



TOWN OF VERNON

55 West Main Street • Vernon, CT 06066
Tel: (860) 870-3637 • Fax: (860) 870-3683

'Virtual' Regular Meeting
Local Historic Properties Commission
Thursday, June 10, 2021 at 7:30 PM
Via Zoom

Zoom Meeting Information

<https://us02web.zoom.us/j/87872612301?pwd=blIvNmRpUmZ5aEZvU21jMEM5QWpOUT09>

Meeting ID: 878 7261 2301 **Passcode:** m2A5cP

By Phone: (646) 876 9923 **Meeting ID:** 878 7261 2301 **Passcode:** 111363

AGENDA

1. **Roll Call:**
2. **Approval of Minutes:** From meeting on April 8th, 2021
3. **Communications-** No action required
4. **Public Hearings-**
 - 4.1 **Request for Certificate of Appropriateness-**from Gurdev Singh for a garage addition at 132 Main Street, Talcottville, Vernon, CT.
5. **Unfinished Business:**
 - 5.1 Study of the Strong Farm, War Memorial Tower, Lucina Chapel and Hockanum Company House – status of report – discussion deferred
6. **New Business:**
 - 6.1 Draft Future Land Use Plan & Maps
7. **Adjourn**



TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066

Tel: (860) 870-3601

Fax: (860) 870-3580

E-Mail: dwheelock@vernon-ct.gov

OFFICE OF THE
LOCAL HISTORIC PROPERTIES COMMISSION

Minutes – Regular Meeting – April 8, 2021

Chairman Hurd called the meeting to order at 7:32 PM via ZOOM Audio Teleconference due to the COVID-19 pandemic.

1.0 Roll Call – Members present were Hurd, Nelson, and Iacobello. Quinn entered the meeting during the 47 Main Street discussion. Saucier was absent. Alternates present were Trapp who sat for Saucier and Nicholson who sat for Quinn. Sierakowski was absent. Also present were Shaun Gately, Economic Development Coordinator, George McGregor, Town Planner, and applicant Al Pedemonti, owner of 47 Main Street LLC.

2.0 Approval of Minutes

2.1 Regular Meeting – March 11, 2021 – A motion was made by Iacobello, seconded by Trapp to approve the minutes of the March 11, 2021 meeting as presented. Motion was passed unanimously.

3.0 Communications – None received.

4.0 Review of PZC, ZBA, and Demolition Applications

4.1 MM-2021-03 – Application of Historic Talcott Mill located at 47 Main St. for the minor modification to add (1) additional 6'x6' dumpster in the north parking lot. Hurd recused himself and the Iacobello chaired the meeting. The plans for the proposed pad and dumpster include a 12'x12' vinyl fence enclosure and will occupy one of the existing parking spaces. The dumpster is needed to accommodate elderly residents living in the north section of the building who have a considerable walk through the complex to get to the dumpsters on the south side of the property. As the location will be below the level of Main Street, it was determined that it would not be highly noticeable. It was suggested that the vinyl fencing have a brown wooden appearance. A motion was made by Nicholson and seconded by Trapp to approve the minor modification of a site pod at the north parking area of the 47 Main Street Historic Talcott Mill with the brown wood look vinyl fencing as discussed. The motion was approved with Iacobello, Trapp, and Nicholson voting in favor of the motion and Nelson abstaining.

Hurd reentered the meeting and resumed serving as chair.

5.0 Unfinished Business

5.1 Study of the Strong Farm, War Memorial Tower, Lucina Chapel and Hockanum Company House – No report

6.0 New Business

6.1 Draft of Future Land Use Plan & Maps – Town Planner George McGregor updated the Commission on the progress of updating the Plan of Conservation and Development (POCD). Members were emailed the proposals and the TOV website also has them available. McGregor discussed the various districts within the Town. Members were encouraged to attend a hearing on the plan to be held on April 29, 2021, via ZOOM. As this is work in progress, he will be back at the May meeting to further present the plan. This new plan will make clearer and with stronger language the Town's POCD and will continue to respect the

historic districts. Suggestions were made to recognize and include the preservation of post WWII housing, 1945-1955.

7.0 The meeting was adjourned at 8:28 PM with a motion made by Iacobello, seconded by Trapp and unanimously approved.

DRAFT FOR APPROVAL

Carol S. Nelson, Secretary

Date Approved:



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LOCAL HISTORIC PROPERTIES COMMISSION

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LOCAL HISTORIC PROPERTIES COMMISSION NOTICE OF PUBLIC HEARING

The Local Historic Properties Commission (LHPC) will hold a Public Hearing on Thursday, June 10, 2021, at 7:30 PM. The meeting will be held by VIRTUAL TELECONFERENCE:

Join Zoom Meeting

<https://us02web.zoom.us/j/87872612301?pwd=blIvNmRpUmZ5aEZvU21jMEM5QWpOUT09>

Meeting ID: 878 7261 2301

Passcode: m2A5cP

Or dial in

(646) 876-9923

Meeting ID: 878 7261 2301

Passcode: 111363

Request for Certificate of Appropriateness from Gurdev Singh for a garage addition at the existing residential building located at 132 Main Street, Talcottville, Vernon, CT.

Robert B. Hurd, Chairman
Local Historic Properties Commission

Dated at Vernon, Connecticut, this 4th day of June 2021.

JOURNAL INQUIRER:

Please publish the above legal notice on Friday, June 4, 2021, and forward the affidavit of publication along with the billing for same George McGregor, Town of Vernon, 33 West Main St, Vernon, CT 06066. Acct: 5338

Thank you,

Robert B. Hurd, Chairman
Local Historic Properties Commission

Town Of Vernon
Vernon Local Historic Properties Commission

Application for
CERTIFICATE OF APPROPRIATENESS

OFFICE USE ONLY

OFFICE USE ONLY

Application No. _____

Date Received _____

Application is hereby made for the issuance of a CERTIFICATE OF APPROPRIATENESS for proposed work as described below and as shown on photographs and plans or drawings.

Address of Proposed Work: 132 Main Street

Applicant: Gurdev Singh Home Phone: 860.716.6967

Applicant Address: 132 Main Street, Vernon Business/Cell Phone: _____

Owner: Same as above Home Phone: same as above

Owner's Address: _____ Business/Cell Phone: _____

Agent or Contractor: _____ Phone: _____

Address: _____

Type of building that the proposed work is to be done on: single-family residence

APPLICATION FEE: \$50.00 (Payable to Town of Vernon)

THE FOLLOWING INFORMATION MAY BE REQUIRED (Please consult staff):

Photographs/Manuf. Cut Sheets

Plot Plan of Property

Plans/Drawings of proposed work

EXPLANATION OF APPLICATION:

applicant intends to construct a two-car garage addition to his existing residence. see site plan and elevation

Gurdev Singh
Signature of Applicant

OFFICE USE ONLY

OFFICE USE ONLY

() Referred to Local Historic District Commission for Public Hearing on: _____

() Notice of Public Hearing published on: _____

COMMISSION ACTION

() Application **TABLED**

() Application **APPROVED AS MODIFIED**

() Application **DENIED**

() Application **APPROVED AS SUBMITTED**

() Application **CONTINUED WITH HEARING LEFT OPEN**

() Application **APPROVED WITH STIPULATIONS**

Date: _____

Date: _____

Signed: _____

Signed: _____

Chairman, Local Historic Properties Commission

Secretary, Local Historic Properties Commission

Street

Main

S.N.E.T. Co. #331

S.M.H. O

I. Pin Set

I. Pipe Found

Proposed Pavement Expansion

Existing Pavement

Planter

Brick Walk

Covered Porch

House

Proposed Garage Addition

Existing Deck

Proposed Deck Expansion

N 35°33'27"W
175.83'

10' Side Yard Setback

Property Contains:
17,570.10 sq. ft.
or 0.40 acres

175.57' (Deed Call = 175 feet)
S 35°33'28"E

Mauric

10' Side Yard Setback

n/f
Thomas A. & Deborah L. Tomko

Wells Co

I. Pin Set

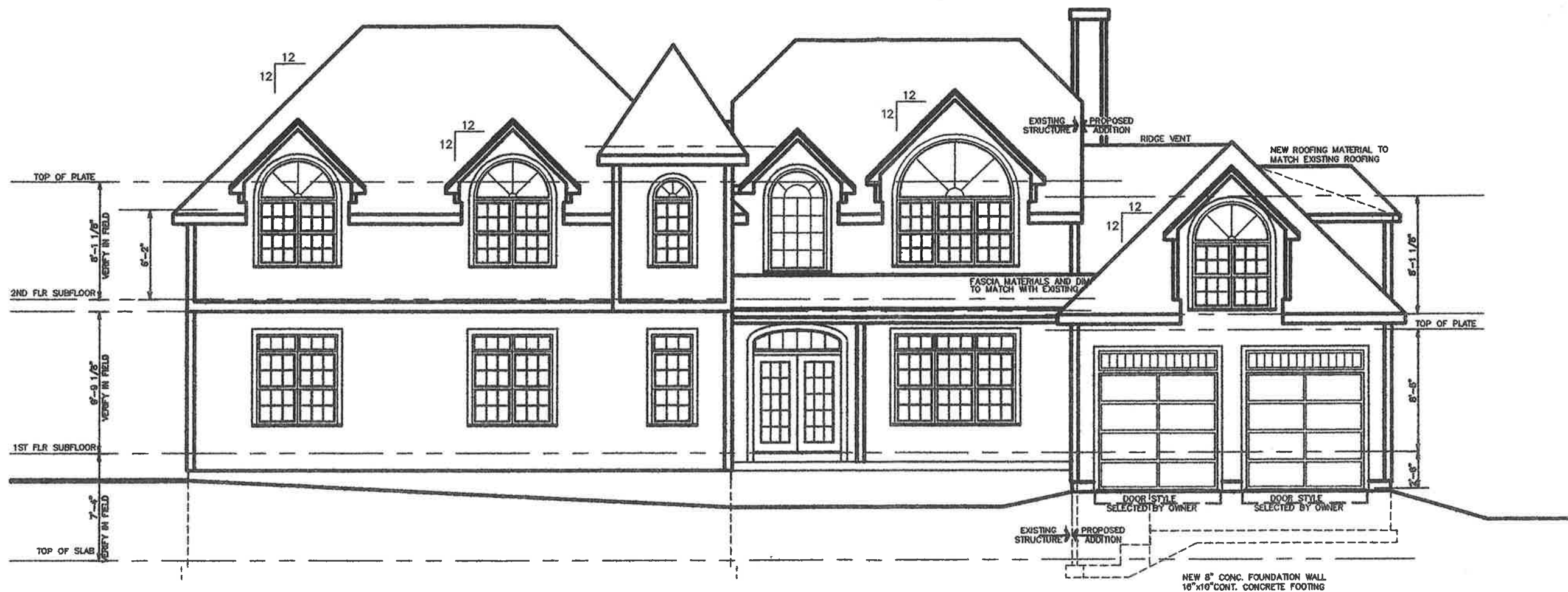
Existing Shed

S 54°26'11"W
100.00'

20' Rear Yard Setback

LEGEND:

- i. pipe found
 - i. pin set
 - power pole
 - power line
 - catch basin
 - Vinyl fence
- S.N.E.T. Co. #331



FRONT ELEVATION

REVISIONS:

KPWC DESIGN, LLC
 Custom Architectural Design
 Residential • Commercial • Historic Structures
 P.O. Box 717 Somers, Connecticut 06071
 Phone/Fax: 860-763-3423

THESE DRAWINGS HAVE BEEN PREPARED SPECIFICALLY FOR THIS CLIENT AT THIS SITE, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OTHER WITHOUT THE WRITTEN CONSENT OF KPWC DESIGN, LLC.
 SCALE: 1/8" = 1'-0"
 DATE: 15 FEB. 2012
 JOB No. 11009
 SIN-VER2 02/15/2012 01:28

PROJECT:

THE SINGH RESIDENCE
 132 MAIN STREET
 VERNON, CONNECTICUT
 ELEVATIONS

SHEET 76

P1