

**CHESHIRE HISTORIC DISTRICT COMMISSION  
MINUTES OF THE REGULAR MEETING  
HELD ON TUESDAY, SEPTEMBER 6, 2011 AT 7:30 P.M.  
CHESHIRE TOWN HALL – 84 SOUTH MAIN STREET  
ROOM 210**

Commission Members Present:

Chairman Jeanné Chesanow, Joseph Dattilo and Elizabeth Pratt Fox

Commission Members Absent:

Eric Anderson and John Torello – Alternate

Staff Present:

Jerry Sitko, Economic Development Coordinator

Others Present:

Linda Libengood of 107 Cornwall Avenue (departed at 7:45 p.m.); Jean McKee of 532 South Brooksvale Road (departed at 8:05 p.m.); Sylvia Nichols, Town Council Liaison (arrived at 7:45 p.m.)

**I. CALL TO ORDER**

Chairman Chesanow called the meeting to order at 7:35 p.m.

**II. ROLL CALL**

The roll was called.

**III. SEATING OF ALTERNATES**

No alternate members were seated 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. APPROVAL OF MINUTES – August 1, 2011 Public Hearing & Regular Meeting**

**MOTION** by Elizabeth Pratt-Fox to accept the minutes of the August 1, 2011 Public Hearing and Regular Meeting of the Historic District Commission with the correction of page 12, section E, last sentence of the first paragraph should read, “A third lecture will be held on November 6<sup>th</sup> at the First Congregational Church...”. **SECONDED** by Jeanné Chesanow.

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

The motion passed 3 – 0.

**VII. COMMUNICATIONS**

Mr. Sitko informed the Commissioners that he received a Certificate of Appropriateness application from the Spurling Thomas on behalf of the Thayer McKee Family Trust for work at 532 South Brooksvale and asked if the Commissioners would like to add it to their agenda for tonight’s meeting.

**MOTION** by Jeanné Chesanow that the Historic District Commission adds to tonight’s agenda item “A1. Application for Certificate of Appropriateness from Spurling Thomas on behalf of the Thayer McKee Family Trust for work at 532 South Brooksvale”. **SECONDED** by Elizabeth Pratt-Fox.

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

The motion passed 3 - 0.

1. Letter of August 2011 from CT Trust for Historic Preservation

Commissioners reviewed the letter from the CT Trust.

**VIII. BUSINESS**

- A. Application for Certificate of Appropriateness - # 2011-006C  
Linda Libengood, 107 Cornwall Avenue  
Re: Fence Replacement and Addition of Arbor at Gate Entrance

Chairman Chesanow reviewed the Certificate of Appropriateness application of Linda Libengood of 107 Cornwall Avenue regarding fence replacement and the addition of an arbor at the gate entrance. Chairman Chesanow commented that the application appears

to be complete. She asked the applicant if the replacement fence for this application would be the same as the other fence? Ms. Libengood replied that the proposed new fencing will be further back in the yard and will match the other fencing on the property. Chairman Chesanow noted that a Certificate of Appropriateness is required because of the change in material for the fence. Chairman Chesanow reminded the applicant that once a Public Hearing is scheduled, she must notify the abutting property owners and submit proof by the start of the Public Hearing.

**MOTION** by Joseph Dattilo that the Historic District Commission set a Public Hearing for September 19, 2011 at 7:30 p.m. for the Certificate of Appropriateness application of Linda Libengood of 107 Cornwall Avenue to replace fencing and add an arbor at the gate entrance. **SECONDED** by Elizabeth Pratt-Fox.

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

The motion passed 3 - 0.

Chairman Chesanow asked if it would be OK for Commission members to individually visit the property before the Public Hearing? Ms. Libengood stated it would be OK as long as Commissioners called ahead to give notice because she has 2 dogs on the property.

A1. Application for Certificate of Appropriateness - # 2011-007C  
Thayer / McKee Family Trust, 532 South Brooksvale Road  
Re: Partial Barn Replacement

Chairman Chesanow asked Ms. McKee if Spurling Thomas, the applicant for this Certificate of Appropriateness, would be available for a September 19<sup>th</sup> Public Hearing? Ms. McKee replied yes, he would be available, adding that the advanced notice is helpful.

Mr. Sitko explained that the applicant would like to construct a new barn within the existing barn on the property as well as remove a garage from the barn. Ms. McKee stated that the Thayer / McKee Family Trust is buying an old tobacco barn to “slide into the existing barn”, which they lost the back of during the heavy snow this past Winter. The “new” barn is slightly larger than the existing barn, so this will allow for a place for the truck to be parked under. The process will be to take down the tobacco barn from its current location, carefully marking all of the pieces and then re-build it at 532 South Brooksvale. They are hoping this will allow them to preserve the front of the existing barn and add a “new” old barn to the rear part that has collapsed.

Mr. Dattilo commented that this is a clever application and use of the old barn. Chairman Chesanow commented that it would be interesting to know a little of the history of the barn.

Ms. McKee stated that the Family Trust may be interested in re-roofing the other 2 barns on the property at the same time as these barns, adding that maybe they should add it to this Certificate of Appropriateness application. Mr. Dattilo commented that it would look a lot better if they were all done together and asked for material samples to be brought to the Public Hearing for this application.

Mr. Sitko agreed that the re-roofing of the other barns on the property should be added to this Certificate of Appropriateness application.

Ms. McKee stated that it should take about 2 weeks to disassemble the “new” barn and then all the materials will need to be trucked to Cheshire.

**MOTION** by Jeanné Chesanow that the Historic District Commission set a Public Hearing for September 19, 2011 at 7:30 p.m. for the Certificate of Appropriateness application of the Thayer / McKee Family Trust for their property located at 532 South Brooksvale Road for a partial barn replacement and re-roofing projects. **SECONDED** by Joseph Dattilo.

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

The motion passed 3 - 0.

Chairman Chesanow reminded Ms. McKee that abutting property owners will need to be notified of the Public Hearing and asked that sample materials be brought to the Public Hearing for Commissioners to review.

Ms. McKee noted that the concrete floor of the existing barn was installed in either 1918 or 1919, per her grandfather’s letters during World War I.

B. Chairman’s Report

Chairman Chesanow noted that she had nothing additional to report.

C. Regulations / Rules Committee

Town Attorney Glovach, per Mr. Sitko, is still reviewing the proposed changes to the Rules of Procedure and Historic District Commission Regulations.

D. Follow-up Activities to Meeting with Property Owners

Mr. Sitko stated that he sent the report regarding the removal of 22 Pine Terrace from the Cornwall Avenue / Town Center Historic District to Town Manager Milone. He noted that the report may go to the Town Council’s Ordinance Review Committee before it goes to the

full Town Council membership. Councilwoman Nichols noted that she has not seen it on the Ordinance Review Committee agenda, yet.

E. Education / Community Outreach Committee

Ms. Pratt-Fox stated that a brochure mailing went out already for the upcoming lecture series. She noted that 4 historic barn owners have committed to the final lecture on November 6<sup>th</sup>. Both Ms. Pratt-Fox and Mr. Sitko commented on the great job that Ms. Donegan had done on creating the lecture series brochures.

F. Other

Ms. Pratt-Fox reported that the historic barn information the Commission worked on for the Connecticut Trust is up on their web site now; there are 105 barns listed for Cheshire on the web site. Mr. Dattilo suggested organizing another November bus tour to research additional Cheshire barns, which Commissioners agreed they could discuss as the time gets closer, to see who would be available.

**VIII. ADJOURNMENT**

**MOTION** by Elizabeth Pratt-Fox that the Historic District Commission regular meeting of September 6, 2011 be adjourned at 8:17 p.m. **SECONDED** by Joseph Dattilo.

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

The motion passed 3 - 0.

Respectfully submitted:

Tracey M. Kozlowski  
Recording Secretary