

**CHESHIRE HISTORIC DISTRICT COMMISSION
MINUTES OF THE PUBLIC HEARING & REGULAR MEETING HELD ON
MONDAY, APRIL 3, 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., Helen Wilson, Lisa Franco and John Torello

Commissioners Absent:

Jeanné Chesanow, Elizabeth Ryducha

Staff Present:

Jerry Sitko

Others Present:

John Weinstein

Eric Anderson

Paul Johnson

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.

IV. DETERMINATION OF QUORUM

A quorum was present.

V. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

VI. PUBLIC HEARING

- A. Certificate of Appropriateness #2017-003E/C
Sam Stevens, Elite Roofing, LLC
15 South Main Street
Roof Replacement

Mr. Vibert read the Certificate of Appropriateness and the public notice for this Public Hearing as it appeared in the Cheshire Herald on March 23, 2017 and stated notarized, written proof that the abutting property owners were notified has been received by the Planning and Development Department. Mr. Sitko stated no verbal or written communications were received with regard to these applications.

Mr. Weinstein stated the existing roof is in poor condition and needs to be replaced. Mr. Weinstein stated Sam Stevens from Elite Roofing will replace the existing roof of 2100 square feet with a Mule Hide brand 0.060 Mil EPDM roof system. Mr. Weinstein stated there is a small roof in back that is in need of repair. Mr. Stevens will remove the rotted portion of that roof and plywood and replace it with shingles in a charcoal color to match the existing shingle roofing. Mr. Weinstein provided samples of the materials to be used. Mr. Dattilo stated he spoke with Mr. Stevens about the scope of work. Mr. Weinstein got Mr. Stevens on the phone to clarify that the concrete caps will not be touched and the copper will be reused, not replaced. Mr. Stevens explained there was boiler plate language in the proposal that did not accurately reflect the scope of work for this project. There was a discussion about how far the transition should run up the pitched part of the back roof. It was stated a larger transition is a better roofing option.

MOTION by Joseph Dattilo to close the public hearing at 7:45 p.m.

SECONDED by James Vibert

VOTE: In Favor – Pratt Fox, Franco
Opposed - None

Motion passed 4-0.

VII. REGULAR MEETING

- 1. APPROVAL OF MINUTES - Public Hearing and Regular Meeting –
March 6, 2017**

Chairman Pratt Fox stated the record should note that Helen Wilson voted at last month's meeting, although she was not seated.

MOTION by Joseph Dattilo to approve the minutes of the March 6, 2017 regular meeting, with the above notation.

SECONDED by James Vibert, Sr.

VOTE: In Favor - Pratt Fox, Franco
Opposed - None

The motion passed 4-0.

2. COMMUNICATIONS

Mr. Sitko stated he received a communication from Alfred Smith, the Town Attorney regarding possible revisions to section 5.2.1c of the HDC Regulations regarding Repair, Replacement, Use of Substitute Materials.

MOTION by Joseph Dattilo to send the proposed revisions to section 5.2.1c of the HDC Regulations regarding Repair, Replacement, Use of Substitute Materials to public hearing on May 1, 2017.

SECONDED by James Vibert, Sr.

VOTE: In Favor - Pratt Fox, Franco
Opposed - None

The motion passed 4-0.

Mr. Sitko stated he received a communication from Alfred Smith, the Town Attorney regarding possible revisions to section 5.2.5 of the HDC Regulations regarding Solar Energy Systems and other renewable resources.

MOTION by Joseph Dattilo to send the proposed revisions to section 5.2.5 of the HDC Regulations regarding Solar Energy Systems and other renewable resources to public hearing on May 1, 2017.

SECONDED by James Vibert, Sr.

VOTE: In Favor - Pratt Fox, Franco

Opposed - None

The motion passed 4-0.

Mr. Sitko stated he received an email from Dan Esty requesting a meeting to discuss the window replacement project. Mr. Sitko stated he is meeting with Mr. Esty on Wednesday, April 12, 2017 at 9:30 a.m. at the Esty residence and asked Mr. Dattilo to join him.

Mr. Sitko stated he received a call from a broker regarding the property at 700 Wallingford Road. Although this property is not within the Historic District, the broker is interested in discussing the barn on this property. Chairman Pratt Fox stated the broker should call Greg Farmer at the CT Trust.

3. BUSINESS

- A. Certificate of Appropriateness #2017-003E/C
Sam Stevens, Elite Roofing, LLC
15 South Main Street
Roof Replacement

MOTION by Joseph Dattilo to approve Certificate of Appropriateness #2017-003C for roof repair and replacement.

SECONDED by Lisa Franco

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

The motion passed 4-0.

- B. Discussion re: window at 15 South Main Street

Mr. Weinstein stated he intends to replace the window by the air conditioning unit at 15 South Main Street. Mr. Weinstein stated originally he planned to replace this window with a replica, but found a company in Old Saybrook that may have an historic window that is the right size.

Eric Anderson of 383 West Main Street stated he has many historic windows and would be happy to see if he has a window the same size as the one Mr. Weinstein is replacing.

The Historic District Commission would prefer the window be replaced with an historic window, although that might require the filing of a new Certificate of Appropriateness.

C. Certificate of Appropriateness #2017-004C
Paul Johnson/Alison McWeeney
152 Cornwall Avenue
Installation of Photovoltaic System

Mr. Sitko stated the Historic District Commission should let the Applicant know what information they would like for the public hearing. Mr. Vibert stated he would like to see pictures from the road. Mr. Dattilo asked if stand off brackets will be used. Mr. Johnson stated the solar panels will follow the existing pitch of the roof and will not have stand off brackets.

Chairman Pratt Fox stated this application will be considered under the existing HDC regulations regarding solar panels, not under the proposed revised HDC regulations regarding solar panels.

MOTION by Joseph Dattilo to send Certificate of Appropriateness #2017-004C for the installation of photovoltaic system to public hearing on May 1, 2017.

SECONDED by James Vibert, Sr.

VOTE: In Favor - Pratt Fox, Franco
Opposed - None

The motion passed 4-0.

D. Certificate of Appropriateness #2017-005C
John Weinstein
15 South Main Street
Air Conditioning unit for Back of Building

Mr. Weinstein stated he would like to add a second air conditioning unit to the roof on the back of the building. He stated it will be similar in shape, size and capacity to the existing unit. Chairman Pratt Fox asked if there was a way to hide the units. Mr. Dattilo stated the units would be better off

on a concrete pad on the ground. Mr. Weinstein stated he will ask if it is possible to install both air conditioning units on the ground instead of on the roof, where the existing unit is currently located.

MOTION by Joseph Dattilo to send Certificate of Appropriateness 2017-005C for installation of an air conditioning unit for back of building with the possible modifications to public hearing on May 1, 2017.

SECONDED by Lisa Franco

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

The motion passed 4-0.

E. Committees

1. Education/Community Outreach

There was a brief discussion about revisiting these committees now that new HDC commissioners have been appointed.

2. Regulations/Rules

a. Design Guidelines

Chairman Pratt Fox stated a meeting will be held at 6:30 p.m. on May 1, 2017 to discuss the handbook which was never approved.

F. Chairman's Report

Chairman Pratt Fox stated she appeared before the town council to discuss the house on the Chapman property. Chairman Pratt Fox stated despite efforts to contact several members of the local government, she has received no response. Chairman Pratt Fox prepared a draft letter to the editor which was reviewed and approved by the members of the HDC. All commissioners agreed to have their names included on the letter to the editor.

Eric Anderson of 383 West Main Street stated the press about the Chairman Pratt Fox's appearance before the town council

regarding the Chapman property got his attention and he thanked her for doing so.

- G. Chairman Pratt Fox welcomed Lisa Franco as a new member of the Historic District Commission. Ms. Franco discussed her background with the commission.

X. ADJOURNMENT

MOTION by James Vibert, Sr. to adjourn at 8:45 p.m.

SECONDED by Joseph Dattilo

VOTE: In Favor - Pratt Fox, Franco
Opposed - None

The motion passed 4-0.

Attest:

Karen M. Gill
Recording Secretary