



TOWN OF VERNON

posted 8/13/2023
Storvick

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AGENDA

Regular Meeting

Local Historic Properties Commission

Thursday, August 10, 2023 at 7:30 PM

Vernon Historical Society

734 Hartford Tpke. Vernon, CT 06066

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

RECEIVED
VERNON TOWN CLERK
23 AUG - 3 PM 1:44

PLANNING/ZONING

- **APPROVED 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]
- **APPROVED 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].
- **CONTINUED 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].
- **APPROVED 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

5. Public Hearing for a Certificate of Appropriateness

- **CONTINUED 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

- a) 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

8. Adjourn