



TOWN OF VERNON

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OFFICE OF THE
LOCAL HISTORIC PROPERTIES COMMISSION

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Minutes – Regular Meeting – March 11, 2010

- 1.0 Chairman Hurd called the meeting to order at 7:07 PM. Members present included Battaglio, Courtois, Hurd, Nicholson, Quinn, and Saucier. Nicholson sat for Iacobello.
- 2.0 Minutes
 - 2.1. Acceptance of Minutes, Regular Meeting of February 11 – On a motion by Saucier, seconded by Nicholson, minutes of the meeting were approved with one amendment – 6.2 typo needs to be corrected “the”.
Unanimous
- 3.0 Communication - A flyer was received from the National Trust advertising books for sale. The National Alliance of Preservation Commissions sent a packet containing a guide to parliamentary procedures. The commission received a Special Permit, Change in Zoning for 1085 Hartford Turnpike. This property does not fall under LHPC review.
- 4.0 PZC, ZBA, Demolition Applications
 - 4.1. ZBA Application – 1 Ellington Ave. The applicant is seeking 2 variances from Zoning Regulations. 1) A reduction in the required number of parking spaces from 38 to 28. 2) A reduction in the square footage of the lot required to house 19 units from 65000 sqft, to the existing 44911 sq ft. After reviewing the application and the pertinent town regulations the commission passed a motion to instruct Chairman Hurd to write a letter to the ZBA stating the commission’s opposition to the variances. The motion made by Quinn, seconded by Nicholson, passed unanimously. The variances would allow for an excessive number of units to be constructed. This would, in the opinion of the commission, create an overly dense use of the property, which would have an adverse effect on the neighborhood. The “hardship” is also self-inflicted, a condition expressly outlined in the regulations as not eligible for a variance.
 - 4.2. Special Permit for church at 97 Main Street, Talcottville – The commission cannot act on the request with out additional information. Chairman Hurd will write a letter to PZC asking for action on this property to be postponed until after the LHPC can review additional information at our April meeting.
- 5.0 County Home School
 - 5.1. No Change in Status – The Vernon Community Arts Center is unable to move forward without a lease. The Town Council has not acted on the lease.
- 6.0 Unfinished Business
 - 6.1. Design Guidelines – Final draft was distributed to members. Final approval will be at April meeting
 - 6.2. Strong Farm – no change
 - 6.3. PCD – No formal feedback has been received from PZC
- 7.0 New Business - none
- 8.0 There being no further business, the meeting was adjourned at 7:58 PM.

Respectfully submitted,

Paul Courtois

Paul Courtois, Secretary