



TOWN OF VERNON

Posted Asst. Clerk

9/7/2023

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

RECEIVED BY EMAIL

AGENDA

Regular Meeting

Local Historic Properties Commission
Thursday, September 14, 2023 at 7:30 PM
Vernon Historical Society
734 Hartford Tpke. Vernon, CT 06066

RECEIVED
VERNON TOWN CLERK
23 SEP - 7 PM 5:40

1. Roll Call
2. Approval of Minutes
 - Regular Meeting Minutes – August 10, 2023
3. Communications
4. Review of PZC, ZBA, and Demolition Applications

PLANNING/ZONING

- **APPROVED 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 2023-12 - 630 TALCOTTVILLE RD-** Application of Qingxia Cai, Sunshine Day Spa, for a Special Permit [4.9 4.22} to operate a Day Spa to include Esthetician, Eyelash and Massage Therapy services. The property is zoned Commercial (C). [Map #08 Block #0025 Parcel #00009].
- **PENDING PZ2023-13 - 67 WINDSOR AVE.** – Application of Peter Alter, Alter & Pearson, LLC on behalf of Windsor Avenue67 LLC and 65 Windsor Avenue, L.L.C. for a Site Plan and Special Permit [4.9.4.15.2] for the merger of the parcels involved, redevelopment of the site with new retail warehousing and retail sale of auto parts, accessories, and after-market auto parts. The property is zoned Commercial (C). [Map #07 Block #0038 Parcel #00007].

ZONING BOARD OF APPEALS

- **PENDING ZBA2023-13 - 28 Lynn Dr.** - An application of Eric Peterson, Gardner & Peterson Associates, LLC on behalf of Paul N. and Kathleen M. Brown, seeking variances of Zoning Regulations **4.4.1.3 - Minimum front yard: 30 feet;** and **4.4.1.8 - Maximum lot coverage: 25%** to construct a new garage located 4.8 feet from the front property line along Brent Drive. The property is zoned Single Family Residential (R-27). [Map #17 Block #142E Lot #00008].
- **PENDING ZBA2023-14 - 129 Reservoir Rd.** - An application of Jeremy Cormier, on behalf Jaroslaw & Jadwiga Kalecinski is seeking a variance of Zoning Regulation **4.20.4.21-Commercial kennel,** as

defined in Section 2, provided that such a facility is located no closer than three hundred (300) feet from a residence or residential district. The three hundred (300) feet separation requirement shall not apply to veterinary facilities housed inside a building to allow a Dog Training Facility and Commercial Kennel Permit within 300 feet of a residential district. The property is zoned Special Economic Development (SED). [Map #47 Block #0130 Lot #00001].

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

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

7.1 - Request for Letter of Support “Good to Great Grant” application -Strong Family Farm.

8. Adjourn