

**CHESHIRE HISTORIC DISTRICT COMMISSION  
MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING  
HELD ON MONDAY, AUGUST 1, 2011 AT 7:30 P.M.  
CHESHIRE TOWN HALL – 84 SOUTH MAIN STREET  
ROOM 207 / 209**

Commission Members Present:

Chairman Jeanné Chesanow, Elizabeth Pratt Fox and John Torello – Voting Alternate

Commission Members Absent:

Eric Anderson and Joseph Dattilo

Staff Present:

Jerry Sitko, Economic Development Coordinator;

Others Present:

Paul Bowman of PABCO, Inc. and representing 168 South Main Street and 200 Old Town Road (departed at 10:05 p.m.); Phil, Jeff and Kevin Bowman of PABCO, Inc. (departed at 9:25 p.m.); Jay Willard of representing 168 South Main Street and 200 Old Town Road (departed at 9:25 p.m.); Sylvia Nichols, Town Council Liaison; Thomas Allard of A. W. Hastings & Co. (departed at 8:15 p.m.); Trevor Forbes and Jerry Fossey of Cheyenne Company (arrived at 7:45 p.m. and departed at 8:05 p.m.); Dorothy Druvva of 223 North Rolling Acres (departed at 9:25 p.m.);

**I. CALL TO ORDER**

Chairman Chesanow called the Continuation of the Public Hearing to order at 7:32 p.m.

**II. ROLL CALL**

The roll was called.

**III. SEATING OF ALTERNATES**

Chairman Chesanow seated alternate member, John Torello, for voting purposes during this meeting.

**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

Application for Certificate of Appropriateness - #2011-005C  
PABCO, Inc. and OTR Associates, LLC  
200 Old Towne Rd and 168 South Main Street  
Re: Special Design Project

Chairman Chesanow reconvened the Public Hearing of Certificate of Appropriateness application # 2011-005C for a special design project at 200 Old Town Road and 168 South Main Street, which was submitted by PABCO, Inc. and OTR Associates, LLC. She noted that Paul Bowman was present on behalf of this application. Mr. Bowman introduced a number of associates that were present to help in the presentation during the Public Hearing.

Mr. Bowman submitted Dr. James Sexton's resume and asked that it be added to the record for this Certificate of Appropriateness Public Hearing. Chairman Chesanow noted that Dr. Sexton had very impressive credentials.

Mr. Bowman stated that new supplement, with a revised table of contents, has been submitted for Commissioners to help review items of significance for this application. The new items have been highlighted in yellow.

Chimney: Mr. Bowman noted that the chimney at the Keeler Stove Shop was originally cinderblock construction, as shown in the picture of the last page of the supplement; it never had a brick face to it. Mr. Bowman noted that a chimney will be needed in the new building. Chairman Chesanow asked if the chimney would take on a double duty, based on the proposed use(s)? Mr. Bowman replied that he would have the hood exhaust and vent run through the chimney, incase there is a restaurant use for the building. Chairman Chesanow noted that the new chimney will be a similar dimension, in depth and height, of the chimney found on the Keeler House. Most of the chimney in the new building, like in the Keeler House, will be inside the building and then will come out the roof. Mr. Bowman noted that there are no plans for an internal fireplace in the new building.

Roof: The new building's roof will have a total rebuilt frame constructed of plywood with an ice and frost membrane and standard flashing. The roofing shingles will be black and architectural style. The rake and drip edge will be white or brown and Mr. Bowman is proposing to use copper and lead flashing. The valleys will be single cut method, which is visually more appropriate for the building. Mr. Torello asked if weathering or treated copper will be used? Mr. Bowman replied weathering. Mr. Bowman and his associates passed around samples of the proposed shingles and rake and drip edge.

Mr. Bowman is proposing to use composite PVC for the trim, fascia, skirt boards, trim boards and cornice. Representatives for Cheyenne Company will be speaking shortly about their products.

Gutters: The gutters on the new building will be either galvanized or galv-aluminum, half round with down spouts. The bottom of all the leaders will be going into the ground to an underground drainage system.

Exterior Trim: Trevor Forbes and Jerry Fossey of Cheyenne Company came forward to talk to the Commission about their company and the PVC composite products they make and use. They told the Commissioners that Cheyenne products were used on the Beale House restoration in Quincy, MA, which is owned by the National Parks Service. Cheyenne has been in business since 1964 specializing in developing architectural products and systems made from composite materials. Cheyenne was able to re-create the original trim pieces with their composite products to that they looked identical to the original pieces. Cheyenne has worked and continues to work with numerous institutions to assist in projects, including the US Coast Guard Academy cupola. Cheyenne composite products are easy to maintain and are long lasting. Mr. Fossey, of Cheyenne Company, note that their products are Department of Interior guideline compliant. Samples of the Cheyenne products were passed around to the Commissioners for their review.

Chairman Chesanow asked if the white trim was white thru and thru the Cheyenne composite product? Mr. Fossey replied yes, adding that it is machined just like a wood product. It was also noted that Cheyenne products can be painted and actually holds paint longer than wood because it does not absorb moisture, like wood does. Chairman Chesanow asked how long the composite products have been in use? Mr. Fossey replied that Cheyenne Company started making the composite trim pieces in the 1990's and it have been very heavily marketed ever since. The products have held up fine for over 20 years now. It was noted that if the if a building near the new proposed building on the Keeler property were stripped, primed and painted, there would visually be no difference between the wood and composite products.

Chairman Chesanow suggested that maybe a different color for the two buildings should be used, something soft and from the historic color collection. Although both buildings were white, the color difference might allow us to see the "grand old lady" not be out-shined by the new building.

Chairman Chesanow commented that she feels the use of new materials is OK for the new building on the property.

Chairman Chesanow asked if the Cheyenne product came in other colors, other than white? Mr. Fossey replied that generally their products are white, noting that they are fully paintable and accept paint very well. When asked how long the paint lasts on the Cheyenne products, Mr. Fossey replied that paint probably last as long or longer than on a wooden product because there is no moisture pushing the paint off, so it actually last longer. He also noted that he product should be primed and then painted.

Mr. Sitko asked to confirm that the National Park Service allowed the use of composite materials on their property and Mr. Forbes replied yes. A copy of the specifications for the Beale House of Quincy, MA with the Secretary of the Interiors Standards were left with Mr. Bowman by the Cheyenne representatives, if the Commission wanted to review them.

Windows: Thomas Allard from A. W. Hastings & Co. came forward to speak to the Commissioners about the proposed windows for the new building. Mr. Allard stated that he has been in the construction business for 27 years, 12 of which have been with this Marvin Windows & Doors distributor. Mr. Allard stated that aluminum-clad window products have been used in historic districts and showed the Commissioners a sample of the Harvey window aluminum clad product. He noted that sustainability is the key for this product. There is a Valspar coating with an aluminum substrate, which provides the best finish available against fading, chalking and acid rain. Mr. Allard noted that Marvin products are used a lot in institutional work around the country, for example it has been used at Yale University in their renovation projects. Marvin replicates wood windows with aluminum clad, to make them last longer. There have been a minimum of 2 churches in historic districts in Connecticut towns that have used their products. These Marvin windows are re-designed to replicate the wood windows. They have simulated blind stops; Marvin can also add historic thick sills that are 1 9/16<sup>th</sup> of an inch thick. Chairman Chesnow commented that they use very traditional lines and have surface applied mutons. Mr. Allard noted that Marvin received a 2006 Statewide Historic Preservation Award in Maine using their clad products. The Marvin windows have wood to the interior. Marvin can probably replicate the exact muton design from the original window and is known to be able to replicate older products. Marvin has 19 standard and select colors plus they can do custom colors. A sample of Marvin's color options was passed around to Commissioners.

Mr. Willard stated that he has been using the Marvin products in various projects since 1986, noting that Marvin is the leading forefront on re-creation of historic windows and doors. The replications are done almost to a "T" and are reasonably priced. Another big benefit of the Marvin products is their durability and R-value. It was noted that the width of the mutons could vary on the individual windows.

Mr. Willard noted that the Town Hall windows are Marvin windows.

Chairman Chesnow noted that the new building, on the north elevation near the little porch, there is a 1 over 1 window and asked about its proposed use? Mr. Bowman noted that it was taken from the original Keeler Stove Shop that is what was there 6 months ago. Chairman Chesnow suggested that maybe 6 over 6 windows would be more appropriate. Mr. Torello noted that there are 2 other 1 over 1 windows on the south side of the new building. Chairman Chesnow suggested that all the windows should be 6 over 6.

Siding: Mr. Bowman explained that the front of the new building will have all the original windows from the Keeler Stove Shop. The originals will be refurbished and re-used. Mr. Bowman stated that he has the original front siding and front posts. He is proposing using the wood clapboards from the original building. On the south side of the new building, Mr. Bowman stated that he would a fiber cement product, which

he used on the Squire Beech House. Chairman Chesanow stated that she was OK with the use of that product on the new construction. Mr. Bowman stated that he is proposing to use wood clapboards where the connector building connects to the Keeler House. Mr. Bowman also noted that he would like to keep the windows and clapboards intact at the connecting point of the 2 structures, incase someone takes the connector out between the two buildings, at some point in the future. Chairman Chesanow commented that she appreciates that thoughtfulness in the project.

Mr. Bowman stated that asbestos was removed from the original building before demolition. There was board and batten style vertical clapboards on the north elevation of the original Keeler Stove Shop. Mr. Bowman stated that he would like to use fiber cement board, in the same vertical style as what was originally there, because it is durable and easy to clean. He would like to continue the use of the same product on the other sides of the building, noting that he is unsure of the coloring.

The entry area for the lower level at the back commercial entrance will likely be similar to the back entrance at Cheshire Coffee but would like to come back to the Historic District Commission for their input at a later date, once it is finalized in his mind. He would like it to be simple but elegant. Commissioners agreed they would like to be able to have some input in the final design of the rear entrance of the new building.

Chairman Chesanow commented that the use of color and the board and batten siding will help to distinguish the 2 buildings. Also the rooflines break up the project to make it perceived as separate buildings.

Chairman Chesanow asked what the front bridging will be? Mr. Bowman replied that he would like use clapboards that are 4 ½ or 4 ¼ inches wide. With regards to the entrance, Mr. Bowman noted that the street level will be a walkway and landscaping. Chairman Chesanow suggested the use of a fence way with a garden area and walkway. Mr. Bowman noted that the doorway in the connector is a requirement as a need for egress and per building code, it has to swing out. It was noted that vehicles passing by will only see the entrance for a brief snapshot because it is set back from the roadway. Mr. Bowman noted that the Commissions suggestions seem like a good idea and he will see what he can incorporate.

Chairman Chesanow stated that the new building seems well proportioned, noting that the roof line is only a little higher. She is pleased with the windows and doors for the new building. Mr. Bowman stated that he would be refurbishing and reusing the original doors from the Keeler Stove Shop.

Mr. Bowman noted that there is only about an 8 inch difference between the new building and the Keeler House; the new building will be higher. The brick on the north side is 3 feet lower than the Keeler House. Mr. Willard noted that the eave line on the building to the north is very low. When asked if the eave line or roof line should be more prominent, Mr. Torello replied that as long as the new building reflects what was there, he thinks it will be fine.

Mr. Bowman noted that they have matched the floor lines between the two buildings. The front sidewalk could be raised 1 foot, if you look at the actual sidewalk; it is

depressed and should be raised. The front porch of the Keeler Stove Shop was right at the front sidewalk but with the new building he has kept it back a little. Chairman Chesanow noted that even if the front door of the new building isn't used, it should look as if that's the door to go to.

Councilwoman Nichols apologized for not making the first Public Hearing on this application and asked the applicant about the proposed uses of the buildings? Mr. Bowman replied that the new construction would be a mixed use, if the Planning and Zoning Commission approves it. He is thinking definitely commercial on the lower level and probably on the second floor. There will be a studio apartment on the upper floor. The south side building will be strictly residential for the top 2 floors and the lower level will be either an apartment or commercial use. The adjoining section of the two buildings would be part of the commercial section.

Mr. Torello commented that he had no problems with the items presented, so far. He asked where the high point of Route 10 is, in relation to this property? Mr. Bowman replied that he believes it is a little south of the existing building, and then the grade is lower in either direction of Route 10.

Ms. Pratt-Fox asked if the supports of the porch will be the same height as the original building? Mr. Bowman replied that the height of the porch over the front door may be kicked up an extra 6 inches for the light fixture but it will be very similar to what was there. He noted that they have the entire porch trim dimensions from the original building to help with the new construction.

Mr. Torello asked if on the "new" Stove Shop front façade, would the applicant be re-using the original clapboards on the lower section, if they are in good enough condition? Mr. Torello added that he would be OK with the use of composite on the new construction. Mr. Bowman replied that they did strip everything they could from the Keeler Stove Shop exterior on the day of demolition. He added that he appreciated the option of using composite on the new construction. He will have to look at the condition of the clapboards that were saved, when making his final decision. Chairman Chesanow added that she believed the use of new materials for the new construction may be appropriate.

Chairman Chesanow asked about the gutter hangers? Mr. Bowman replied that he was not sure, he may use the hangers that go under, where the longer eaves allow. The hangers will be a galvanized material with a fading patina.

It was noted that with regards to the new building and connector section, no shutters would be used on the exterior.

Keeler House: Mr. Bowman stated that with regards to the existing Keeler House, he would like to restore it as best as he can. Every window will be refurbished, including the shutters. They will all be restored and re-hung

Chimney: Mr. Bowman noted that the chimney on the house is in rough shape. He noted that he does have bricks from the Stove Shop that he can use to make the necessary repairs. Chairman Chesanow reminded Mr. Bowman to use the right type of mortar for the repairs.

PUBLIC COMMENT:

Dorothy Drufva of 223 North Rolling Acres asked what Mr. Bowman's idea of refurbishing a window is? Mr. Bowman replied that the windows would be removed, the paint would be stripped, the panes would be pulled out, epoxy would be used on any gauges or loose mutons, the window would be primed and painted, the panes re-inserted and re-glazed, new ropes and chains would be installed. The windows will be all original to what is there today.

Mr. Bowman noted that the exterior clapboards are also in rough shape on the Keeler House but he will make every effort to restore them. He noted that he is not sure if they are spruce or pine.

Roofing: Mr. Bowman stated that the same black architectural shingles will be used on the house as is used on the new construction building.

Mr. Bowman commented that all the trim, fascia, etc. have been logged by Dr. Sexton for the Keeler House. Any replacement pieces will be done in wood.

Mr. Bowman noted that the South and North sides of the Keeler house will remain the same. On the East side, what has been labeled as appendage # 3, to the north, is falling off of the building. Behind this appendage is the original brick wall of the house, which will stay revealed as result of this project. With regards to appendage # 2, Mr. Bowman stated that he is not sure what it was used for, maybe an open section from a later addition, but he would like to remove it. There is a window behind appendage # 2, which will stay. Mr. Bowman also noted that the ridge and rafters are separating in appendage # 3. In the lower back brick section, Mr. Bowman is proposing the addition of 3 windows and a doorway to match the house.

Mr. Bowman explained that the second floor, front porch was added over a metal roof from the first floor. It appears that at first the porch was just screened in and later windows were added to enclose it. Mr. Bowman is proposing that the second floor be removed so that the house will look like it did prior to the porch being added.

Chairman Chesanow commented that she is OK with the back 2 appendages being removed but the front has always provided a lot of character and she may want to see it kept, she would miss the details. Mr. Bowman replied that there is no functionality and the porch is completely shot. Ms. Pratt-Fox noted that the front porch has been on the house longer than it hasn't been on the house, even knowing how the house was before. Mr. Bowman noted that the balustrades don't match anything else on the house.

Ms. Pratt-Fox commented that James Sexton had said that the whole porch is very awkward. The floor of the second floor porch is at windowsill height. Access to the porch is through a door, out from a landing at the top of the stairs. Mr. Bowman commented that the porch has to be completely removed, either way, and depending on the decision that is made on this application, completely rebuilt. There is no functionality, if there was, it would be kept.

Mr. Torello suggested that the elements that are salvageable might be able to be used elsewhere on the property. He noted that the railing on the porch shows that someone went to extreme to make sure the spacing on it was tight. Mr. Bowman

and Mr. Willard suggested that maybe the railing could be re-used as fencing in front of the house. Mr. Torello added that if the decking is high, it might need fencing. Mr. Bowman noted that there is a metal roof under the second floor porch, which will look sharp. It is a flat pan, interlocking roof. If not salvageable, Mr. Bowman stated that he would still keep it a metal roof.

Chairman Chesanow commented that she does like the upper porch but she also likes Mr. Torello's idea. Ms. Pratt-Fox commented that the second floor porch has been on the house longer than it has been off, but if it has to come off, she is not sure how she feels about that.

Ms. Pratt Fox noted that there are 4 brackets on the porch that she would like to see stay, noting that maybe they were from a swing.

Chairman Chesanow asked about the exterior doors, especially at the back of the building? Mr. Bowman noted that a 4 panel, raised door was found in the basement and will be re-used on the front of the connector section. He noted that more detail work still needed to be done on the lower store entranceway.

PUBLIC COMMENT:

Ms. Druvva of 223 North Rolling Acres commented that she wished the Victorian House were honored more, it will be neat to have a replica of the Stove Shop but she wishes it wasn't attached to the house. Ms. Druvva commented that was "sad to see the original Stove Shop torn down". She suggested that there be no connector between the two buildings but rather maybe some gardens to show more focus on the Victorian house. Mr. Bowman replied that the connector provides more square footage to help make it a more viable commercial use building. Ms. Druvva stated that if Mr. Bowman walks away from this project, the Keeler House will still continue rotting.

Mr. Torello asked if it is know, which came first, the Stove Shop or the house? Chairman Chesanow noted that during the Walk Back in Time, it was discussed that the house was built first then the Stove Shop when Keeler came back from the Civil War.

Chairman Chesanow commented that the applicant could come back to the Commission to discuss the rear entrance details for the proposed restaurant area, on the back of the new construction building, as well as to review the signs for the property.

Mr. Torello commented that with regards to the appropriateness of separate colors for the 2 buildings, he didn't think it was necessary. The massing is such that it is not necessary, especially since they have been seen as white most of our lives.

Chairman Chesanow asked if storm windows will be used on the Keeler House? Mr. Bowman replied that he will have to come back to the Historic District Commission if he decides to use storm windows. Chairman Chesanow stated that she would send Mr. Bowman a list of suggested storm window vendors.

Chairman Chesanow submitted some possible color combination to consider for the exterior of the buildings to Mr. Bowman. It was noted that dark green is the longest lasting paint color.

It was noted that if an item on an approved Certificate of Appropriateness application is changed, the Commission can review the proposed change and then decide to approve or deny it. The signs for this project will have to be presented under a new Certificate of Appropriateness application. Chairman Chesanow commented that the rear entrance(s) could be addressed later, as an amendment to the original Certificate of Appropriateness.

Commissioners agreed that a stipulation that the applicant should use a vendor from the Commission's approved storm window vendor list, should be included, if they vote to approve this project.

Chairman Chesanow stated that she appreciated the numerous people and materials that were brought in to the Public Hearings to help the Commission gather enough information so they can make their decision.

Chairman Chesanow closed the Public Hearing at 9:20 p.m.

## **VII. REGULAR MEETING**

Chairman Chesanow called the Historic District Commission's Regular Meeting of August 1, 2011 to order at 9:30 p.m.

### **1. APPROVAL OF MINUTES – July 5, 2011 Public Hearing & Regular Meeting**

**MOTION** by Jeanné Chesanow to accept the minutes of the July 5, 2011 Public Hearing and Regular Meeting of the Historic District Commission with the corrections noted below. **SECONDED** by John Torello.

Corrections to the July 5<sup>th</sup> Public Hearing and Regular Meeting minutes: Page 2, section A, last sentence should read, "...continuation of the pavers into St. Peter's Church."; Page 5, first paragraph, first sentence the following should be added, "...communication on this project, for which Mr. Sexton and Ms. Pratt-Fox had separate contracts and were not business partners."; Page 5, fifth paragraph, second to last sentence should read, "Regarding the set back, Mr. Bowman said the new building will be 2 feet back."; Page 6, third paragraph, last sentence should have the following added, "...side of the buildings, curve roof in back from the parking lot and..."; Page 7, fifth sentence should read, "...building, windows 6 over 6."; Page 7, tenth sentence should read, "...could be a Greek Revival design."; Page 9, fifth paragraph should read, "...to see the roof line of the new building and the visibility from the Historic District."; Page 9, seventh paragraph should read, "...discretionary powers to comment on areas near the Historic District, but not in the

District.”; Page 12, third paragraph, second sentence should read, “...this magazine has information regarding economics related to different grants from all Federal...”

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

The motion passed 3 – 0.

## **VII. COMMUNICATIONS**

There were no communications to the Historic District Commission.

## **VIII. BUSINESS**

- A. Application for Certificate of Appropriateness - #2011-005C  
PABCO, Inc. and OTR Associates, LLC  
200 Old Towne Rd and 168 South Main Street  
Re: Special Design Project

Chairman Chesanow stated that the Certificate of Appropriateness application from PABCO, Inc. and OTR Associates, LLC regarding a Special Design Project, located at 200 Old Towne Rd and 168 South Main Street must be decided by August 14, 2011, which is a Sunday. She suggested that Commissioners discuss and if ready, decide on this application tonight.

Chairman Chesanow suggested that the Commission stipulate that the storm windows for the Keeler House should be from the approved vendor list regarding storm windows that the Historic District Commission has put together. She also noted that any signs for the property will be reviewed under a new Certificate of Appropriateness application.

Mr. Torello commented that there are 3 major changes proposed in this project. The removal of the 2 appenditures in the back of 168 South Main Street; the addition of windows on the lower level in the back of the same building and the removal of the second floor front porch. Mr. Torello stated that he can accept the removal of the 2 rear appenditures and the addition of windows, especially since the back of the house is very large. He added that the change in the rooflines divides the back of the buildings up nicely. Mr. Torello commented that the attention to detail in the back of the Keeler buildings shows respect for the elements that should be preserved.

Mr. Torello stated that in the spirit of what has been presented, he feels he has enough information to make an informed decision tonight on this application. He added that he is very pleased with the work that is proposed to be done on the house. The applicant has really shown a knowledge of the Secretary of the Interior's Standards and shown true willingness to follow them. This project is commendable, given the condition of the property and the amount of work to be done on it.

With regards to the site plan, Commissioners agreed that they were in favor with the lighting fixtures proposed, with the suggestion of using a lighting option that would allow for hanging baskets. The Commission also suggests a walkway to go around the new building to the back of the property and parking lot, along with a railing for the sloped walkway.

With regards to the front, second floor porch Chairman Chesanow asked for the Commissioner's opinions. Mrs. Pratt-Fox stated that the vote to remove the second floor front porch is not easy because it has been there a long time, even if is not original to the house. The reality is the cost to take it off and rebuild it compared to removing and restoring other items from the property could be a major impact on the project.

Mr. Torello commented that the house will be less interesting without the second floor porch, but there will be cleaner lines without the porch. He also suggested that the bay window will stand out more without the second floor porch.

Ms. Pratt-Fox asked if the Commission could suggest or stipulate that the applicant salvage and re-use the decorative elements from the second floor porch? Chairman Chesanow replied that the Commission could strongly encourage the appropriate use of them elsewhere on the property. Ms. Pratt-Fox asked if the Commission wants to see the proposed new uses for a chance to comment on them? Chairman Chesanow suggested that the applicant could come to the Commission as advisory and not file a separate Certificate of Appropriateness application, for the Commission's input. Mr. Torello added that it would be nice to see the elements from the porch tied into the project. Ms. Pratt-Fox suggested that perhaps they could be used on the rear elevation. Mr. Torello suggested that perhaps some of the elements could be used in the interior of the proposed restaurant or maybe part of the exterior pergola or to soften the rounded roof.

**MOTION** by Elizabeth Pratt-Fox that the Historic District Commission approves the PABCO, Inc. and OTR Associates, LLC Certificate of Appropriateness application #2011-005C for a Special Design Project at 200 Old Towne Rd and 168 South Main Street for new construction and additions with the stipulation that the approach to the front porch of the new building be created with a presence. With regards to the Keeler House, the Commission stipulates that the applicant may use storm windows from a manufacturer list supplied by the Historic District Commission. Additionally the Commission stipulates that the decorative features on the upper porch façade on the Keeler House, such as but not limited to the balustrades, fascia, etc., be salvaged and re-used elsewhere in the project with the design for these features being subject to Historic District Commission review approval, not through a Certificate of Appropriateness. With regards to the site plan for the area around the new construction, the Commission's advisory review suggests a continuous sidewalk from Old Town Road to the restaurant with pedestrian scale light fixtures be selected with brackets to hang plants off of. **SECONDED** by John Torello.

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

The motion passed 3 - 0.

Commissioners agreed that the applicant did a great job planning and then presenting this huge project, adding that it will be a “big plus” for the Town.

B. Chairman’s Report

Chairman Chesanow reminded Commissioners that they should notify the Planning Department if they can not make a Historic District Commission meeting, within 24 hours of the meeting, per the Rules of Procedure for the Commission.

C. Regulations / Rules Committee

Mr. Sitko informed the Commissioners that the Assistant Town Attorney is review the proposed changes for the Rules of Procedure and Historic District Commission Regulations. After they are reviewed, there will be a Public Hearing to get comments from the Public.

D. Follow-up Activities to Meeting with Property Owners

There was nothing additional to report regarding follow-up activities to meeting with the property owners within the Cheshire Historic Districts.

E. Education / Community Outreach Committee

Ms. Pratt-Fox stated that the 3 part lecture series is coming together for this Fall. She has already received a commitment from Architectural Historian, Bruce Clouette to discuss “Cheshire 25 years ago”, which will include information from when Mr. Clouette was in Town doing the Historic Inventory Resource Data Sheet project. This speech will be held on September 26<sup>th</sup> at St. Peter’s Church. The second lecture in the series will be held at Temple Beth David on October 6<sup>th</sup> with Jeanné Chesanow speaking about Cheshire from 1986 forward. A third lecture will be held later in October at the First Congregational Church with 4 barn owners from Cheshire who will talk about saving historic barns.

Ms. Pratt-Fox stated that Catherine Donegan is preparing a mailer for the lecture series, which will be sent out to all property owners and barn owners built before a specific year.

F. 22 Pine Terrace

Mr. Sitko stated that the Town of Cheshire’s Historic District Ordinance needs to be changed by the Town Council due to a clerical error regarding the inclusion of 22 Pine Terrace in the Cornwall Avenue – Town Center Historic District. It was noted

that the Connecticut Commission on Culture and Tourism will also need to be made advised of this correction, per Town Attorney Glovach.

**MOTION** by Jeanné Chesanow that the Historic District Commission recommends that an error in the Historic District Ordinance (Section 2-83 of the Cheshire Code of Ordinances) be corrected by removing 22 Pine Terrace, which was mistakenly included on a list of properties in the proposed Cornwall Avenue – Town Center Historic District. **SECONDED** by Elizabeth Pratt-Fox.

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

The motion passed 3 - 0.

G. Other

None.

#### **VIII. ADJOURNMENT**

**MOTION** by John Torello that the Historic District Commission regular meeting of August 1, 2011 be adjourned at 10:11 p.m. **SECONDED** by Elizabeth Pratt-Fox.

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

The motion passed 3 - 0.

Respectfully submitted:

Tracey M. Kozlowski  
Recording Secretary