

**CHESHIRE HISTORIC DISTRICT COMMISSION
MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING HELD ON
MONDAY, MAY 7, 2018 AT 7:30 P.M.
CHESHIRE TOWN HALL - 84 SOUTH MAIN STREET
ROOM 210**

Commissioners Present:

Chairman Joseph Dattilo, James Vibert, Sr., Lisa Franco, George Pawlush, Helen Wilson and John Torello

Commissioners Absent:

Andrew Martelli

Staff Present:

Jerry Sitko, Economic Development Coordinator
David Veleber, Town Council liaison

Others Present:

Peter Taylor
John Weinstein
Sumon Suwan, Pho & Spice
Claire Boiano
Paul Johnson
Bob Lewis
Diane Calabro, Cheshire Historical Society

I. CALL TO ORDER

Chairman Dattilo called the meeting to order at 7:30 p.m.

II. ROLL CALL

The roll was taken.

III. SEATING OF ALTERNATES

Mrs. Wilson and Mr. Torello were seated as alternate commissioners by Chairman Dattilo for voting tonight.

IV. DETERMINATION OF QUORUM

A quorum was present.

V. PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

VI. Public Hearing**A. Certificate of Appropriateness #2018-001C
Peter Taylor
185 Cornwall Avenue
Solar Panels on Back Roof**

Mrs. Franco read the notice for this public hearing as it appeared in the Cheshire Herald on April 26, 2018 and stated that notarized, written proof that the abutting property owners were notified has been received by the Planning Department. Mr. Sitko stated one written communication was received from Jay N. Hershman of 262 Preston Road regarding this application. This communication was read into the record.

Mr. Sitko stated for the record that Mr. Taylor has been cooperative throughout the process of reconciling this matter. Chairman Dattilo echoed that sentiment.

Mr. Peter Taylor of 185 Cornwall Avenue stated in October of 2014 he hired a licensed contractor to install solar panels on his back roof. Mr. Taylor stated he was issued a building permit and the Building Department approved and inspected the installation. Mr. Taylor stated the solar panels can be seen from Preston Terrace through two separate properties when there is no vegetation on the trees. Mr. Taylor inquired as to how his solar panels came to the attention of the Historic District Commission. Chairman Dattilo stated he received an anonymous telephone call. Chairman Dattilo stated he and Mr. Sitko conducted due diligence and verified Mr. Taylor's solar panels could be seen from Preston Terrace, a public way. Mr. Taylor inquired as to whether or not the Historic District Commission has ever held a public hearing 3.5 years after work was completed. Mr. Sitko stated Mr. Taylor's application is not the first one to be heard in arrears. In fact, some projects started without a building permit and COA. Mr. Taylor was asked to file an application and attend the public hearing to address the need for a COA. Chairman Dattilo stated the Historic District Commission is in favor of solar within the district; however, as a regulatory commission must act in accordance with both state and federal regulations.

Bob Lewis of 195 Cornwall Avenue stated he can see Mr. Taylor's solar panels from his property and is considering a solar installation at his house.

Paul Johnson of 152 Cornwall Avenue stated he is present tonight to oppose Mr. Taylor's application on the principle that the application should not be required and the application fee should be waived. Mr. Johnson asked the commission the height of Mr. Taylor's panels. The height of Mr. Taylor's panels is 1.29 inches from the bottom of the panel to the roof. Mr. Johnson stated his application for solar panels was approved by

the Historic District Commission with stipulations last year on the same day the Historic District Commission subsequently amended the regulations regarding solar panel installations. Mr. Sitko read Section 5.2.5 of the Historic District Commission Regulations (as amended June 29, 2017):

5.2.5 Solar energy systems and other renewable resources: No application for a Certificate of Appropriateness for an exterior architectural feature, such as a solar energy system, designed for the utilization of renewable resources, shall be denied unless the Commission finds that the feature cannot be installed without substantially impairing the historic character and appearance of the District. A Certificate of Appropriateness for such a feature may include stipulations requiring design modifications and limitations on the location of the feature that do not significantly impair its effectiveness. Such stipulations may include, but are not limited to: 1. Alternatives to the primary elevation; 2. Panels placed at parallel plane with roof structure; and 3. Panels at maximum height of 4" when mounted.

Mr. Sitko stated an opinion was obtained regarding a statute of limitations from the town attorney on this matter before Mr. Taylor was contacted and asked to file an application.

Chairman Dattilo closed the public hearing at 7:56 p.m.

**B. Certificate of Appropriateness #2018-002C
John Weinstein
15 South Main Street
Walk-in Cooler**

Mrs. Franco read the notice for this public hearing as it appeared in the Cheshire Herald on April 26, 2018 and stated that notarized, written proof that the abutting property owners were notified has been received by the Planning Department. Mr. Sitko stated there were no written or verbal communications received on this application.

Mr. Weinstein stated Mr. Sumon Suwan of Pho & Spice would like to install an additional walk-in cooler on the outside of the building at 15 South Main Street. Mr. Weinstein stated the actual location of the new cooler may be closer to the back of the building than the submitted drawing indicates. Mr. Sitko stated he met with Mr. Weinstein and the town planner, Bill Voelker to discuss this matter. Whether Planning and Zoning approval will be necessary or not on this matter is still pending.

Chairman Dattilo asked the record to reflect his commendation to Mr. Weinstein for his work on restoring the building at 15 South Main Street.

Chairman Dattilo closed the public hearing at 8:03.

VII. Regular Meeting

1. Approval of Minutes - April 2, 2018

MOTION by Mr. Pawlusch to approve the Regular Meeting minutes of April 2, 2018.

SECONDED by Mr. Vibert and passed unanimously by all those present and voting.

2. Communications

A. Mr. Sitko stated a retirement dinner will be held for Michael Milone on June 21, 2018. For tickets and information, interested persons should contact the town manager's office.

B. Letter of April 10, 2018 to Mary Dunne DECD/SHPO regarding 2017 Annual Report.

3. Business

A. Certificate of Appropriateness #2018-001C
Peter Taylor
185 Cornwall Avenue
Solar Panels on Back Roof

MOTION by Mrs. Franco to approve Certificate of Appropriateness #2018-001C filed by Peter Taylor of 185 Cornwall Avenue for solar panels on back roof with no stipulations and a request to waive the application fee if possible.

SECONDED by Mr. Torello and passed unanimously by all those present and voting. The request to waive the application fee is duly noted, but not guaranteed.

B. Certificate of Appropriateness #2018-002C
John Weinstein
15 South Main Street
Walk-in Cooler

Chairman Dattilo stated he spoke with Jeanne Chesanow about this matter and it was determined that since the cooler will not be attached to the building and can be reversed. It will not affect the integrity of the historic structure. Chairman Dattilo stated the Historic District Commission will stipulate that the cooler be camouflaged in some way, i.e., screening, plantings, painting.

MOTION by Mrs. Wilson to approve Certificate of Appropriateness #2018-002C filed by John Weinstein for a walk-in cooler with the stipulation that it be camouflaged in some

way, i.e., screening, plantings, painting, that it not be attached to the building and that no significant changes be made to the location, spacing, etc. of the cooler.

SECONDED by Mrs. Franco and passed unanimously by all those present and voting.

**C. Certificate of Appropriateness #2018-004C
Claire Boiano
96 Cornwall Avenue
Replace damaged window**

Mrs. Boiano stated she would like to replace a damaged window with a vinyl replacement. Chairman Dattilo stated the Historic District Commission is bound by regulations that disallow approval of hollow core vinyl replacement windows in the District. Chairman Dattilo stated Ms. Boiano can restore the existing windows, replace it with a closely matched wood window, or an architecturally similar, semi-wood replica. After a brief discussion, Mrs. Boiano decided to withdraw her application in favor of researching other options. The Historic District Commission took no action on this matter.

**D. Certificate of Appropriateness #2018-005C
Cheshire Historical Society
43 Church Drive
Explanatory sign**

Diane Calabro stated the Cheshire Historical Society would like to install a granite mile marker found on Claire Boiano's property in the Lucille Williams Colonial Garden with a placard to explain the marker's historical significance. Mr. Vibert stated the mile maker is made of brownstone, not granite and should be kept indoors and out of weather elements. After a brief discussion, Ms. Calabro decided to withdraw her application. The Historic District Commission took no action on this matter.

E. Committees

1. Education/Community Outreach

There was no discussion on this matter.

2. Regulations/Rules

a. Design Guidelines

There was no discussion on this matter.

b. Handbook

There was no discussion on this matter.

3. Chairman's Report

Chairman Dattilo stated he would like the Historic District Commission to review and discuss Hartford's Historic District guidelines on solar installations.

4. Other

David Veleber introduced himself as the town council liaison to the Historic District Commission.

There was a brief discussion about filling the last vacancy on this Historic District Commission. Mr. Veleber stated Lou Nero's term has expired and the town is in the process of filling his position.

VIII. ADJOURNMENT

MOTION to adjourn by Mr. Vibert at 8:55 p.m.

SECONDED by Mrs. Franco and passed unanimously by all those present and voting.

Attest:

Karen M. Gill
Recording Secretary