

**CHESHIRE HISTORIC DISTRICT COMMISSION
MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING HELD ON
MONDAY, DECEMBER 5, 2016 AT 7:30 P.M.
CHESHIRE TOWN HALL - 84 SOUTH MAIN STREET
ROOM 210**

Commissioners Present:

Chairman Elizabeth Pratt Fox, Joseph Dattilo, James Vibert, Sr. and John Torello

Commissioners Absent:

Christine Pittsley, Jeanné Chesanow and Elizabeth Ryducha

Staff Present:

Jerry Sitko, Economic Development Coordinator

Others Present:

Robert Johnston, General Contractor on behalf of Daniel and Elizabeth Esty

Ed Albrecht, First Congregational Church

David Fitzgerald, Viglione Heating and Cooling

I. CALL TO ORDER

Chairman Elizabeth Pratt Fox called the meeting to order at 7:31 p.m.

II. ROLL CALL

The roll was taken for the meeting.

III. SEATING OF ALTERNATES

No Alternate Commissioners were seated for voting tonight with the Historic District Commission.

IV. DETERMINATION OF QUORUM

It was determined that a quorum was present.

V. PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

VI. PUBLIC HEARING

- A. Certificate of Appropriateness #2016-011C
Daniel and Elizabeth Esty
213 Preston Terrace
Window Replacement

Mr. Dattilo read the Certificate of Appropriateness and the public notice for this Public Hearing as it appeared in the Cheshire Herald on November 23, 2016 and stated that notarized, written proof that the abutting property owners were notified has been received by the Planning Department. Mr. Sitko stated no communications were received with regard to this application, but stated Robert Johnston is familiar with the property and worked on the window replacement in 2008.

Mr. Johnston stated three windows in the front of the house will be replaced with custom Anderson windows that will be identical to the existing windows. Mr. Johnston presented a bisection of the sample window which the Commissioners reviewed. The sample window was a hollow core vinyl window made by Anderson.

Discussion

Mr. Dattilo asked if the existing windows could be repaired. Mr. Johnston stated the windows have been repaired once but did not feel repair was a viable option at this point. Mr. Dattilo asked Mr. Johnston if he could specify non-vinyl for the new windows. Mr. Johnston stated he did not know, but was not inclined to do so given the maintenance involved with the existing windows which are made of wood. Mr. Johnston stated the goal is to replace all of the windows and doors with a material that will last longer and require less maintenance. Mr. Dattilo stated he did not feel the sample window provided by Mr. Johnston met the guidelines of the Historic District Commission. Mr. Dattilo stated it can be a challenge to balance the historical integrity of a home with modern materials, but it is the job of the Historic District Commission to

make sure they are compatible. Mr. Johnston stated the proposed windows are historically designed with composite material for a longer life. Mr. Sitko stated at this point in the Public Hearing the Historic District Commissioner could close the Public Hearing and approve the Certificate of Appropriateness, approve the Certificate of Appropriateness with stipulations, deny the application or keep the Public Hearing open until the January 3, 2017 meeting. Mr. Dattilo stated the Historic District Commission would like to see wood or aluminum clad windows. Mr. Johnston stated he has good experiences with Anderson windows throughout his career and would not install a product he cannot stand behind. Mr. Sitko stated he will reach out to the homeowner to put them in touch with Mr. Dattilo to discuss other options for the replacement windows.

Public Comment

There was no comment from the public.

MOTION by James Vibert, Sr. to keep the Public Hearing open until January 3, 2017.

SECONDED by Joseph Dattilo

VOTE: In Favor – Pratt Fox
Opposed - None

Motion passed 3-0.

VII. REGULAR MEETING

1. APPROVAL OF MINUTES - Regular Meeting – November 7, 2016

MOTION by Joseph Dattilo to approve the minutes of November 7, 2016 public hearing and regular meeting, as presented.

SECONDED by James Vibert

VOTE: In Favor - Pratt Fox
Opposed - None

The motion passed 3-0.

2. COMMUNICATIONS

Mr. Sitko stated there were two emails from George Noewatne regarding routine maintenance at the Hitchcock-Phillips House, including repairs to the door. Mr. Vibert asked Mr. Sitko to get more details about the repairs (hinges) to the doors.

Mr. Sitko stated the historic signs he and Jeanné Chesanow worked on have been put up and showed pictures to the Historic District Commission. Mr. Sitko asked Chairman Pratt Fox to reach out to the Connecticut Trust for Historic Preservation to inquire about getting the pictures published in their newsletter.

3. BUSINESS

- A) Certificate of Appropriateness 2016-011C
Elizabeth Esty
213 Preston Terrace
Window Replacement

This Public Hearing was not discussed because it was left open until January 3, 2017 meeting.

- B) Certificate of Appropriateness 2016-012E
First Congregational Church
111 Church Drive
Heating/Cooling System - Replacement

Mr. Sitko stated the First Congregational Church filed a request for exemption for the installation of an air conditioning system. David Fitzgerald from Viglione Heating and Cooling presented the proposed heating and cooling system to be installed. The Commissioners reviewed the specifications and held a brief discussion.

MOTION by James Vibert to send Certificate of Appropriateness 2016-012E to Public Hearing on January 3, 2017 and requested a sample of the actual size PVC to be used and pictures of the North side of the exterior with the PVC drawn in.

SECONDED by Joseph Dattilo

VOTE: In Favor - Pratt Fox
Opposed - None

The motion passed 3-0.

- C) Certificate of Appropriateness 2016-013C
David Majeski
69 Cornwall Avenue
Replacement of Porch Light

Mr. Sitko stated David Majeski would like to replace the front porch light on his home because it is not functioning. Mr. Sitko provided pictures of the new proposed light fixture.

MOTION by Joseph Dattilo to send Certificate of Appropriateness 2016-013E to Public Hearing on January 3, 2017 and requested a picture of the house with the placement of the new light fixture drawn in.

SECONDED by Joseph Dattilo

VOTE: In Favor - Pratt Fox
Opposed - None

The motion passed 3-0.

- D) Committees
 - 1. Education/Community Outreach

Mr. Vibert stated there will be no Trolley Tour next year.

- 2. Regulations/Rules
 - a. Design Guidelines

No changes.

- D) Chairman's Report
 - 1. Chairman Pratt Fox stated she spoke with Patti Flynn Harris and the Town has not closed on the Chapman property due to environmental issues. Chairman Pratt Fox stated the Historic District Commission should tour the property with Greg Farmer once it closes, but does not expect that to be for several months.

E) Other

1. The HDC had a discussion about the accessibility of the WWI and Revolutionary War monuments.

VIII. ADJOURNMENT

MOTION by Joseph Dattilo to adjourn at 8:37 p.m.

SECONDED by James Vibert, Sr.

VOTE: In Favor - Pratt Fox
Opposed - None

The motion passed 3-0.

Attest:

Karen M. Gill
Recording Secretary