TOWN OF VERNON

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OFFICE OF THE
LOCAL HISTORIC PROPERTIES COMMISSION

Minutes – Regular Meeting – April 9, 2009 - **REVISED**

1.0 Chairman Hurd called the meeting to order at 7:33. Members present included Battaglio, Courtois, Hurd, Nicholson, Quinn and Saucier. Nicholson sat in place of Iacobello. Battaglio did not sit. Also present were M. Rodriguez, Economic Development Coordinator, Dave Berry of Jacobs, Walker Rice and Berry, Art Hall of Dan Wright and Assoc., Bill Bellock of Bellsite Development, and Steve Dewey of Quizenberry and Arcari.

2.0 Minutes
- 2.1. Acceptance of Minutes, Regular Meeting of March 12 - On a motion by Battaglio, seconded by Saucier minutes of the hearing were approved, unanimous.
- 2.2. Acceptance of Minutes, Special Meeting of March 15 - On a motion by Quinn, seconded by Saucier minutes of the meeting were approved, unanimous, with one abstain.

3.0 Communication
- 3.1. Brochure was received from Connecticut Commission on Culture and Tourism advertising a Modern Architecture Celebration
- 3.2. An email was received regarding the state budget – The initial budget keeps intact the Historic Tax Credit and the Community Investment Act.

4.0 PZC, ZBA, Demolition Applications
- 4.1. No action needed

5.0 County Home School
- 5.1. Plans have been drawn.

6.0 Unfinished Business
- 6.1. Design Guidelines –Additional revisions have been made; document has been converted to a PDF file for easy internet access. Final revisions will be made and document will be complete.
- 6.2. Strong Farm – Draft has been written, needs approval of Strong family.
- 6.3. Dobson's Mill – status unchanged
- 6.4. Certificate of Appropriateness Application Fee – status unchanged

7.0 New Business
- 7.1. 1 Ellington Avenue – An informal presentation was given on a proposed change of use for the property at 1 Ellington Avenue, in the Rockville Historic District. Mr. Berry, Mr. Hall and Mr. Bellock gave the presentation. The proposal is to convert the main house into multi-unit housing. The plan calls for 12 units, six on the first floor, four on the second floor and two on the third floor. There will also be seven units in the Carriage House. The group presented the floor plans showing the division of the current space into the apartment. There was also discussion on the plans for the building's exterior. The plan is to remove the existing clapboard to allow exterior access for insulation. Vinyl siding will then be installed. The existing trim will be scraped and repainted. All windows will be replaced with new low-e vinyl windows. The porte-cochere will remain if a variance is granted from the town to allow a smaller number of parking spaces than required by current regulations. If the variance is not granted the porte-cochere will be removed. There was discussion on the plans to replace the existing gutter system. The current system is integrated into the cornice trim of the house. No definite plans have been made as to the replacement of the gutter system. The committee voiced concerns on the plan to us vinyl siding. There was also concern on the possibility that the porte-cochere will be demolished. The presenters were informed that an application for a Certificate of Appropriateness would require a more finalized plan and a sample of materials that will be used in the remodeling.

7.2. County Home School – Hurd recused himself, Quinn sat as Vice-chairman. Iacobello arrived and sat. Steve Dewey gave a informal presentation on the plans for the addition to the County Home School. The plans showed the proposed exterior modifications and the changes to the existing floor plan. The addition will be on the rear, Center Road School side, of the building. The plan is to match the existing materials and proportions. There was discussion on the size and location of the new windows and the need to use "false" windows to keep the visual balance on the rear of the building. There were no major concerns voiced by the commission

8.0 There being no further business, the meeting was adjourned at 9:25.

Respectfully submitted,

Paul Courtois

Paul Courtois, Secretary