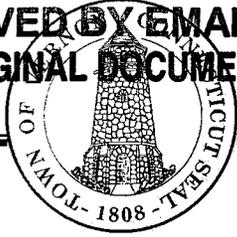


**RECEIVED BY EMAIL
NOT ORIGINAL DOCUMENT**



TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066

Tel: (860) 870-3601

Fax: (860) 870-3580

E-Mail: dwheelock@vernon-ct.gov

OFFICE OF THE
LOCAL HISTORIC PROPERTIES COMMISSION

RECEIVED
VERNON TOWN CLERK
10 MAY - 7 AM 9:16

Minutes – Special Meeting – March 30, 2010

- 1.0 Chairman Hurd called the meeting to order at 7:32. Members present included Courtois, Hurd, Nicholson, Quinn, and Saucier. Nicholson sat for Iacobello.
- 2.0 PZC Applications
 - 2.1. PZ-2010-02, Property at 41 Pleasant St. and 25 Snipsic St. in the City of Rockville Historical District:
 - 2.1.1. The applicant, Lee and Lamont Realty, is applying for a zone change and preliminary plan of development. Len Jacobs, Attorney and Ken Peterson of Gardner Peterson represented the applicant. The applicant explained the scope and design of the project. The plan is for 19 buildings, 15 double units and 4 single units, for a total of 34 units. The units will be individually owned and range in size from 1200 – 1400 square feet. The designs will be based on a Cape Cod style with 4 variations. The variations will encompass the addition of gables.
 - 2.1.2. Public comment: Two members of the public spoke in opposition to the application. Jon Lindblom, 22 Lawrence St., spoke of the loss of a large amount of open space and the change in character of the neighborhood that would result. Mark Kalina, 33 Snipsic St. had objections based on several factors. He was concerned of the historic views from Fox Hill Tower and other parts of town, including the planned redevelopment of Roosevelt Mills, being changed. He brought up the design of the structures and the lack of historic continuity. He is worried about the loss of open space and the amount of trees that will need to be cut from the property. He mentioned the topography of the parcel and his belief that it is not compatible for development.
 - 2.1.3. A motion was made by Quinn seconded by Nicholson to oppose the development in its present form based on the architectural design and the density of the project. After discussion of the project by the commission Quinn split his original motion into two separate motions covering his concerns individually. Motion one opposed the project in its present form due to the architectural character of the building. This motion was voted on and passed unanimously. Motion two opposed the project due to the change from open space to a relatively dense residential development. The motion was voted on and failed by a vote of 3 – 2. Hurd, Courtois and Saucier voted against the motion. Quinn and Nicholson voted in favor of the motion. Chairman Hurd will compose a letter to the PZC stating the commission's opposition to the project in its present form based on the architectural character of the building and the lack of historic continuity with the neighborhood.
 - 2.2. PZ-2010-05, Special permit to establish a church at 97 Main St. in the Talcottville Historic District.
 - 2.2.1. The PZC approved the application at their last meeting without input from the LHPC. The applicants discussed their plans with the commission. Chairman Hurd explained the process of obtaining a Certificate of Appropriateness for future work. Quinn commented on the excessive number of vehicles that were parked along Main Street during the previous Sunday services. All parties present agreed that a solution to the parking issues needs to be found.
- 3.0 There being no further business, the meeting was adjourned at 8:57.

Respectfully submitted,

Paul Courtois

Paul Courtois, Secretary

**RECEIVED BY EMAIL
NOT ORIGINAL DOCUMENT**