TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066
Tel: (860) 870-3601
Fax: (860) 870-3580
E-Mail: dwheelock@vernon-ct.gov

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OFFICE OF THE
LOCAL HISTORIC PROPERTIES COMMISSION

Minutes – Regular Meeting – June 13, 2013

1.0 Chairman Hurd called the meeting to order at 8:05 PM at the Vernon Historical Society. Members present were Hurd, Quinn, Iacobello and Nelson.

2.0 Approval of Minutes
- 2.1 Minutes of the Regular Meeting, May 9, 2013 – A motion was made by Quinn and seconded by Iacobello to approve the minutes of the May 9, 2013 regular meeting. The motion was unanimously approved.

3.0 Communications
- 3.1 A letter from the Mayor appointing Robert Hurd to a three year term. The length of term is in conflict with state statutes which designate that terms shall be five years. Chairman Hurd will try to get this Town Council motion rescinded and corrected.
- 3.2 A letter from Mary Dunn reminding Commissions of the required reporting to state and local governments.

4.0 Review of the PZC, ZBA, and Demolition Applications
- 4.1 New Applications as required - none

5.0 Unfinished Business
- 5.1 Design Guidelines for Historic Districts and Properties – Minuteman Press has completed a correct revision. A motion was made by Quinn, seconded by Iacobello and unanimously voted to accept the guidelines and proceed with publishing not to exceed the amount of the grant $2,800.
- 5.2 Study of the Strong Farm, War Memorial Tower and Hockanum Company House – No report.
- 5.3 Talcottville Transportation Improvements Project – Maintenance Issues – It was agreed that the picnic shelter needs a purpose. Possible uses were discussed including a timeline of the district and its history. Parks and Recreation Director Bruce Dinnie will be invited to a future meeting to discuss the prospects for this structure.

6.0 New Business
- 6.1 Informal Discussion – Ken Kaplan, Owner – The Hockanum Mill, West Main Street, Rockville – Mr. Kaplan has purchased the tax liens and has taken title to the property. The original mill was constructed in 1848. He has cleaned up the majority of the debris that has been dumped there over the years. He is applying to the State of CT for Brownfields funding. Mr. Kaplan's plans are to rent some of the ten buildings to pay for the loans. He will be applying for historic tax credits. Two of the eleven buildings are falling down. His major business will include a computer tech center. Space will be available for industrial type of businesses as he has some clients who have shown interest in the space. The environmental clean-up must be done. Building four has 3600 sq ft and will involve $200,000 to $250,000 to renovate. An historical architect will be needed as a consultant. Future support from the Commission will be required.

  Sarah Iacobello left the meeting.

- 6.2 Informal Discussion – 17 Main Street, Talcottville – Dennis Bellamy, owner of 17 and 19 Main Street, Talcottville, discussed his proposal to add a shed dormer on #17 Main, in line with the existing roof lines. He will be replacing the roof and needs to alter the exterior within the same project. He will be applying for the approval at a future meeting.

6.3 Informal Discussion – Façade Options for Family Dollar store, Rockville – It was agreed that the façade needs some alteration in its design to conform with the neighboring architecture. Pedestrian access is needed from the street.

6.4 Other New Business as required - none

7.0 There being no further business the meeting was adjourned at 9:30 PM.

Respectfully submitted,

DRAFT FOR APPROVAL

Carol S. Nelson, Secretary

Date Approved: