

**CHESHIRE HISTORIC DISTRICT COMMISSION  
MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING HELD ON  
MONDAY, MAY 6, 2019 AT 7:30 P.M.  
CHESHIRE TOWN HALL - 84 SOUTH MAIN STREET  
ROOM 210**

Commissioners Present:

Chairman Joseph Dattilo, James Vibert, Sr., George Pawlush, Helen Wilson, Andrew Martelli and John Torello

Commissioners Absent:

Lisa Franco

Staff Present:

Jerry Sitko, Economic Development Coordinator

Others Present:

Stephen Mulholland  
Matt and Catherine Cavanaugh  
Theodore Zanker  
Diane Calabro  
Brenda Campbell and son

**I. CALL TO ORDER**

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

**II. ROLL CALL**

The roll was taken for the meeting.

**III. SEATING OF ALTERNATES**

Chairman Dattilo seated Mrs. Wilson and Mr. Torello as Alternate commissioners for voting.

**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 #2019-001  
First Congregational Church  
111 Church Drive  
Signage

Chairman Dattilo opened the public hearing at 7:32 p.m. Mr. Sitko read the public notice as it appeared in the Cheshire Herald on May 2, 2019 and stated that notarized, written proof that the abutting property owners were notified has been received by the planning office. Mr. Sitko stated no communications were received with regard to this application.

### Discussion

Steve Mulholland reiterated the plan for a new sign sign for the First Congregational Church, as well as the relocation of a smaller sign to Cornwall Avenue. Mr. Sitko stated the application meets the requirements of the sign regulations and Mr. Mulholland stated the Beautification Committee has also reviewed the proposed sign application.

As to illumination, Mr. Mulholland stated the new sign will be internally lit. It was noted this would be the first internally lit sign in the Historic District. Mr. Mulholland stated the only modification to the smaller sign will be its location. The new proposed sign will have the website on it instead of the street address as is on the current sign.

Mr. Vibert said, in his opinion, the proposed sign does not meet the standards of the HDC guidelines. There was a discussion.

### Public Comment

Rachel Plank of 22 Pine Terrace asked if the location of the smaller sign has been surveyed. Mr. Mulholland stated there was discussion of having an updated survey done. Ms. Plank stated she would be interested to see the property lines staked out prior to relocating the sign.

Diane Calabro of 1731 Peck Lane and President of the Cheshire Historical Society stated as abutters they have no objection to the new sign. Ms. Calabro inquired about the timing of the illumination, will it be on all night or on a timer? Mr. Sitko stated the church is in an R20 zone so is not regulated to limited hours of illumination. Ms. Calabro recommended more signage to identify the Parsonage. There has been confusion on walking tours and Ms. Calabro believes even a small plaque could make a difference.

Chairman Dattilo closed the public hearing at 7:50 p.m.

- B. Certificate of Appropriateness #2019-002  
Matt and Catherine Cavanaugh  
479 Mount Sanford Road

### Miscellaneous Improvements and Maintenance

Chairman Dattilo opened the public hearing at 7:52 p.m. Mr. Sitko read the public notice as it appeared in the Cheshire Herald on May 2, 2019 and stated that notarized, written proof that the abutting property owners were notified has been received by the planning office. Mr. Sitko stated no communications were received with regard to this application.

Mr. Sitko stated the only communication was from the applicant with regard to proposed skylights.

#### Discussion

Mr. Cavanaugh stated during demolition a roof leak was discovered and he would like to use the opportunity to add skylights. After a brief discussion, it was determined that the proposed skylights are not visible from a public way and will be installed on the back of the house which is an addition to the historic structure.

Mr. Cavanaugh reiterated his plan to replace the water table board with flashing and a drip cap. It was specified that all replacement materials should be made of wood.

Mr. Steve Cavanaugh (Matt's father) inquired about removing the front porch, which is in disrepair, and replacing it with layered stone. Chairman Dattilo stated since it is a change in materials, an application would need to be filed with the Historic District Commission.

There was a discussion about the proposed Kentucky style fencing around the approximately 18' area where the septic tank is located.

Mr. Cavanaugh stated he would like to add river rocks to the driveway for parking.

Chairman Dattilo closed the public hearing at 8:15 p.m.

Mr. Theodore Zanker of 440 Mt. Sanford Road introduced himself to Matt and Catherine Cavanaugh, welcomed them to the neighborhood and extended his support for the work they are doing on the house.

## **VII. REGULAR MEETING**

### **1. Approval of Minutes - Regular Meeting of April 1, 2019**

**MOTION** by Mr. Vibert to approve the regular meeting minutes of April 1, 2019 as submitted.

**SECONDED** by Mr. Martelli and passed unanimously.

## 2. Communications

Mr. Sitko stated a letter to property owners was included in the meeting packet..

3. Certificate of Appropriateness #2019-001  
First Congregational Church  
111 Church Drive  
Signage

It was restated that this application has met the requirements of the town's sign regulations and was reviewed by the Beautification Committee. Chairman Dattilo stated if approved this will be the biggest sign in the district. Mr. Vibert stated concerns about the internal lighting. Mr. Torello stated the sign was well designed and nice to look at, but questioned the historical appropriateness of its contemporary style. Mr. Vibert reiterated that the relocation of the smaller sign warrants its own application.

There was a lengthy discussion.

**MOTION** by Mr. Vibert to reject Certificate of Appropriateness #2019-001 as presented for the reasons that the new sign should be historically appropriate for the district and the relocation of the smaller sign must be included in the new application.

**SECONDED** by Mr. Martelli and passed unanimously.

4. Certificate of Appropriateness #2019-002  
Matt and Catherine Cavanaugh  
479 Mount Sanford Road  
Miscellaneous Improvements and Maintenance

The commissioners considered the Cavanaugh's application one item at a time:

- a. Rip and replace water table - It was stipulated the new water table board should be historically accurate. Rot free material cannot be used. The drip caps must be made of wood.
- b. Lantern (front porch) - Mr. Cavanaugh stated he is not ready to undertake this project at this time. It was removed from consideration for the purposes of this hearing.
- c. Trim on windows - It was stipulated the trim must be historically accurate and made of wood, same as the existing with the addition of drip cap and flashing.
- d. Parking - River rocks to be added to designate a clear parking area.
- e. Fencing around septic tank - After discussion, the Historic District is

in favor of a fence being installed around the septic tank; however the style should be more historically accurate. A low profile split rail style was stipulated.

- f. Kitchen window replacement - The window replacement is not on an historic structure and the commissioners were in favor of the window style chosen by the homeowner.
- g. Move existing back door 3-4 feet - This modification is exempt because it is not on an historic structure.
- h. Skylights - It was determined that the proposed skylights are not visible from a public way and will be installed on the back of the house which is an addition to the historic structure.

**MOTION** by Mr. Vibert to approve Certificate of Appropriateness #2019-002 with the above stipulations.

**SECONDED** by Mr. Pawlush and passed unanimously.

## 5. Committees

- 1. Education/Community Outreach
  - a. Letter to Property Owners

A motion to accept the Letter to Property owners was made under Agenda Item VII/2. Communications.

- 2. Regulations/Rules
  - a. Design Guidelines  
There was no discussion.
  - b. Handbook  
There was no discussion.

- 3. Chairman's Report

There was no Chairman's Report.

- 4. Other

Brenda Campbell and her son attended tonight's meeting as part of his work to become an Eagle Scout.

**VIII. ADJOURNMENT**

**MOTION** to adjourn by Mrs. Wilson at 8:52 p.m.

**SECONDED** by Mr. Martelli and passed unanimously.

Attest:

Karen M. Gill  
Recording Secretary