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TOWN OF VERNON

OFFICE OF THE
LOCAL HISTORIC PROPERTIES COMMISSION

14 PARK PLACE, VERNON, CT 06066

Tel: (860) 870-3601

Fax: (860) 870-3580

E-Mail: dwheelock@vernon-ct.govRECEIVED
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Minutes -- Regular Meeting -- October 11, 2012

- 1.0 Chairman Hurd called the meeting to order at 7:35 PM at the Vernon Historical Society. Members present were Hurd, Quinn and Nelson. Also present was Shaun Gately, Vernon Economic Development Coordinator.
- 2.0 Approval of Minutes
2.1 Minutes of the Regular Meeting, September 13, 2012 -- Action on the approval is postponed until the next meeting.
- 3.0 Communications
3.1 No correspondence was received
- 4.0 Review of the PZC, ZBA, and Demolition Applications
4.1 Proposed revisions to site plan for Loom City Lofts (Minterburn Mill), East Main Street. A presentation was made by Joseph Vallone, developer of Loom City Lofts and Dorian Famiglietti, Esq., Kahan, Kerensky and Capossela. The purchase adjoining land at 225 East Main Street will enable the entrance to be relocated to the east side of the property. The vacant three family tenement will be leveled. The design has not been altered. Sixty-eight rentals are planned with 80% affordable housing. A motion was made by Quinn seconded by Nelson and unanimously approved to approve the modifications to the site plan for Loom City Lofts on East Main Street.
4.2 Request for Waiver of 90-Day Demolition Delay at 225 East Main Street -- The building, a Greek Vernacular Revival, is out of character for its age and has significant deterioration. There is absence of original detail. A motion was made by Quinn, seconded by Nelson and unanimously approved to waive the 90-Day demolition delay requirement for 225 East Main Street.
4.3 Other New Applications as required -- There were no additional applications.
- 5.0 Unfinished Business
5.1 Design Guidelines for Historic Districts and Properties -- approve revised document. A motion was made by Quinn, seconded by Nelson, and unanimously approved to adopt the amended design guidelines and prepare the document for publication.
5.2 Study of the Strong Farm, War Memorial Tower and Hockanum Company House -- Discussion of the report will be postponed to the November meeting.
- 6.0 New Business
6.1 Amerbelle Mill property has lost its tenant. It was agreed that further study of the three mill complex is an important step in the retention of its historic importance to the Town of Vernon. The committee supports further study. A letter has been drafted to Kip Bergstrom for the Town of Vernon to initiate discussion towards inclusion of the Amerbelle Complex in a pilot program for its potential reuse. Discussion of the mothballing of the property through a second pilot program is also needed. A motion was made by Quinn, seconded by Nelson and unanimously voted to initiate conversation to participate in studies as outlined in a letter dated 10/9/2012 and received from DECD State Historic Preservation Office
- 7.0 There being no further business the meeting was adjourned at 9:17 PM.

Respectfully submitted,

~~DRAFT FOR APPROVAL~~

Carol S. Nelson, Secretary

Date Approved:

11/08/12