

posted 7/16/2023
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TOWN OF VERNON

55 West Main Street • Vernon, CT 06066
Tel: (860) 870-3640 • Fax: (860) 870-3683
www.Vernon-CT.gov

AGENDA - REVISED

Regular Meeting

Local Historic Properties Commission

Thursday, July 13, 2023 at 7:30 PM

Vernon Historical Society

734 Hartford Tpke. Vernon, CT 06066

RECEIVED
VERNON TOWN CLERK
23 JUL - 6 AM 11:29

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 PZ2023-04 - 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 PZ2023-05 – 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 PZ2023-06 - 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 PZ2023-07 - 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]
- **PENDING PZ2023-07 - 212 and 218 TALCOTTVILLE RD** – Application of Robert Blanchette, Borghesi Building-Engineering for a Zone Change for the parcels containing Residential and Commercial zones. [Map #10, Block#015R, Lot #00038 & Map #10, Block#015R, Lot #00039].

- **PENDING PZ2023-07 - 212 and 218 TALCOTTVILLE RD** - Application of Robert Blanchette, Borghesi Building-Engineering, for a Zone Change for the parcels containing Residential and Commercial zones. [Map #10, Block#015R, Lot #00038 & Map #10, Block#015R, Lot #00039].
- **APPROVED WITH CONDITIONS - 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].
- **PENDING PZ 2023-10 – 38 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].
- **PENDING PZ 2023-11** - Application of Ashley Stephens, Town Planner, on behalf of the Town of Vernon, for text amendments to the Town of Vernon Zoning Regulations to identify/clarify the Planning and Zoning Commission as the acting body on regulations and design, introduce new procedural regulations and other minor text edits.

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.
- **APPROVED ZBA 2023-12 – 67 WINDSOR AVE.** - An application of Peter Jay Alter, on behalf of Windsor Avenue 67, LLC and 65 Windsor Ave. L.L.C seeking a variance of Zoning Regulation section **4.9.1.4 Minimum rear yard: 50 feet** to allow less than required rear yard setback. A 24.6 ft rear yard is proposed.

5. **Public Hearing for a Certificate of Appropriateness**

- **CA-2023-04:** Application of **MARK GREENSTEIN, AGENT: MARCUS JARVIS, 19 MAIN STREET, VERNON, CT** to install solar panels on the roof of existing home and on a proposed new structure. (Assessor ID: Map 02, Block 158A, Parcel 00007).

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.**

b) 6.2 Discussion of Blanket Approvals (Certificates of Appropriateness) for Certain Replacements

c) 6.3 Discussion –Window Repair and Replacement Guidelines

7. New Business

a) **Request for Demolition – 38 EAST MAIN STREET**

8. Adjourn