

Posted 6/1/2023
Branch

TOWN OF VERNON



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AGENDA

Regular Meeting

Local Historic Properties Commission

Thursday, June 8, 2023 at 7:30 PM

Vernon Historical Society

734 Hartford Tpke. Vernon, CT 06066

RECEIVED
VERNON TOWN CLERK
23 JUN - 1 PM 12:36

1. Roll Call
2. Approval of Minutes
 - Regular Meeting Minutes – April 13, 2023
3. Communications
4. Review of PZC, ZBA, and Demolition Applications

PLANNING/ZONING

- **APPROVED PZ 2023-04 - 400 Talcottville Road (Suite #2)** An application of Kenny Gonzalez & Sharlene Otero, Modern Style Events, LLC for a Special Permit [4.9.4.6] for a Commercial Recreational Facility. The property is zoned Commercial. [Map #09, Block #015H, Lot #00026]
- **DENIED PZ 2023-05 – 26 Tunnel View Terrace** An application of Ashiq Ali & Saeeda Dode for a Special Permit [3.29.3] for a Major - Type 2 home-based business. The property is zoned Residential 27-Single-Family Residential (R-27). [Map #18, Block #0144, Lot # 02A12]
- **APPROVED PZ 2023-06 - 367 TALCOTTVILLE RD** - An application of Stephen Giudice, Harry E. Cole & Son on behalf of Marco Enterprise Management LLP, for Special Permits [4.20.4.3, 4.20.4.13.4 and 4.20.4.13.6] to construct a 34,320 sq. ft. building addition. The property is zoned Special Economic Development (SED). [Map #04, Block #0004, Lot #0006A]
- **PENDING PZ 2023-07 - 212 and 218 TALCOTTVILLE RD** – Application of Robert Blanchette, Borghesi Building-Engineering for Site Plan and Special Permits (4.9.4.15.1) to construct a 20,245 sf +/- retail plaza, associated parking and grading. This lot to be combined with 218 Talcottville road upon approval. The parcel is zoned Commercial [Map #10, Block #015R, Lot #00038 and Map #10 Block #015R, Lot #00039]

Request to schedule Public Hearing date for 6/22/2023

- **PENDING - PZ 2023-09 – 420 TALCOTTVILLE RD** - Application of Vernon Development LLC c/o J.R. Russo & Associates, LLC on behalf of NERP Holding & Acquisitions Co LLC, for a Site Plan of Development and Special Permits [4.9.4.15.1, 4.9.4.15.2 & 4.9.4.15.3] associated with the development of The Learning Experience (TLE) Academy of Early Education and a pad site for a future retail store. The property is zoned Commercial. [Map # 09, Block# 015H, Lot # 00030].

Request to schedule Public Hearing date for 6/22/2023

- **PENDING PZ 2023-10 – 38-42 EAST MAIN ST** - Application of Garrett Homes, LLC c/o Hallisey, Pearson & Cassidy Engineering Associates, Inc. on behalf of West Hartford Gas Inc. for a Site Plan of Development for the proposed construction of one-story 10,764 sq. ft. retail use building, demolition of the two existing buildings, 36 space parking lot and associated site improvements. The property is zoned Historic District—Downtown Business & Residential (DBR) and lies within the Rockville Village District Overlay Zone (RVDOZ) [Map # 40, Block# 0090, Lot # 0001A].

Request to schedule Public Hearing date for 7/6/2023.

ZONING BOARD OF APPEALS

- **APPROVED ZBA-2023-06 – 9 EAST STREET** - An application of Ann Gimmartino, seeking a 3.5 ft. variance of Zoning Regulation **4.16.1.4 - Minimum side yard: 10 feet**, for the placement of a 20' x 20' garage within the 10' area of the side property boundary.

5. Public Hearing for a Certificate of Appropriateness

6. Unfinished Business

- 6.1 Study of the Strong Farm, War Memorial Tower and Hockanum Company House
NO UPDATE - Next mapping will be Fox Hill Memorial Tower, per Surveyor.
- 6.2 Discussion of Blanket Approvals (Certificates of Appropriateness) for Certain Replacements
- 6.3 Discussion –Window Repair and Replacement Guidelines

7. New Business

- Other New Business as required

8. Adjourn