

**CHESHIRE HISTORIC DISTRICT COMMISSION  
MINUTES OF THE REGULAR MEETING HELD ON  
MONDAY, MARCH 6, 2017 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 Helen Wilson

Commissioners Absent:

Jeanné Chesanow, Elizabeth Ryducha and John Torello

Staff Present:

Jerry Sitko

Others Present:

John Weinstein

Diane Calabro

**I. CALL TO ORDER**

Chairman Elizabeth Pratt Fox called the meeting to order at 7:30 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 #2017-001C  
John Weinstein (JMB Properties, LLC)  
15 South Main Street  
Heating/Cooling System and Storefront Lighting Above Signage

Mr. Vibert read the public notices for the public hearings as it appeared in the Cheshire Herald on February 23, 2017. Mr. Sitko stated that notarized, written proof that the abutting property owners were notified has been received by the Planning Department. Mr. Sitko stated no verbal or written communications were received with regard to these applications.

Mr. Weinstein stated the existing heating and cooling system is not operational and he would like to replace it with a split unit which will have an interior condenser and an exterior condenser. The dimensions of the exterior condenser are 29"<sub>H</sub> x 32"<sub>W</sub> x 11"<sub>D</sub> and will be installed where the existing non-operational unit is located. Mr. Weinstein stated the exterior unit will be attached with brackets and will not be visible from the street. The unit will be visible from the driveway and the Town green. Mr. Weinstein stated the brackets will be attached directly to the building with masonry screws. The Historic District Commission requested the brackets be screwed into the mortar if possible. Mr. Weinstein stated he also plans to replace the window below where the condenser will be installed. The window will be three-over-three and similar to the original window. Mr. Sitko stated the window replacement is not included in the application.

**MOTION** by James Vibert to add replacement of the window on the South wall to the application.

**SECONDED** by Joseph Dattilo

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

Motion passed 4-0.

Mr. Weinstein stated he would like to install lighting above the signage as previously discussed. Mr. Weinstein stated the fixtures will stick out 18" and be aimed in and down. Mr. Weinstein stated the conduit will be run along the edge and will not be visible.

Diane Calabro stated the property behind the house, which is not owned by Mr. Weinstein, has contents from the building and is unsightly, especially from the perspective of the Cheshire Historical Society. Mr. Sitko stated he will find out who is responsible for removing the debris.

- B. Certificate of Appropriateness #2017-002C  
John Weinstein (JMB Properties, LLC)  
15 South Main Street  
Electrical System Upgrade - Conduit and Exterior Electric Meters

Mr. Weinstein stated he would like to upgrade the electrical system in the building to 400 AMP service “single phase.” In order to do so, the meters must be moved outside from the basement. The proposed location for the new meters is adjacent the back entrance for KUMON. A total of 6 meters will be installed. Mr. Weinstein stated a 6 foot trench must be dug so the electricity can be “punched in underground” and a 3”-4” conduit PVC weather head will be at the peak of the building, roughly 40’ along the side of the building. Mr. Weinstein provided a picture of the proposed location for the meters, the conduit and the PVC. The Historic District Commission requested the PVC be painted to minimize the visual impact.

**MOTION** by Joseph Dattilo to close the public hearings at 7:58 p.m.

**SECONDED** by James Vibert

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

Motion passed 4-0.

## **VII. REGULAR MEETING**

- 1. APPROVAL OF MINUTES** - Regular Meeting – February 6, 2017

**MOTION** by Joseph Dattilo to approve the minutes of the February 6, 2017 regular meeting, as submitted.

**SECONDED** by James Vibert, Sr.

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

The motion passed 4-0.

**2. COMMUNICATIONS**

There were no communications.

**3. BUSINESS**

- A. Certificate of Appropriateness #2017-001C  
John Weinstein (JMB Properties, LLC)  
15 South Main Street  
Heating/Cooling System and Storefront Lighting Above Signage

**MOTION** by Joseph Dattilo to approve Certificate of Appropriateness #2017-001C with the stipulations that the window specifications be provided to the Historic District Commission at the April 3, 2017 meeting for approval and the brackets for the condenser be screwed into the mortar if possible.

**SECONDED** by Helen Wilson

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

The motion passed 4-0.

- B) Certificate of Appropriateness #2017-002C  
John Weinstein  
15 South Main Street  
Electrical System Upgrade - Conduit and Exterior Electric Meters

**MOTION** by James Vibert to approve Certificate of Appropriateness #2017-002C with the stipulation that the PVC be painted to minimize the visual impact.

**SECONDED** by Joseph Dattilo

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

The motion passed 4-0.

C) Certificate of Appropriateness - Exemption Request #2017-003E  
Sam Stevens, Elite Roofing, LLC  
15 South Main Street  
Remove and Replace 2 Roofs

Mr. Weinstein stated the building is in need of 2 new roofs. During the discussion, it was determined there are 3 roofs that need repair.

**MOTION** by Joseph Dattilo to add the third roof with architectural shingles to Certificate of Appropriateness - Exemption Request #2017-003E.

**SECONDED** by James Vibert

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

The motion passed 4-0.

There was a brief discussion about the scope of work. The Historic District Commission requested sample of all visible components within the scope of work, specifically, the new metal drip edge, metal coping materials and architectural shingles.

**MOTION** by Joseph Dattilo to send Certificate of Appropriateness - Exemption Request #2017-003E to Public Hearing on April 3, 2017. The Historic District Commission requested samples of the new metal drip edge, new metal coping and architectural shingles at the Public Hearing.

**SECONDED** by James Vibert

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

The motion passed 4-0.

D) Informal Discussion - Cheshire Historical Society - Storm Door

Diane Calabro, President of the Cheshire Historical Society stated the right hand side of the front door is in poor condition and in need of repair. Ms. Calabro stated she has been in touch with Bob Zoni who can stabilize the door with epoxy, replacement pintles and weather stripping. There was a brief discussion about the possibility of installing a storm door. The Historic District Commission stated the proposed work falls within repair and maintenance. Mr. Vibert stated he will help with the repair and maintenance.

E) Committees

1. Education/Community Outreach

There was no report on Education/Community Outreach.

2. Regulations/Rules

a. Design Guidelines

No changes.

F) Chairman's Report

1. Chairman Pratt Fox stated she turned the Kensett Doll over to Artsplace.

2. Chairman Pratt Fox stated she and Mr. Vibert attended an interesting workshop in Manchester about the repair and replacement of historic windows.

G) Chairman Pratt Fox welcomed Helen Wilson as a new member of the Historic District Commission.

**X. ADJOURNMENT**

**MOTION** by Helen Wilson to adjourn at 8:42 p.m.

**SECONDED** by Joseph Dattilo

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

The motion passed 4-0.

Attest:

Karen M. Gill  
Recording Secretary