



TOWN OF VERNON

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OFFICE OF THE
LOCAL HISTORIC PROPERTIES COMMISSION

Minutes – Regular Meeting – February 9, 2023

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Chairman Hurd called the meeting to order at 7:30 p.m. at the Vernon Historical Society, 734 Hartford Turnpike, Vernon.

1.0 Roll Call - Members present: Hurd, Nelson, and Saucier. Olson entered the meeting following approval of minutes. Absent: Quinn. Alternates present: Trapp and Nicholson. Alternate absent: Sierakowski. Alternate Nicholson sat for Quinn and Trapp sat for Olson through the approval of minutes.

Also present were Leslie Campolongo, Planning and Zoning Specialist; Karinna and Simona Bakker, homeowners, 79 Main St., Vernon; Shariq Dean and Jane Wilson of Peoples Products. Mark Greenstein, owner, 19 Main Street, and Delray Dunkeley, Assistant for 19 Main Street.

2.0 Approval of Minutes

a. Minutes of the Regular Meeting of 01-12-23. Motion to approve as presented made by Saucier, seconded by Nicholson. Approved with abstention by Nelson.

3.0 Communications – None

4.0 PUBLIC HEARING: CA-2023-01: Karinna Bakker, (Peoples Products, Inc.) 79 Main Street, Vernon, CT, to replace twenty-seven (27) windows in the home. Assessor ID: 01-158A-00011 Application Review for Certificate of Appropriateness, 79 Main St, Vernon. The Legal Notice published in the Journal Inquirer on February 4, 2023 was read.

Karinna Bakker, applicant accompanied by Simona Bakker and Jane Wilson, Project Manager and Shariq Dean of Peoples Products presented photographs of 79 Main St. for review and discussion. The applicant explained that some of the present windows are vinyl replacement windows that have failed seals. Other windows are the original wood windows that are in poor condition and cannot be saved. High heating costs and the need to conserve energy have made this replacement necessary. Jane Wilson of Peoples Products showed photos of other historic homes that the company has successfully replaced the windows along with appropriate trim. The glass area will be close to the existing, but taller and slightly less in width. Effort has been made to document the glass size and will use the six over six grids. Wood trim and replacement wood sills will be used on the front right side first floor windows, matching those on the second floor with the exception of the window that is up against a side wall.

No members of the public were present and no communications were received. The public hearing was closed.

A motion was made by Olson, seconded by Nicholson and unanimously voted to approve the proposed vinyl replacement project as presented, both on paper and oral comment, with the wood trim and sills on the street side facing windows, with the six over six as the originals.

PUBLIC HEARING: CA-2023-02: Mark Greenstein, (Burk Weilbert, SunNerds) 19 Main Street, Vernon, CT. to install 24 solar panels on the back and side roof of the home. Assessor ID: 02-158A-00007. The Legal Notice published in the Journal Inquirer on February 4, 2023, was read. Mark Greenstein, owner of the house, explained that he wants to keep the historic features of the 1803 house and to increase its efficiency. The SunNerds representative was not present. The panels will be as unobtrusive as possible, uniform in appearance and extend approximately an inch above the roof. They will be noticeable on the other side of the bridge. No members of the public were present to speak in opposition and no communications were received. The public hearing was closed.

A motion was made by Nicholson, seconded by Saucier, and unanimously voted to approve the application for solar panels as presented.

5.0 Review of PZC, ZBA, and Demolition Applications

No comments on the following:

(Continued) PZ-2022-16, 985 Hartford Turnpike

(Approved) PZ-2022-17, Baker Road (Scenic Road)

PZ 2023-01 – 234 Talcottville Road

PZ 2023-02 -10 Snipsic St. – Application of Adam Wing, Connecticut Water Company for the site plan and special permits 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 zoned Restricted Watershed (Assessor Id: 45-123-3) This metal storage building will be located behind the large water tanks and hardly visible from either Snipsic Street or East Main Street. The plans were reviewed. It was agreed that no comment was necessary from our commission.

6.0 Unfinished Business

- a. Study of the Strong Farm, War Memorial Tower and Hockanum Company House. The next mapping will be Fox Hill Memorial Tower per the Town Surveyor.
- b. Discussion of Blanket Approvals (Certificate of Appropriateness) for certain replacements. Postponed
- c. Window repair and replacement guidelines – discussion postponed.
- d. Skinner Hammond solar project – enforcement in progress

7.0 New Business – none

8.0 Adjourn – A motion was made by Nicholson, seconded by Saucier and the meeting adjourned at 8:35 p.m.


Carol S. Nelson
Secretary

Date Approved: *April 13, 2023*