



TOWN OF VERNON

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OFFICE OF THE
LOCAL HISTORIC PROPERTIES COMMISSION

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Minutes – Public Hearing – May 10, 2012

- 1.0 Vice Chairman Quinn called the hearing to order at 7:45 PM at the Vernon Historical Society. Members present were Iacobello, Quinn, Saucier and Nelson. Applicant Alfred Pedemonti, VERN LLC, and Project Manager Laura Knott-Twine were present along with Shaun Gately, Vernon Economic Development Coordinator. Chairman Robert Hurd recused himself from the hearing. No members of the public were present.
- 2.0 Request for Certificate of Appropriateness from Alfred Pedemonti, VERN LLC, for rehabilitation and reuse of the existing industrial complex at 47 Main Street in the Talcottville Historic District, Vernon, Connecticut. Legal Notice was read, published in the Rockville Reminder News, 04May2012.
 - 2.1 The proposal will convert the circa 1880 mill into approximately 96 apartments along with mixed use in the boiler house of perhaps, a small convenience store primarily for residents. The apartments will be mostly studio and one bedroom. It is expected that fourteen will rent for less than \$ 850, meeting the affordable income requirement. Several more recent additions of the structure will be removed, including the end piece by the water, the loading dock and the connector between the buildings, bringing it back to the original building. Architectural elements of the water tower and the windows will be saved. An interior courtyard and new thermal windows, 9 over 9 with an outside white metal are planned. Handicap and staff parking will be located on the east side accessed from Main Street where a mandatory drive through for emergency vehicles will be located. All tenant parking will be on the west side accessed from Rt. 83/30. Signage will be modest, as required by code. The sidewalk along Main Street will not be replaced. The plan is to bring back the original building and will include the return of the clock and hopefully, the bell. The project has been approved by the National Park Service and the CT Trust for Historic Properties.
 - 2.2 Comments from Richard Quinn concerned traffic on Main Street.
 - 2.3 A motion was made by Saucier, seconded by Iacobello and unanimously voted to approve the Certificate of Appropriateness from Alfred Pedemonti, Vern LLC, for rehabilitation and reuse of the existing industrial complex at 47 Main Street in the Talcottville Historic District.
- 3.0 The Hearing was adjourned at 8:40 p.m. upon a motion made by Iacobello, seconded by Saucier and unanimously voted.

Respectfully submitted,

~~DRAFT FOR APPROVAL~~

Carol S. Nelson, Secretary

Date Approved:

June 9, 2012

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