



# TOWN OF VERNON

55 West Main Street • Vernon, CT 06066  
Tel: (860) 870-3637 • Fax: (860) 870-3683

**'Virtual' Regular Meeting  
Local Historic Properties Commission  
Thursday, April 8, 2021 at 7:30 PM  
Via Zoom**

## **Zoom Meeting Information**

<https://us02web.zoom.us/j/87988825359?pwd=UmVYaVR2b1hjNE5wMEtZRzdUazNpZz09>

**Meeting ID:** 879 8882 5359 **Passcode:** rFj5b4

**By Phone:** (646) 876 9923 **Meeting ID:** 879 8882 5359 **Passcode:** 200412

## **AGENDA**

1. **Roll Call:**
2. **Approval of Minutes:** From meeting on March 11, 2021
3. **Communications-** No action required
4. **Review of PZC, ZBA and Demolition Applications-**
  - 4.1 **(MM-2021-03)** Application of Historic Talcott Mill located at 47 Main St. for the minor modification to add (1) additional 6'x6' dumpster in the north parking lot
5. **Unfinished Business:**
  - 5.1 Study of the Strong Farm, War Memorial Tower, Lucina Chapel and Hockanum Company House – status of report – discussion deferred
6. **New Business:**
  - 6.1 Draft Future Land Use Plan & Maps
7. **Adjourn**

# DRAFT MINUTES



# TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066

Tel: (860) 870-3601

Fax: (860) 870-3580

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

OFFICE OF THE  
LOCAL HISTORIC PROPERTIES COMMISSION

## Minutes – Regular Meeting – March 11, 2021

Chairman Hurd called the meeting to order at 7:35 PM via ZOOM Audio Teleconference due to the COVID-19 pandemic.

1.0 Roll Call – Members present were Hurd, Nelson, Quinn, Saucier and Iacobello. Alternates present were Trapp, Nicholson, and Sierakowski. Also present was Shaun Gately, Economic Development Coordinator.

### 2.0 Approval of Minutes

2.1 Regular Meeting – November 12, 2020 – A motion was made by Iacobello, seconded by Nelson to approve the minutes of the November 12, 2020 meeting as presented. Motion was passed with Saucier and Quinn abstaining.

3.0 Communications – None received.

4.0 Review of PZC, ZBA, and Demolition Applications – None pending

### 5.0 Unfinished Business

5.1 Study of the Strong Farm, War Memorial Tower, Lucina Chapel and Hockanum Company House – No report

### 6.0 New Business

6.1 Amerbelle – This mill property has been in the planning stages since 2012 with several developers showing interest in the property but yielding no success. The site now has been expanded to include the former Anocoil parcel that makes any project more desirable. EDC Coordinator Shaun Gately showed conceptual plans proposed by Union Studio, entitled Vernon Mills Development. The plan includes 200 apartments at market rate, along with commercial space with retail and restaurants. An attractive feature is the open waterway. Financing would be needed along with the historic tax credits. Adding hydro is questionable. Existing buildings would be renovated with additional buildings constructed on the areas where remediation was not completed and the area encapsulated.

6.2 Sustainable Connecticut – In 2019 the certification was received. A renewal process is required every three years and it is time to start planning for this process. Some of the categories have increased and Shaun will be coming back and seeking more input. The deadline will be August, 2022. Grants are available to fund projects.

7.0 The meeting was adjourned at 8:39 PM with a motion made by Quinn, seconded by Iacobello and unanimously approved.

DRAFT FOR APPROVAL

Carol S. Nelson, Secretary

Date Approved:

# APPLICATION





# TOWN OF VERNON PLANNING & ZONING COMMISSION (PZC)

## APPLICATION

(Revised March 2020)

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: Alfred Pedemonti  
 COMPANY: Historic Talcott Mill (aka NEMC)  
 ADDRESS: 56 Arbor St, Hartford, CT 06106  
 TELEPHONE: (860) 231-2445 E-MAIL: Alfred@NewEnglandmanagement.com

### PROPERTY OWNER (S)

NAME: Alfred Pedemonti  
 ADDRESS: 1270 Main St, S. Windsor, CT 06074  
 TELEPHONE: 860-916-1513 EMAIL: Alfred@NewEnglandmanagement.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. (ZR Section 2.3)

### PROPERTY

ADDRESS: 47 MAIN ST, VERNON, CT (HISTORIC TALCOTT MILL)

ASSESSOR'S ID CODE: MAP #      BLOCK #      LOT/PARCEL #     

LAND RECORD REFERENCE TO DEED DESCRIPTION: VOLUME:      PAGE     

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

     NO      YES

     NO REGULATED ACTIVITY WILL BE DONE

     REGULATED ACTIVITY WILL BE DONE

     IWC APPLICATION HAS BEEN SUBMITTED

ZONING DISTRICT                     

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

     NO

     YES:                     

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: Addition of one 6x6 Dumpster in the north  
GENERAL ACTIVITIES: parking lot to assist tenants that  
live in the north part of building.

### 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) (ZR SEC. 2.117; 18) (SUB. 6.14)

#### ☒ SITE PLAN OF DEVELOPMENT (POD) (ZR SEC. 14)

- ☐ POD APPROVAL (ZR SEC. 14.1.1.1; 14.1.2)
- ☐ MODIFICATION OF AN APPROVED POD (ZR SEC. 14.1.1.1)
- ☒ MINOR MODIFICATION OF A SITE POD (ZR SEC. 14.1.1.2)

#### SPECIAL PERMIT(S) (ZR SECTION 17.3) SECTION: \_\_\_\_\_

OTHER SPECIAL PERMIT(S). CITE ZR SECTION AND DESCRIBE ACTIVITY:  
\_\_\_\_\_

#### ZONING:

- ☐ SITE SPECIFIC CHANGE OF ZONING DISTRICT AND MAP (ZR SEC. 1.2; 1.3; 4)
- ☐ AMENDMENT OF ZONING REGULATIONS (SEC. 1.2; 1.3; 4)

SEE ZONING REGULATIONS SECTION 22 FOR APPLICATION FEE SCHEDULES.

### 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

ALFRED PEDEMONTI  
PRINTED NAME

3/30/2021  
DATE

\_\_\_\_\_  
OWNER'S SIGNATURE, IF DIFFERENT

\_\_\_\_\_  
PRINTED NAME

\_\_\_\_\_  
DATE

# RIVER BANK RESTORATION PLAN

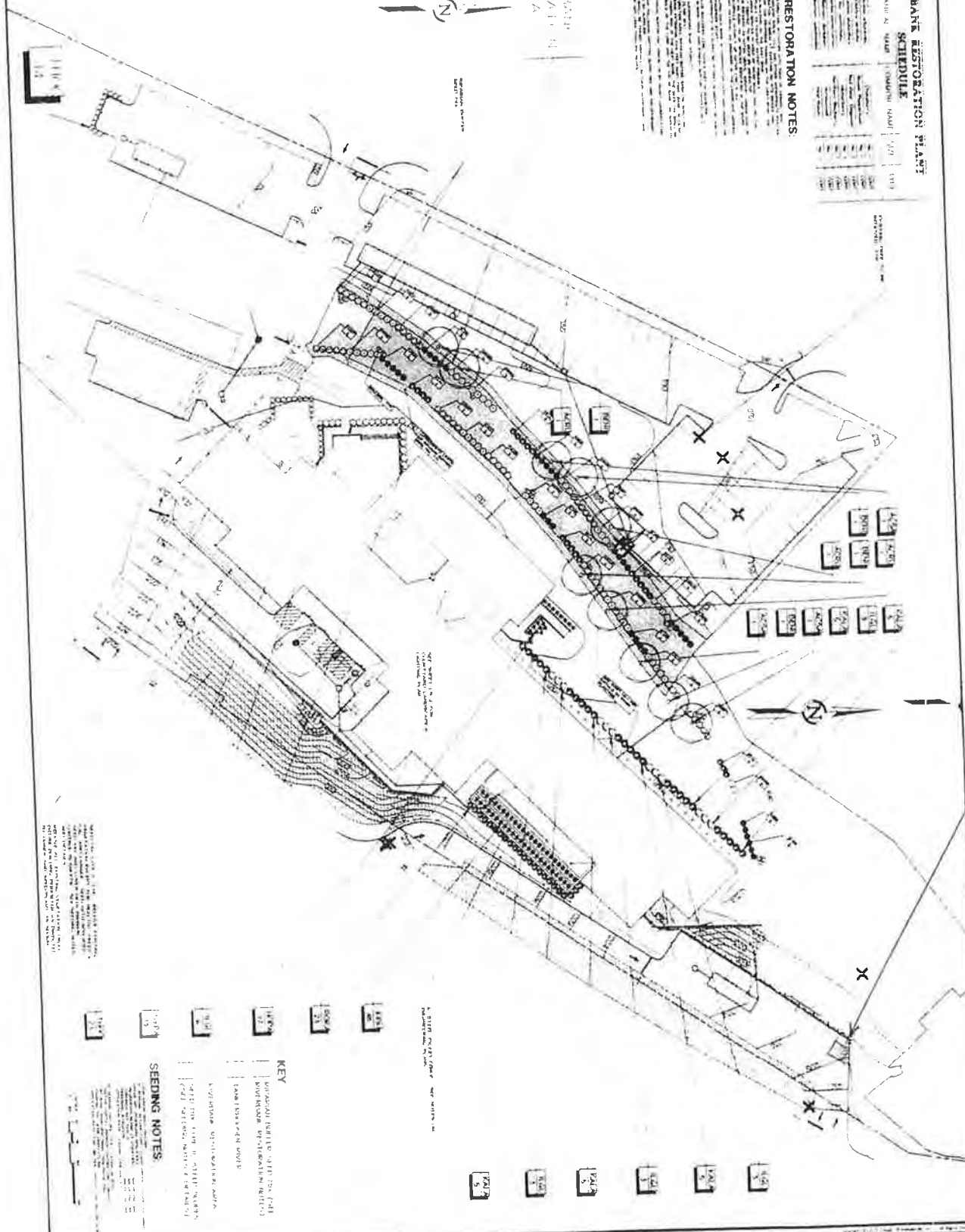
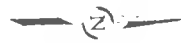
## SCHEDULE

ITEM	DATE	DESCRIPTION	STATUS
1	10/1/01	PRELIMINARY DESIGN	COMPLETE
2	10/1/01	FINAL DESIGN	COMPLETE
3	10/1/01	CONSTRUCTION	IN PROGRESS
4	10/1/01	MAINTENANCE	PENDING

## RIVER BANK RESTORATION NOTES

1. THE RIVER BANK RESTORATION PROJECT IS A PART OF THE RIVER BANK RESTORATION PROGRAM. THE PROJECT IS A PART OF THE RIVER BANK RESTORATION PROGRAM. THE PROJECT IS A PART OF THE RIVER BANK RESTORATION PROGRAM.

FIVE PLANT  
PLANTING AREA



6X6 Dumpster  
12X12 Vinyl fence

## KEY

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## SEEDING NOTES

1. SEEDING AREA

LS-1

LANDSCAPE PLAN

REVISIONS	DATE	DESCRIPTION
1	10/1/01	PRELIMINARY DESIGN
2	10/1/01	FINAL DESIGN
3	10/1/01	CONSTRUCTION
4	10/1/01	MAINTENANCE

THE OLD  
TALCOTT MILL  
47 MAIN STREET  
VERNON, CONNECTICUT

VERM, LLC  
60 ARBOR STREET  
HARTFORD, CONNECTICUT  
06106

design  
professionals



Other Business

## Draft Future Land Use Plan Summary Narrative March 24, 2021

**Downtown Rockville** – Historic Downtown Rockville serves as the civic, business, arts, and cultural center of Vernon and Tolland County. It contains a broad mix of residential densities and the most diversity of land uses in Vernon, including retail, services, office, government, residential, and cultural uses. A robust sidewalk network and public transit service connect Downtown Rockville to surrounding residential neighborhoods. The focus over the next ten years is on redevelopment and infill development that is consistent with Rockville's historic development patterns and complements its architectural character. Increasing the residential population through mill redevelopment/mixed-use development will directly support growing Rockville's commercial base, fostering a true local and regional hub of activity. Residential densities of 10 units per acre can co-exist with the existing single-family, duplex, and the other diverse multi-family housing options, based on scale, context, architecture and other characteristics.

Sewer Service: Existing Sewer Service Area

Residential Density Expectations: 4 to 10+ units per acre.

**Mixed-Use Corridor** – This area encompasses the Route 83 corridor south of Windsorville Avenue and the Route 30 corridor west of Hillside Avenue. Availability of water and sewer infrastructure, high traffic volumes, and proximity to I-84 make this area conducive to high intensity commercial and mixed-use development. These are Vernon's primary retail and business corridors. While commercial and retail uses should predominate on the properties fronting Route 83 and Route 30, residential uses are appropriate on rear lots, areas set back from the roadways, or as a part of mixed-use projects. While predominantly auto-oriented today, this area would benefit from improved bicycle and pedestrian accommodations, and better connections to the residential neighborhoods and rails-to-trail to the east. Improved access management, intersection safety improvements, and enhanced architectural, site design, and landscaping standards can ensure that this corridor develops in a cohesive manner that aligns the mixed-use vision for the area. Due to the mixed-use nature of the corridor, transitions between land uses are likely to occur over the next ten years. Business expansion along the corridor should be balanced by good mitigation efforts and buffering where adjacent to residential uses. Transitions should be incremental and orderly and should consider the context of the area.

Sewer Service: Existing Sewer Service Area

Residential Density: 4 to 10+ Units Per Acre

**Rockville Gateway West** – The Rockville Gateway West district comprises the area between Downtown Rockville and the Route 83 corridor. Union Street and West Main Street form the entry points into Rockville and contain a mix of residential, commercial, and light industrial uses. While this area represents a step-down in density from Downtown Rockville, it shares many similarities: development is generally on smaller lots, buildings are situated closer to the roadway, and there is a robust sidewalk system. Future development should ensure consistent architectural, site design, and landscaping standards to improve aesthetics and ensure consistency with adjacent policy areas.

Sewer Service: Existing Sewer Service Area

Residential Density: 4 to 8 Units Per Acre

**Rockville Gateway East** – The Rockville Gateway East district comprises the area along Grove Street between Downtown Rockville and Route 30. Today, this area consists primarily of moderate density residential development, interspersed with a handful of commercial and institutional uses. While this area represents a step-down in density from Downtown Rockville, it shares many similarities: development is generally on smaller lots, buildings are situated closer to the roadway, and there is a robust sidewalk system. Residential densities ranging from 4 to 8 units per acre are appropriate. While this area will continue to be primarily residential, mixed-used development and adaptive reuse (commercial uses in a formerly residential structure) are also appropriate. In place between Downtown Rockville and Exit 67, commercial development pressure is expected. Future development should ensure consistent architectural, site design, and landscaping standards to improve aesthetics.

Sewer Service: Existing Sewer Service Area

Residential Density: 4 to 8 Units Per Acre

**Route 30 – East** – The Route 30 corridor extends from the Tolland border to South Street and is centered on the neighborhood retail node at the intersection of Route 30 and Route 31. This area contains a mix of commercial, residential, and light industrial uses; a diverse mix which is encouraged. Given its access to sewer and water infrastructure and proximity to the highway and transit service, residential densities ranging from 4 to 8 units per acre are appropriate. This area serves as the eastern gateway into Rockville. Future development should include consistent site design and landscaping standards to ensure consistency amongst the mix of uses. In addition, sidewalk infrastructure should be prioritized in this area to better connect commercial and residential areas together.

Sewer Service: Existing Sewer Service Area

Residential Density: 4 to 8 Units Per Acre

**Route 30 – Center** – This area represents a step down in intensity from the eastern portion of the Route 30 corridor and comprises the land within and immediately surrounding Vernon Center. Land uses consist primarily of single-family residences at densities ranging from 2 to 4 units per acre. This area also serves as a secondary institutional hub of the community and is home to several school buildings, religious institutions, the police department, and historical society. This area contains numerous historic structures as well as the protected Strong Farm. Future development in this area should be at a scale and style that is compatible with historic development patterns, primarily residential and institutional.

Sewer Service: Existing Sewer Service Area

Residential Density: 2 to 4 Units Per Acre

**Exit 66 Node** - This area encompasses the lands adjacent to I-84 Exit 66. This area contains industrial, commercial uses and vacant land. Currently, sites are served by on-site septic systems, which limits density. Extension of sewer service can help facilitate additional development. Given the limited availability of industrial land in Vernon, this area should be favored for light industrial development. Adequate buffers, quality site planning, and good architectural design should be maintained to minimize impacts to adjacent residential neighborhoods and nearby environmental resources.

Sewer Service: Potential Sewer Expansion Area

Residential Density: N/A

**Exit 67 Node** – The Route 67 node encompasses the land around the I-84 Exit 67 interchange. There are several large vacant properties surrounding the interchange along with a park-and-ride lot with bus service to Downtown Hartford and Mansfield. Extension of sewer service to this area can help facilitate future development. The Plan encourages a mix of higher density residential, commercial, or industrial development, comprehensively planned, at Vernon’s primary greenfield development opportunity. Adequate buffers, quality site planning, and good architectural design should be maintained to minimize impacts to adjacent nearby open space and environmental resources.

Sewer Service: Potential Sewer Expansion Area

Residential Density: 10+ units per acre

**Residential – Village Density** – These neighborhoods are located on the periphery of Downtown Rockville and provide the greatest opportunities for housing diversity at densities ranging from 4 to 8 units per acre. A range of housing types are appropriate for this area including single-family homes on small lots, duplexes, triplexes, and multifamily developments. This area is served by public water and sanitary sewer infrastructure, is near bus transit lines, and is within walking distance to shopping, services, and employment in Downtown Rockville, the Route 83 corridor, and the Route 30 corridor. Higher intensity infill development may be appropriate in transition areas (where two planning areas abut) and on arterial or collector roadways. This type of development should have strong site design, landscaping, and architectural standards that complement adjacent residential properties.

Sewer Service: Existing Sewer Service Area

Residential Density: 4 to 8 units per acre

**Residential – Medium Density** – Most of Vernon’s residential neighborhoods are in the medium density category and are comprised primarily of single-family homes at densities ranging from 2 to 4 units per acre. This area contains pockets with higher intensity development including duplexes, townhomes, and multi-family developments. These neighborhoods have access to sanitary sewer service, and most are served by public water service. Medium Density planning areas should continue to consist of



predominantly single-family homes on small lots. Higher intensity infill development may be appropriate in transition areas (where two planning areas abut) and on arterial or collector roadways. This type of development should have strong site design, landscaping, and architectural standards that complement adjacent residential properties.

Sewer Service: Existing Sewer Service Area

Residential Density: 2 to 4 units per acre

**Residential – Low Density** – These neighborhoods encompass the rural areas in eastern Vernon south of I-84. This area is predominantly in the R-40 zone and contains single-family homes at densities less than 1 unit per acre, undeveloped lands, and forests. All properties are served by well water and on-site septic systems. This area contains most of Vernon’s open space lands, which are concentrated along the Tankerhoosen River and Railroad Brook. Due to the lack of infrastructure and presence of sensitive natural resources, large scale development should be discouraged.

Sewer Service: Sewer is not anticipated for this Planning Area

Residential Density: 1 or fewer Units Per Acre

## **Conservation Overlays:**

**Existing Protected Open Space** – Existing protected open space is depicted on the Future Land Use Plan. Refer to the Town of Vernon Open Space Plan for future open space acquisition priorities.

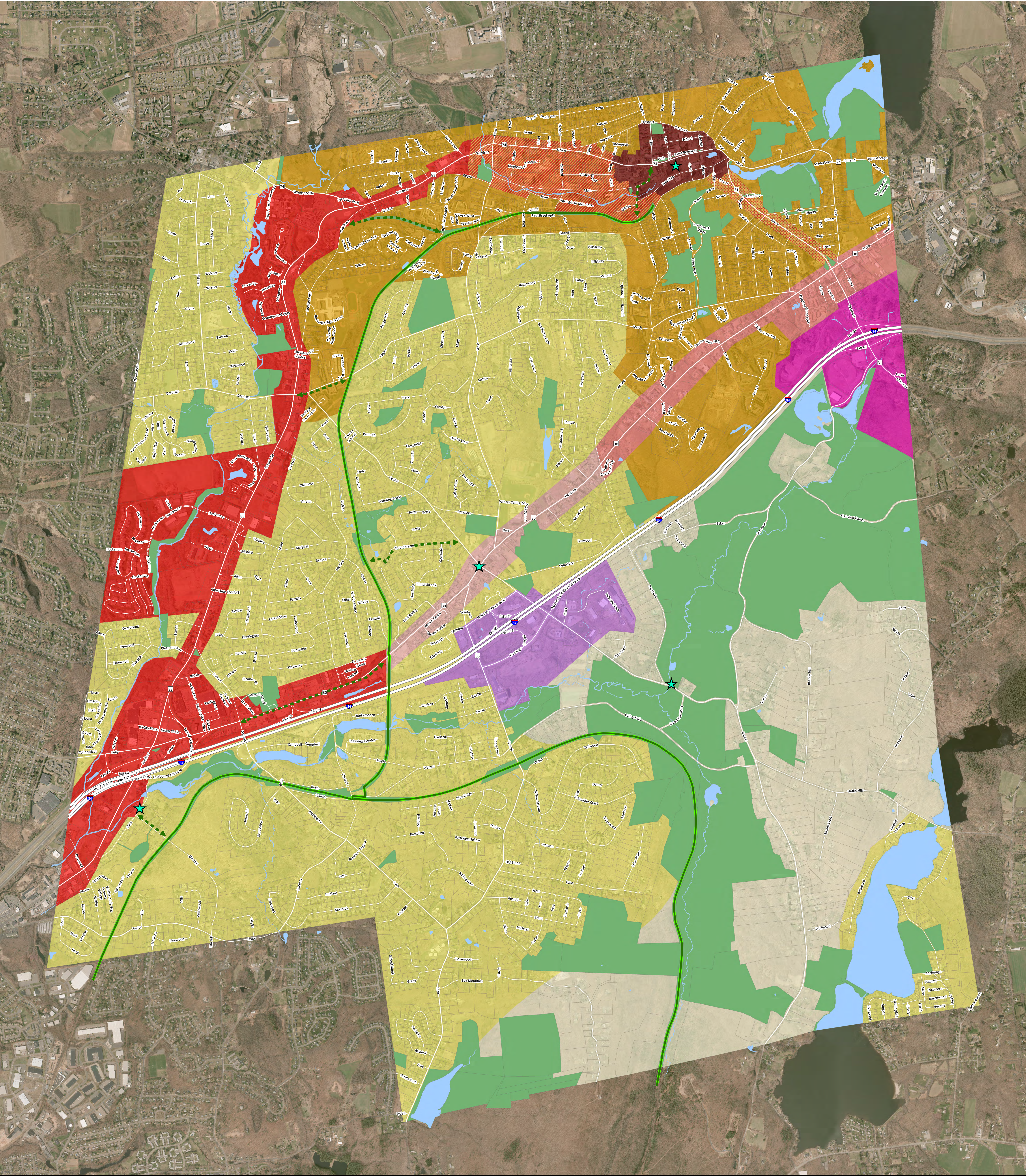
**Rail-to-Trail** – Vernon’s Rail-to-Trail provides connections between residential neighborhoods and numerous open space and recreational resources.

**Future Trail Connections** – Better connections between the rail-to-trail and commercial and mixed-use districts can enhance bicycle and pedestrian connections throughout the Town.

**Historic and Scenic Districts** – These areas include local, state, and national historic districts and areas with high concentrations of historic structures. The following areas are depicted on the Future Land Use Plan:

- Downtown Rockville
- Vernon Center
- Talcottville
- Valley Falls/Tankerhoosen Valley

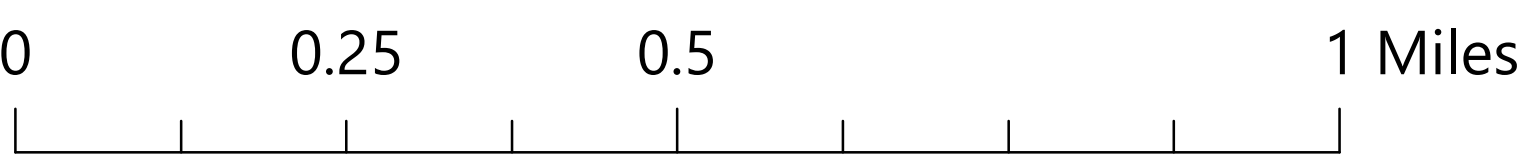




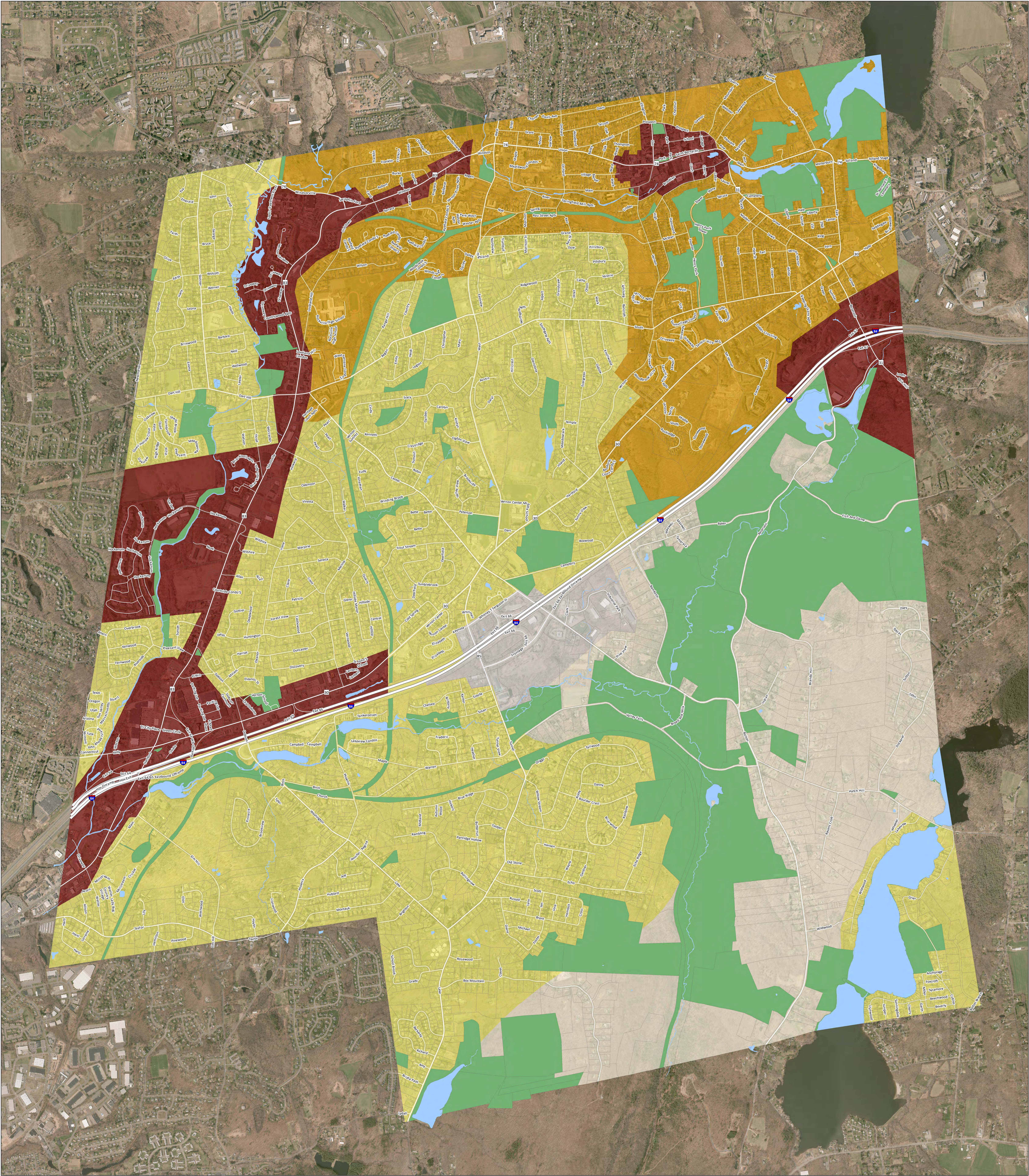
# Draft Future Land Use Plan

March 24, 2021

- |                          |                               |                                 |
|--------------------------|-------------------------------|---------------------------------|
| Downtown Rockville       | Route 30 Corridor - Center    | ★ Historic and Scenic Districts |
| Mixed Use Corridor       | Exit 66 Node                  | — Rails-to-trails               |
| Exit 67 Node             | Residential - Village Density | - - - Future Connection         |
| Rockville Gateway West   | Residential - Medium Density  | Waterbodies                     |
| Rockville Gateway East   | Residential - Low Density     | Open Space                      |
| Route 30 Corridor - East |                               |                                 |



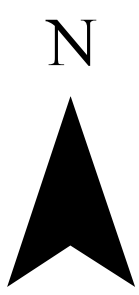
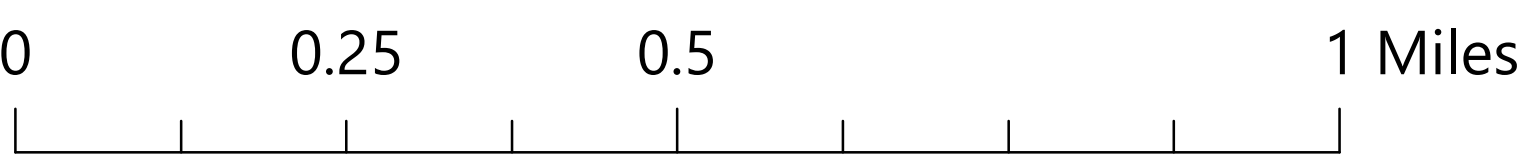




# Draft Maximum Residential Densities Plan

Date: 3/24/2021

- 10+ Units Per Acre
- 8 Units Per Acre
- 4 Units Per Acre
- 1 Unit Per Acre
- N/A
- Waterbodies
- Open Space







# Draft Sewer Plan

Date: 3/24/2021

- Existing Sewer Service Area
- Potential Sewer Expansion Area
- Sewer Avoidance Area

Future Land Use Plan Categories

Downtown Rockville  
Rockville Gateway - West  
Rockville Gateway - East  
Mixed-Use Corridor  
Route 30 - East  
Route 30 - Center  
Residential - Village Density  
Residential - Medium

Future Land Use Plan Categories

Exit 66 Node  
Exit 67 Node

Future Land Use Plan Categories

Residential - Low Density

