



TOWN OF VERNON, CT.

The Crossroads for Opportunity

Showcase Vernon/Rockville

May 2009

ABOUT VERNON:

❖ SUPERB LOCATION

❖ POPULATION GROWTH

❖ ATTRACTIVE HOUSING CHOICES

❖ SKILLED WORK FORCE

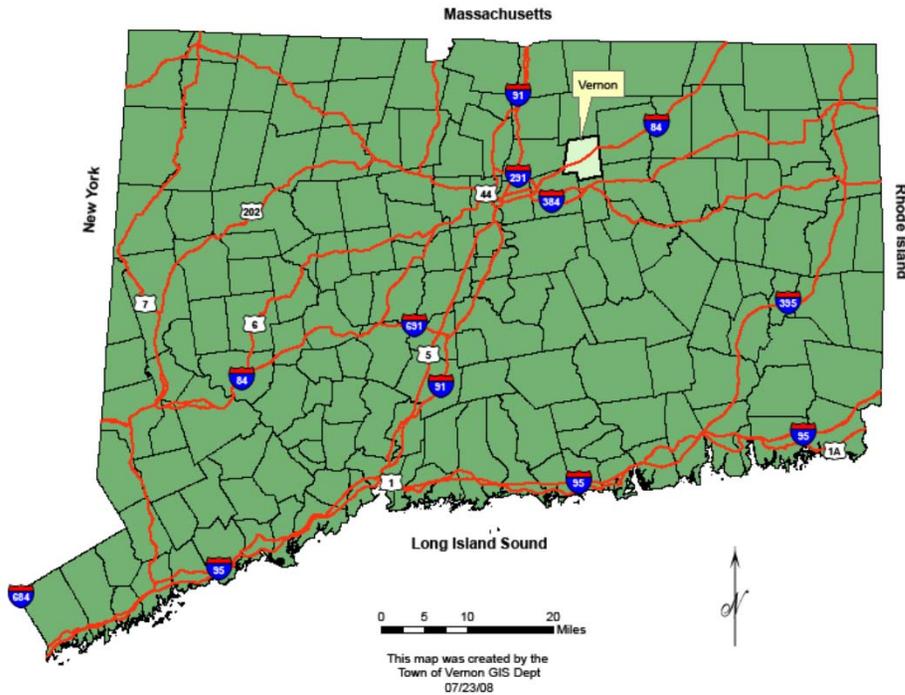
❖ EMPLOYMENT BASE IN GROWTH AREAS

❖ DESIRABLE QUALITY OF LIFE & TOWN SERVICES

❖ WELL MANAGED TOWN

❖ AVAILABLE DEVELOPABLE LAND & PROPERTIES

Location



Distance to Major Cities (miles):

Hartford 15

Boston 90

New York 110

Providence 54

Springfield, MA 25

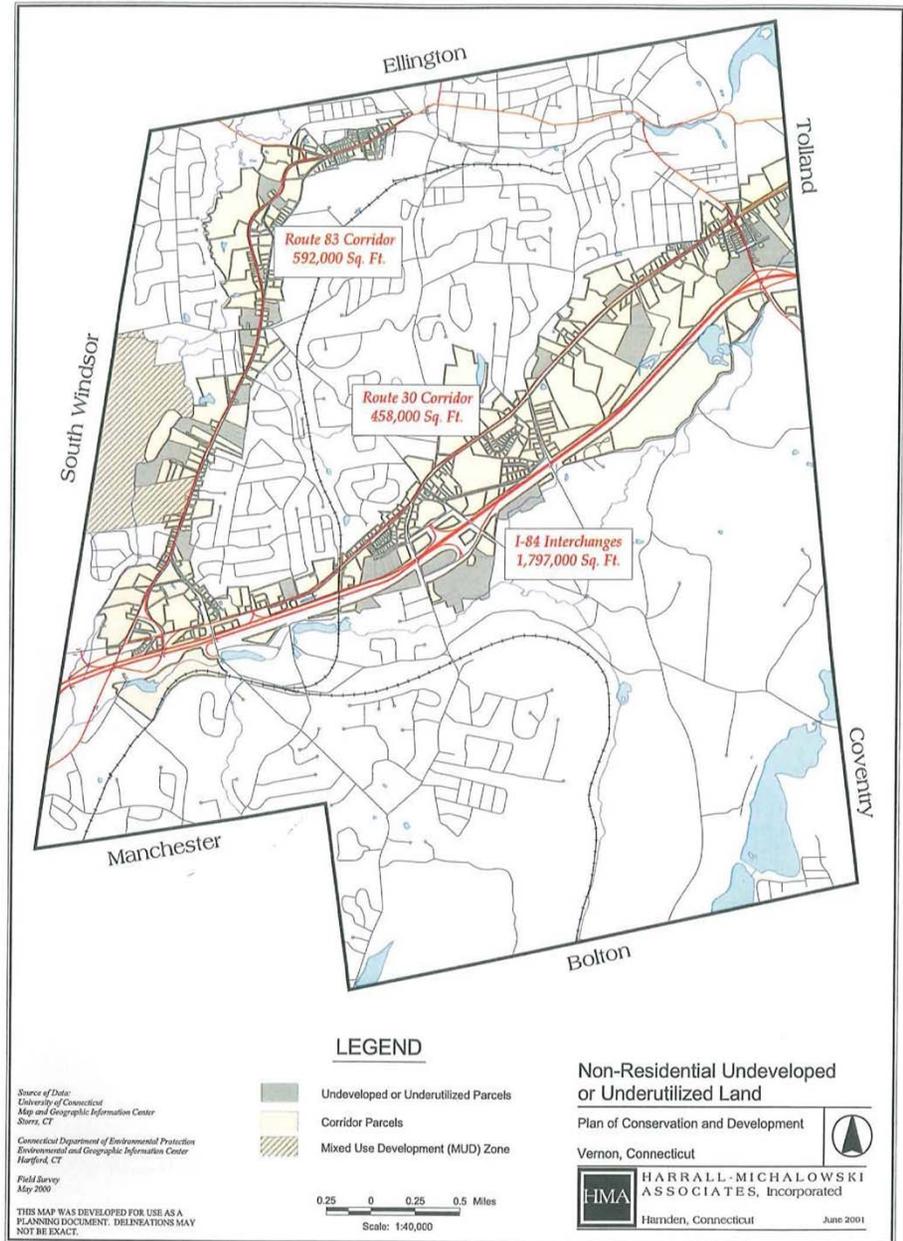
Bradley International Airport 18 miles

UConn Main Campus 10 miles

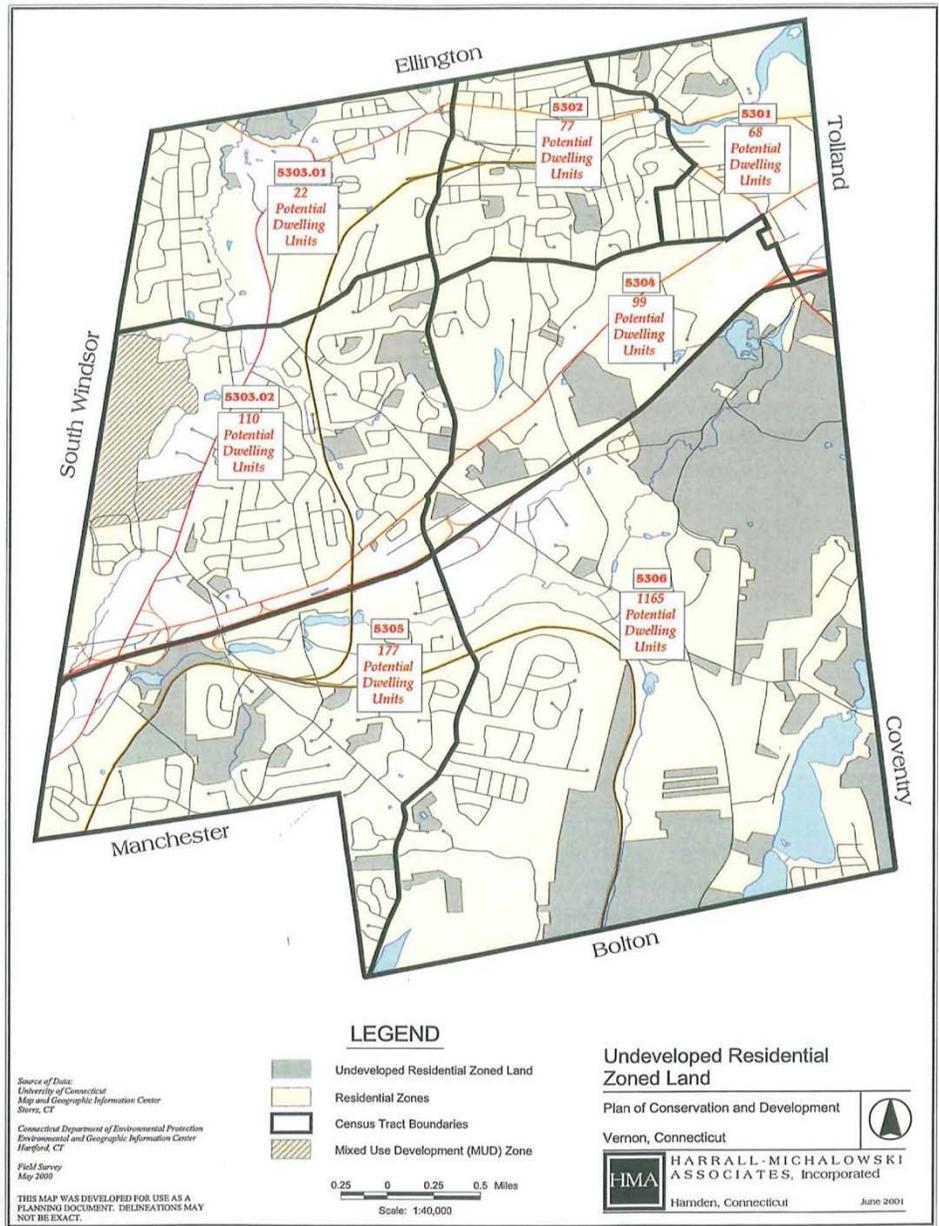
Summary Fact Sheet

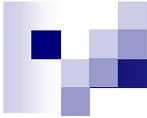
<u>Area:</u>	18 square miles
<u>Population:</u>	29,620 (5.5% growth since 2000)
<u>Housing:</u>	12,867 units, 95.6% occupied, 56.5% owner-occupied types: single-family, two-family, multi-family, condos, mobile homes median sales price: \$199,900, housing permits: 184
<u>Labor Force:</u>	17,394, 4.3% unempl., 85% HS grads or higher
<u>Job Growth Sectors:</u>	Health care, accommodation & food service, professional
<u>Businesses:</u>	1,200 +
<u>Last Revaluation:</u>	2006
<u>Actual Mill Rate:</u>	28.42, collection rate: 98.6%
<u>Bond Rating:</u>	A1
<u>Public Schools:</u>	1 HS, 1 Middle, 5 Elementary; 85% SAT participation
<u>Public Utilities:</u>	CT. Water Co., CL&P, Yankee Gas, COMCAST
<u>Town Services:</u>	In-house trash collection, leaf pick-up, bulky pick-up, transfer station, hazardous waste disposal program, maintenance & repair of public roads & sidewalks
<u>Public Safety:</u>	Police, Fire, Ambulance
<u>Public Parks:</u>	23 parks & playfields, 12 hiking trails, 2 museums
<u>Post Offices:</u>	2
<u>Other:</u>	Public Library, General Hospital, WPCA, 9 banks, 4 lodgings

Focus on Commercial Development

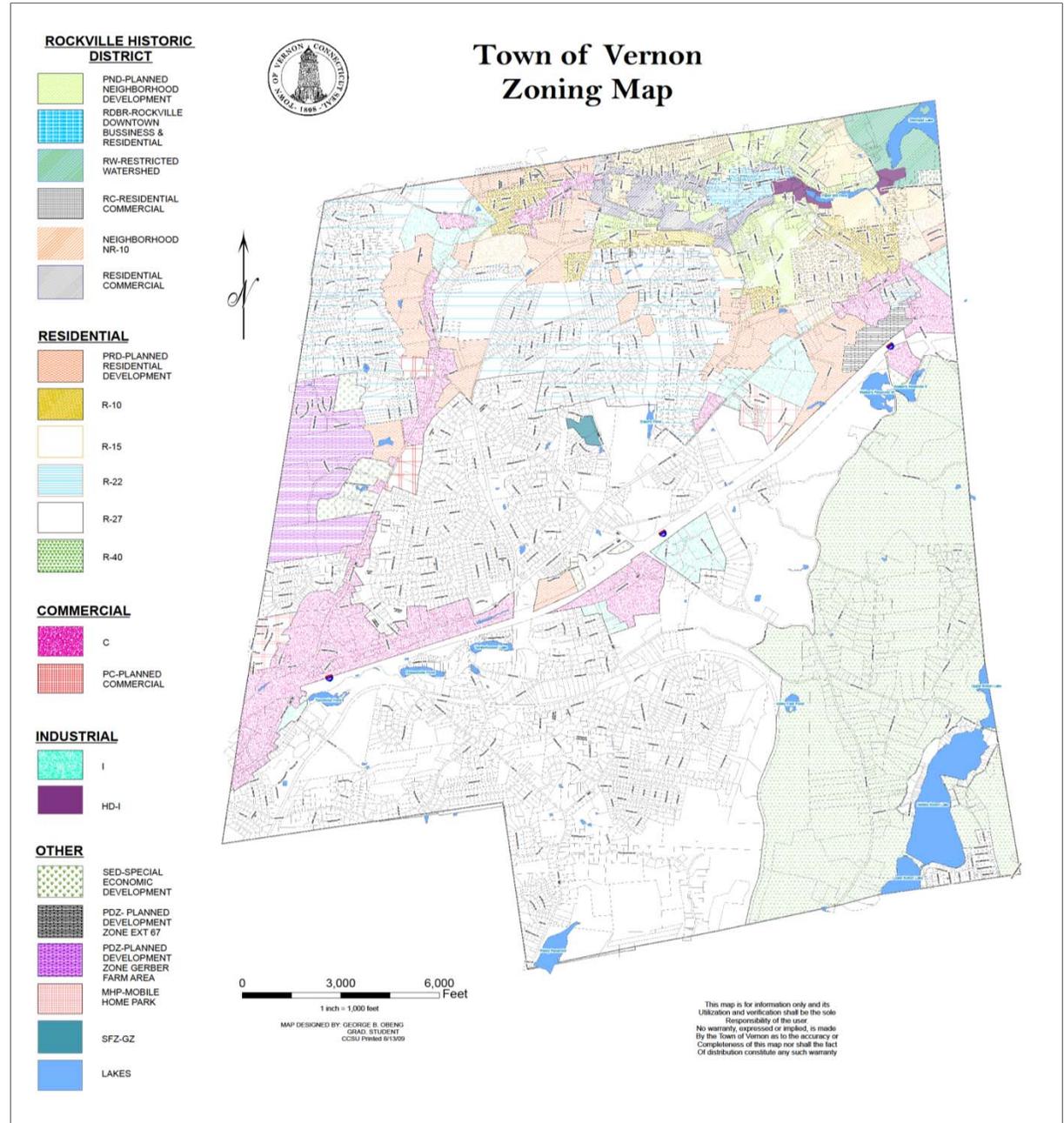


Focus on Residential Development





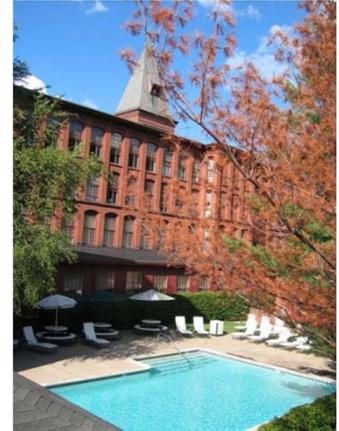
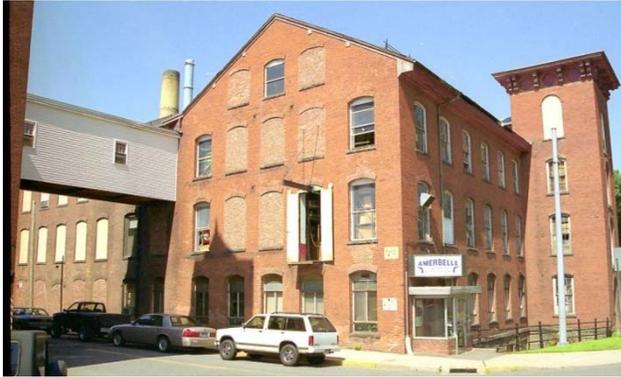
Zoning Districts in Vernon



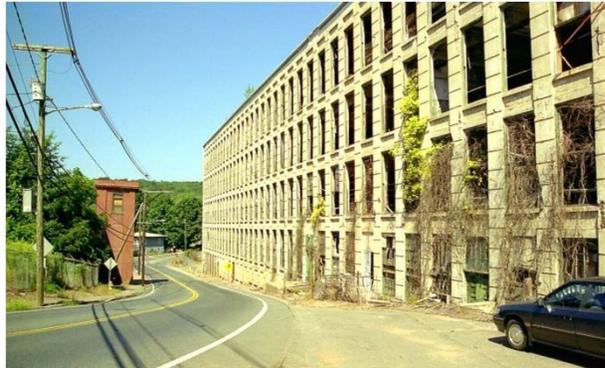


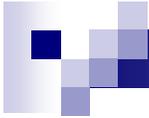
Commercial & Industrial Space



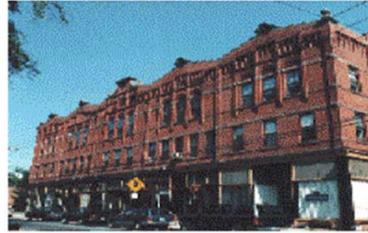


Former Mill Properties





Downtown Rockville



Proposed Plan



Rockville Downtown Revitalization

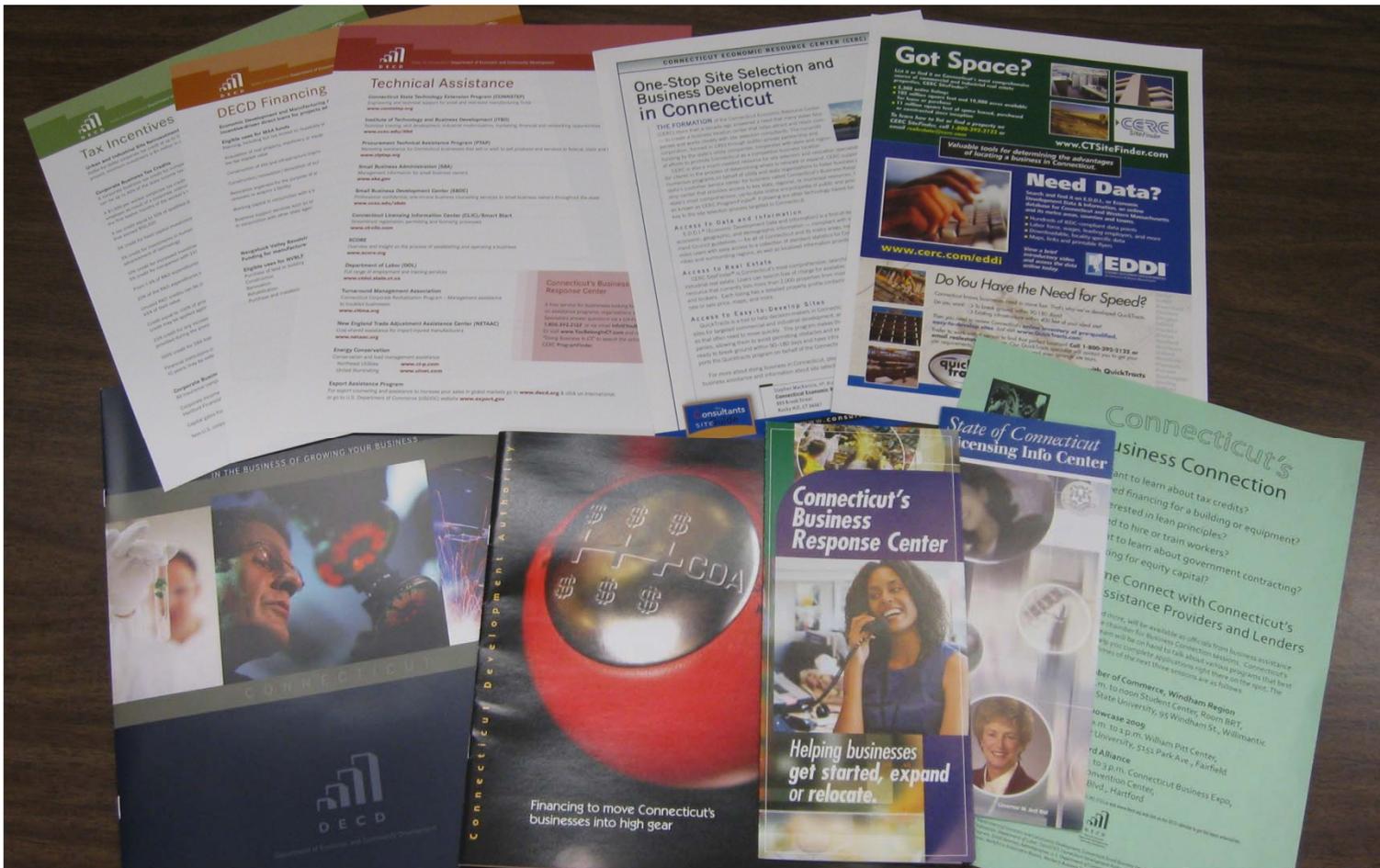


Rockville Downtown Revitalization

Vacant Commercial & Industrial Land



Resources Available



Vernon Economic Development Commission

Jeffrey Cohen, Chairman

Tim Ackert

Daniel Kennedy

Bruce Kellogg

James Sendrek

William Breslau

William McGurk

Peter Olson

Vincent Shaheen

Staff:

Shaun Gately

Economic Development Coordinator

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Vernon Economic Development Commission
Town of Vernon Memorial Building
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