

**CHESHIRE HISTORIC DISTRICT COMMISSION  
MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING HELD ON  
MONDAY, JANUARY 3, 2017 AT 7:30 P.M.  
CHESHIRE TOWN HALL - 84 SOUTH MAIN STREET  
ROOM 210**

Commissioners Present:

Chairman Elizabeth Pratt Fox, Joseph Dattilo, Christine Pittsley and John Torello

Commissioners Absent:

James Vibert, Sr., 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

Steven Batis, JB Stevens Interiors

Ed Albrecht, First Congregational Church

David Fitzgerald, Viglione Heating and Cooling

David Majeski, 69 Cornwall Avenue

**I. CALL TO ORDER**

Chairman Elizabeth Pratt Fox called the meeting to order at 7:33 p.m.

**II. ROLL CALL**

The roll was taken for the meeting.

**III. SEATING OF ALTERNATES**

Chairman Pratt Fox seated John Torello as an Alternate Commissioner 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 notice for this Public Hearing as it appeared in the Cheshire Herald on December 22, 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 written communications were received with regard to this application, but a meeting was held with Robert Johnston, Joseph Dattilo, Jerry Sitko and Greg Farmer from the Connecticut Trust for Historic Preservation. Joseph Dattilo was recused from voting on this Certificate of Appropriateness.

Mr. Steven Batis of JB Stevens Interiors stated he was asked by Robert Johnston to consult on the compliance of the proposed window replacement. Mr. Batis prepared and presented drawings to the Historic District Commission. Mr. Batis stated the current windows are falling apart and he was able to find a manufacturer in Oregon that could create full replica wood windows that will preserve the historic look while complying with the Historic District Commission guidelines. The proposed windows will have new interior sills and angles and the sizes and color will be matched to preserve the historical integrity of the original windows. The exterior facing portion of the proposed windows will have a matching mullion profile and will swing out with a latch and stopping rod. Mr. Batis stated the proposed windows will also include the option of adding thermal glass, which the current windows do not have. Mr. Batis stated the

proposed windows also have an option for a screen which the current window does not have.

### Discussion

Mr. Torello stated he was glad to see improvement of the proposal and felt the replica windows were a better solution than what was originally proposed. Mr. Dattilo stated he was glad the meeting was useful and the contractor did an excellent job with the new proposal. Mr. Dattilo stated the first choice is restoration because once an historic window is gone, it's gone. Mr. Dattilo stated the best second tier option is a full replica and commended the contractor on his due diligence.

### Public Comment

There was no comment from the public.

**MOTION** by John Torello to close the Public Hearing at 7:40 p.m.

**SECONDED** by Christine Pittsley

**VOTE:** In Favor – Pratt Fox

Opposed - None

Abstained - Joseph Dattilo

Motion passed 3-0.

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

Mr. Dattilo read the Certificate of Appropriateness and the public notice for this Public Hearing as it appeared in the Cheshire Herald on December 22, 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. Christine Pittsley was recused from voting on this Certificate of Appropriateness.

David Fitzgerald from Viglione Heating and Cooling presented the proposed heating and cooling system to be installed. Elizabeth Pratt Fox clarified the cooling system is the only new part as the heating system is existing.

Mr. Fitzgerald stated a 4 inch drain pipe could be used instead of a 3 inch drain pipe to reduce the exterior visual impact. Mr. Fitzgerald stated that by stacking 4 inch drain pipes, the number of drain pipes can be reduced from 4 drain pipes to 2 drain pipes per side. Mr. Albrecht stated painted gutter downspouts can be used to further reduce the visual impact and create consistency with the existing gutter downspouts. Mr. Fitzgerald stated the compressors are whisper quiet and run at approximately 64 decibels.

### Discussion

Mr. Torello asked Mr. Fitzgerald his preference as to the material of the drain pipe. Mr. Fitzgerald stated he prefers the look of the gutters and believes that is the most effective way to reduce the number of drain pipes and keep the exterior visually consistent. Mr. Dattilo asked Mr. Fitzgerald if an indoor system had been considered. Mr. Fitzgerald stated ducting would have to be installed and there was insufficient space between the first and second floor to install a ducted system. Mr. Fitzgerald also noted there would be no way to drain the condensation water. Mr. Dattilo stated Yale uses indoor systems for some of their buildings and it is less visually intrusive from the outside. Mr. Fitzgerald stated ducted systems are limited as to number of people versus ductless which can accommodate more people. Chairman Pratt Fox stated she drove by the church in Branford with the same system and thought it visually blended because the drain pipes were painted the same color as the building. Mr. Dattilo asked where the compressors would be located. Mr. Albrecht stated they will be on the West side of the church on the parking lot end, not near the playground, but where the current compressor for the chapel unit is located. Mr. Fitzgerald stated there will be one or two

units depending on the final design. It was noted that fewer drain pipes will reduce the number of penetrations into the building.

Chairman Pratt Fox asked if the new cooling system will include the basement. Mr. Albrecht stated it would not because the basement was originally built to be a bomb shelter and there was no benefit to including it in the proposal. Mr. Fitzgerald stated the proposed system will include the sanctuary, the hall and the connector.

### Public Comment

Joe Franco, 64 Cornwall Avenue stated he is an abutting property owned and expressed concern about the location of the compressors and how noisy they will be. Mr. Albrecht stated the compressors will be located on the West side of the church where the compressor for the chapel unit is located and not by the fence of Mr. Franco's property line. Mr. Fitzgerald reiterated the compressors run at 64 decibels. Mrs. Franco stated that a dial tone is 80 decibels so the noise would not be a problem. Mrs. Franco asked how big the compressors will be. Mr. Fitzgerald stated it will be depend on whether one or two units are installed, but did not expect the slab to be more than 6' x 8'.

**MOTION** by Joseph Dattilo to close the Public Hearing at 8:06 p.m..

**SECONDED** by John Torello

**VOTE:** In Favor – Pratt Fox  
Opposed - None  
Abstained - Christine Pittsley

Motion passed 3-0.

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

Mr. Dattilo read the Certificate of Appropriateness and the public notice for this Public Hearing as it appeared in the Cheshire Herald on December 22, 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.

David Majeski presented the proposed replacement lighting fixtures for the front porch. Mr. Majeski stated the current fixture is not operational and can not be replaced or rewired. Mr. Majeski is proposing the installation of two light fixtures, one on each side of the door, with an electrical conduit to run along the molding around the door.

#### Discussion

It was noted that the original application only included one light fixture. Mr. Dattilo stated penetration would be underneath the porch to run a chaseway up to light. Mr. Majeski stated the conduit will make the molding look modestly fatter. Chairman Pratt Fox stated the Historic District Commission would prefer if the profile of the molding could be maintained.

**MOTION** by Joseph Dattilo to close the Public Hearing at 8:10 p.m.

**SECONDED** by Christine Pittsley

**VOTE:** In Favor – Pratt Fox, Torello  
Opposed - None

Motion passed 4-0.

## **VII. REGULAR MEETING**

### **1. ELECTION OF OFFICERS**

**MOTION** by Joseph Dattilo to table the Election of Officers to the February, 2017 meeting.

**SECONDED** by Christine Pittsley

**VOTE:** In Favor – Pratt Fox, Torello  
Opposed - None

Motion passed 4-0.

## **2. APPROVAL OF MINUTES - Regular Meeting – December 5, 2016**

The following correction was noted:

A) Under the Discussion portion of Certificate of Appropriateness 2016-011C, Mr. Dattilo clarified that the Historic District Commission would prefer a full restoration or a wood window, and would only entertain an aluminum clad option as a last resort if the original windows are already gone. Aluminum clad windows are an extreme exception.

**MOTION** by Joseph Dattilo to approve the minutes of December 5, 2016 public hearing and regular meeting, as amended.

**SECONDED** by Christine Pittsley

**VOTE:** In Favor - Pratt Fox, Torello  
Opposed - None

The motion passed 4-0.

## **3. COMMUNICATIONS**

Chairman Pratt Fox stated Christine Pittsley has submitted her letter of resignation from the Historic District Commission. Chairman Pratt Fox stated she would like to see Ms. Pittsley approved by the Town Council as an alternate.

## **4. BUSINESS**

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

Ms. Pittsley stated it is hard for her to comment since was not present at last meeting, but understands that restoration is not possible. Chairman Pratt Fox stated that restoration was discussed at the last meeting and the windows are too far gone. It was agreed the new proposal was an improvement from the original proposal and one the Historic District Commission could support. Chairman Pratt Fox stated for the record that she appreciated Mr. Dattilo, Mr. Sitko and Mr. Farmer having a meeting with the property owners to find a way to make this happen. Mr. Dattilo stated restoration would be the preferred option, but the full replica will last long enough and is a nice alternative. Mr. Torello stated he would ideally prefer to see a full restoration, but understands the energy and liveability concerns given restoration is not a viable option. Mr. Dattilo thanked Jeff from Country Lumber for his input as well.

**MOTION** by Christine Pittsley approve Certificate of Appropriateness 2016-011C for replacement of the second floor front windows per drawings submitted on December 30, 2016.

**SECONDED** by John Torello

**VOTE:** In Favor – Pratt Fox  
Opposed - None  
Abstained - Joseph Dattilo

Motion passed 3-0.

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

Mr. Torello stated he prefers the option for fewer downspouts to replicate the existing exterior look. Chairman Pratt Fox stated an interior ducted system would be less



invasive. Mr. Dattilo agreed and stated the penetration for the exterior system cannot be reversed, but the proposal of fewer downspouts mitigates the exterior visual impact.

**MOTION** by John Torello to approve Certificate of Appropriateness 2016-012E for the addition of elements to the North and South side of the First Congregational Church appearing to be downspouts and containing the mechanical equipment for the proposed heating and cooling system. The Historic District Commission stipulates there be only two downspouts per side, the downspouts be metal and painted in the spring or summer to match the existing exterior color of the church.

**SECONDED** by Joseph Dattilo

**VOTE:** In Favor - Pratt Fox

Opposed - None

Abstained - Christine Pittsley

The motion passed 3-0.

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

Mr. Dattilo stated this application is not to replace the existing light fixture, but to install two new fixtures. Mr. Torello stated he would prefer the electrical conduit not be run along the molding of the door.

**MOTION** by Joseph Dattilo to approve Certificate of Appropriateness 2016-013E for the installation of two new front porch light fixtures, instead of one which was in the original application. The Historic District Commission would prefer, if possible, that the electrical conduit not be run along the molding of the door. If the electrical conduit must be run along the molding of the door, the Historic District Commission stipulates that the electrical conduit be as small as possible and painted to match the existing color of the house.

**SECONDED** by Christine Pittsley

**VOTE:** In Favor - Pratt Fox, Torello

Opposed - None

The motion passed 4-0.

D) Committees

1. Education/Community Outreach

There was no report on Education/Community Outreach.

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 closed on the Chapman property. Chairman Pratt Fox stated she intends to ask Patti Flynn Harris for permission for the Historic District Commission and Greg Farmer from the Connecticut Trust for Historic Preservation to look at the property.

E) Other

1. Mr. Sitko stated the town attorney believes the language of the regulations concerning windows can be amended to better protect and preserve the integrity of historic windows.

2. Chairman Pratt Fox asked Mr. Sitko for update on the relocation of the World War I and Daughters of the American Revolution plaques. Mr. Sitko did not have an update but Ms. Pittsley said she'd e-mail the town manager about state-wide plans to commemorate America's entry into WWI.

3. Chairman Pratt Fox stated the Historic District Commission should be involved in the 150 year anniversary celebration of the Town Hall building.

## **VIII. ADJOURNMENT**

**MOTION** by Joseph Dattilo to adjourn at 8:50 p.m.

**SECONDED** by Christine Pittsley

**VOTE:** In Favor - Pratt Fox, Torello  
Opposed - None

The motion passed 4-0.

Attest:

Karen M. Gill  
Recording Secretary