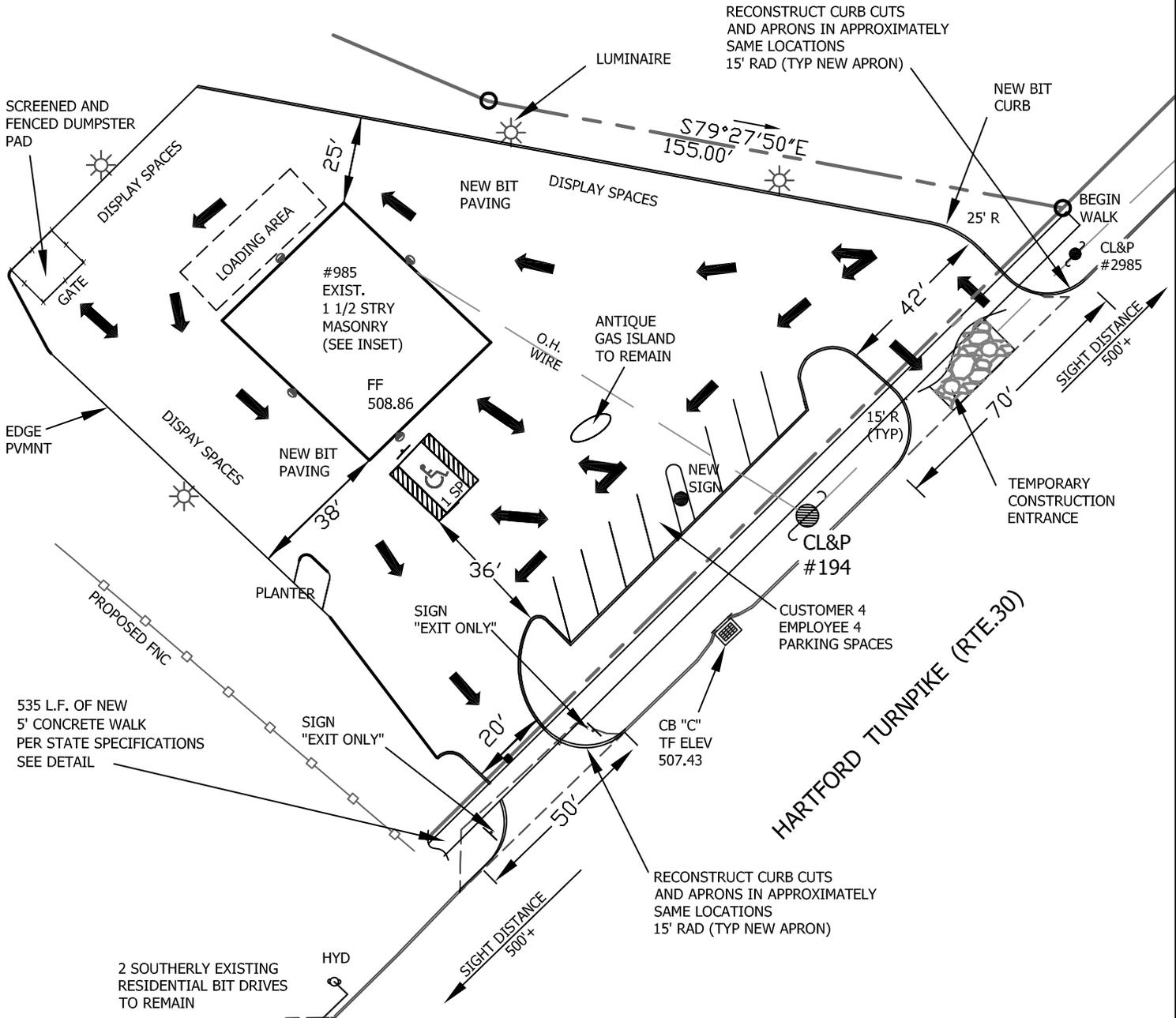
The project will not be a Major Traffic Generator (MTG) as defined by section 14-312-1 of the state OSTA regulations:

1. MTG if more than 100,000 s.f. of gross floor area. (building on site will have 2,500 s.f.)
2. MTG if more than 200 parking spaces. (site proposes approx. 10 parking spaces)

The attached plan depicts pertinent information and flow diagrams for visual assistance.

Respectfully submitted:

Giuliano Land Surveying,



NOTES:

1. PROPOSED SITE IMPROVEMENTS CONSIST OF; SPREADING OF CURRENT ON-SITE FILL PILES; THE REPLACEMENT OF A PROPOSED BITUMINOUS PARKING LOT; REGRADING ASSOCIATED FOR THE PURPOSE OF CONSTRUCTING PEDESTRIAN SIDEWALKS ALONG WESTERLY SIDE OF HARTFORD TURNPIKE AND RECONSTRUCTION OF EXISTING CURB CUTS AND APRONS.

2. NEW ENTRANCES TO TO BE IN APPROXIMATELEY SAME LOCATIONS



GRAPHIC SCALE

1 inch = 40 ft.

**PROPOSED TRAFFIC FLOW SKETCH
985 HARTFORD TURNPIKE (CT STATE RTE. 30)**

DRAWN BY: GIULIANO LAND SURVEYING DATE: JAN 2,2023

Full Rendering of Site



Lighting



Sign



From: [Smith, David](#)
To: [Stephens, Ashley](#)
Cc: [Gately, Shaun](#)
Subject: 985 Hartford Turnpike - Seck
Date: Thursday, January 12, 2023 10:07:04 AM

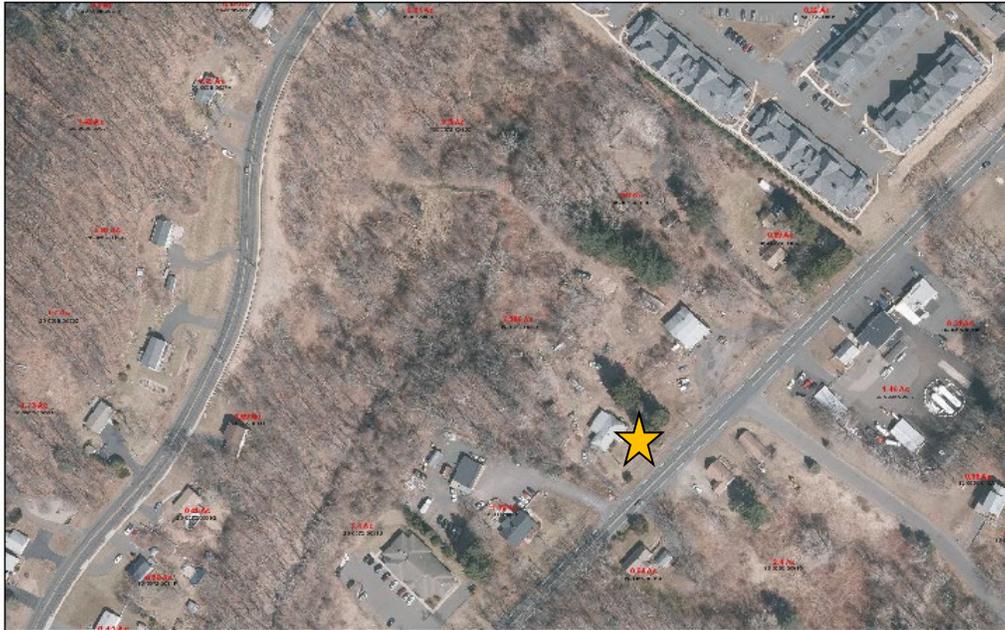
I have a couple of comments on this application,

- On the northerly property line, the plans show a row of plantings. I didn't see where the type of shrub/tree was specified. Additionally, the first half of that row is in the drainage swale. That may be on purpose, and if so, the plants will need to be of a species that tolerate wet roots.
- While the actual entrance is on the state road and is not our jurisdiction, it is my opinion that 3' transition radii are too small to make for easy entrances and exits. The island in the northerly access point may also be a concern for CT DOT. Usually, we do not comment on local proposals until after PZC approvals, but we should expect that these features may catch their attention, evolve to meet their requirements
- The plans will need both the Surveyor and the Engineers stamp and signature.

thanks

Site Location

Town of Vernon, CT



December 28, 2022

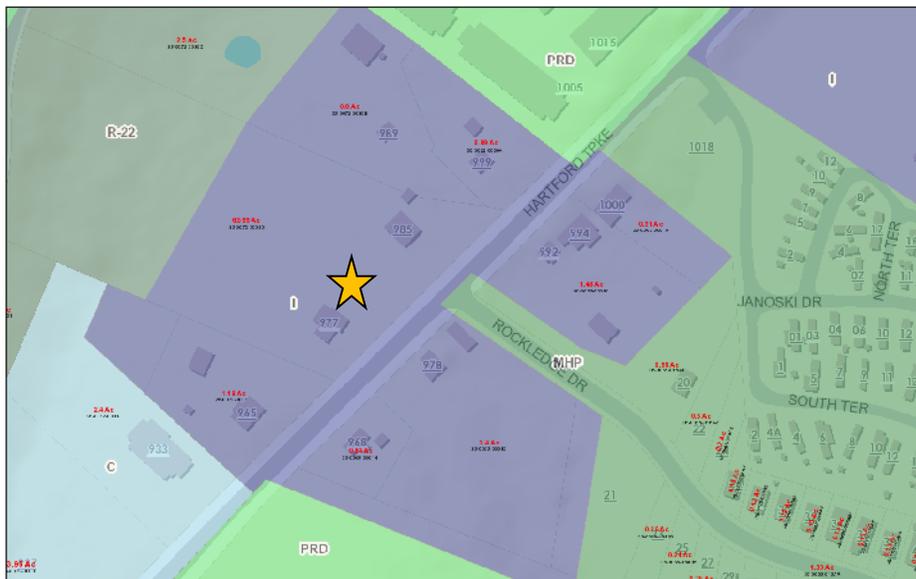
TaxParcelPublishing 2019

- Green: Band_2
- Red: Band_1
- Blue: Band_3



GIS Dept
 Copyright 2020

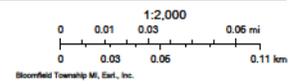
Town of Vernon, CT



December 28, 2022

TaxParcelPublishing

- CMFD
- HD-I
- C
- HD-RC
- NR-10
- I
- MHP
- NR-10
- PC
- PDZ
- PDZ-EXT 67
- R-10
- R-16
- R-22
- PND
- PRD
- R-22
- Open Space



GIS Dept
 Copyright 2020

SUMMARY

The applicant proposes to renovate the existing building for a used car dealership. The applicant submitted an application with a site plan, drainage plan, photometric plan, architectural elevations, and an erosion and sedimentation control plan, all included with the agenda packet.



STAFF REVIEWS:

Traffic Authority: The application is going to Traffic Authority on **February 9th**. This application is on a state road.

Conservation: N/A

Town Engineer: Satisfied with the revisions to his original comments.

Building Official:

- The existing structure must comply with Special Use and Occupancy (Sec. 1002) of the International Existing Building Code (IEBC) as it relates to the proposed Use as a Repair Garage
- The existing structure must comply with Chapter 4 of the International Building Code (Special Detailed Requirements Based on Occupancy and Use) for Motor Vehicle Related Occupancies (Sec. 406)

- All building demolition, alterations and additions must be permitted
- No work shall begin until plans have been submitted and all permits have been approved by the Building Department and Fire Marshal's Office

Fire Marshal: The existing building must comply with the 2022 CT Fire Prevention Code, Chapter 30. Also, must comply with the 2022 CT Fire Safety Code Chapter 39 and its components. Plans will be reviewed upon submission.

Wetlands Commission: They are outside of the 100-foot review area. N/A

Zoning Review: The plans conform with all zoning regulations regarding setbacks; dumpster requirements; parking; loading zone; and photometric.

Health Department: See attachment.

Town Planner Summary:

The applicant requests approval to renovate an existing building to create a used car dealership with limited general repair. This will require a special permit regarding section 4.10.4.4 'automotive repair shop.'

This site plan is also to review spreading of the current fill on site, regarding Section 15.1.1.2.

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 application 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 order to approve a special permit, the Commission must also find that the application meets the Architectural & Design Review Regulations, specifically section 21.

In my judgement, the primary use of this application is 4.10.2.7, vehicle sales. This is a permitted use. The site improvements are accessory to the use. The special permit for the repairs of the vehicles sold from this property is based on Section 4.10.4.4. This is an Industrial use that is consistent with the history of the property and the regulations.

Therefore, the application meets Section 17.3.1. for a special permit as the use of an automotive repair shop which is consistent with Section 4.10 Industrial. It is not a hazardous condition relating to public health and safety; there are several properties surrounding this property that are in the Industrial zone; it will not create a nuisance nor hinder the development of the community. A soil and erosion control plan was submitted and approved by the Central Conservation District as the area of disturbance is more than half an acre. This complies with Section 18. The design and architecture of the building and site is in compliance with Section 21 regarding design review. Staff recommends the approval of the special permit request.

Proposed motion:

- A. **I move that the Planning & Zoning Commission Approve PZ 2022-16, at 985 Hartford Turnpike, a special permit to renovate an existing building for a used car dealership with limited general repair with the following conditions:**
- a. This application is specific to 'Gasoline Classics'. Any other business would need to be evaluated for this property.
 - b. Repairs are to be performed only inside the garage, and only on the vehicles of sales from this property.
 - c. No severely damaged vehicles may be stored on the property.
 - d. The display spaces are to be used solely for the display of used cars for sale.
 - e. The sidewalk extension in front of property is to be completed by 9-1-24.

Or

- B. **I propose another motion**