

**CHESHIRE HISTORIC DISTRICT COMMISSION  
MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING  
HELD ON MONDAY, SEPTEMBER 19, 2011 AT 7:30 P.M.  
CHESHIRE TOWN HALL – 84 SOUTH MAIN STREET  
ROOM 210**

Commission Members Present:

Chairman Jeanné Chesanow, Eric Anderson (arrived at 7:40 p.m.), Joseph Dattilo (arrived at 8:05 p.m.), Elizabeth Pratt Fox and John Torello – Voting Alternate

Commission Members Absent:

None

Staff Present:

Jerry Sitko, Economic Development Coordinator;

Others Present:

Scott Libengood of 107 Cornwall Avenue (departed at 7:50 p.m.); Jean McKee of 532 South Brooksvale Road (departed at 8:45 p.m.); Paul Spurling and Stacy Oliva of Spurling Thomas / Home Projects Inc. (departed at 8:45 p.m.); Alan Jarman of 594 South Brooksvale Road (departed at 8:45 p.m.)

**I. CALL TO ORDER**

Chairman Chesanow called the Public Hearing / Meeting to order at 7:35 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 and Public Hearing.

**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**

**MOTION** by Jeanné Chesanow that the Historic District Commission revise this meeting's agenda so that the Libengood Public Hearing will be held and then deliberated followed by the Thayer / McKee Public Hearing and its deliberation. **SECONDED** by Elizabeth Pratt Fox.

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

The motion passed 3 - 0.

1. Application for Certificate of Appropriateness - #2011-006C  
Scott and Linda Libengood  
107 Cornwall Avenue  
Re: Fence replacement and addition of arbor at gate entrance

Chairman Chesanow called the Public Hearing to order for Certificate of Appropriateness application # 2011-006C for a fence replacement project and addition of an arbor at the existing gate entrance at 107 Cornwall Avenue, which was submitted by Scott and Linda Libengood. She noted that Scott Libengood was present on behalf of this application.

Ms. Pratt Fox read the public notice for this Public Hearing as it appeared in the September 8, 2011 Cheshire Herald. Chairman Chesanow noted that the abutting property owners have been notified. There were no written comments submitted regarding this Certificate of Appropriateness application.

Mr. Libengood stated that photographs of his property were submitted with the Certificate of Appropriateness application regarding the proposed fence replacement location as well as the placement of the proposed arbor. Commissioners Anderson and Torello both stated that they had reviewed the application packet prior to this meeting.

Mr. Libengood explained that the taller fence on the other side of his driveway is now a stockade style fence and the new fence will be from the same fence company that the Kasinskas' used on their property, on the east side. The same fencing will be used on the west side, in the back. The gate posts are 6 x 6 at the ends; each section is six feet long except for (1) ten foot section. The proposed arbor is from the same fence company and will be the same style. No hardware will show on the fence and the fence will be white. To date, Mr. Libengood stated that he has not had any problem with the existing "new" fencing and it requires minimal maintenance. He noted that the final section of the wooden stockade fence is falling apart and now, if

approved, the fencing will be the same for both his property and the Kasinskas property next door. Where there is now a gate, is the proposed location of the arbor. Mr. Libengood noted that the fence replacement in this application will only be partially visible from the public right of way.

PUBLIC COMMENT:

None.

Chairman Chesanow closed the Public Hearing at 7:45 p.m.

2. Application for Certificate of Appropriateness - #2011-007C  
Thayer / McKee Family Trust, c/o Spurling Thomas  
532 South Brooksvale Road  
Re: Construct barn, remove garage and re-roof barn

Chairman Chesanow called the Public Hearing to order at 7:50 p.m. for the Thayer / McKee Family Trust Certificate of Appropriateness application # 2011-007C for the construction of a barn, removal of a garage and the re-roofing of barns on the property.

Ms. Pratt Fox read the public notice for this Public Hearing as it appeared in the September 8, 2011 Cheshire Herald. Chairman Chesanow noted that the abutting property owners have been notified. Mr. Sitko noted that Spurling Thomas had submitted some supplemental information regarding this Certificate of Appropriateness application, which was included in this meeting's packet.

Mr. Spurling came forward on behalf of this Certificate of Appropriateness application to address the Commission. He explained that barn "c" experienced a partial collapse in February 2011. The parts that collapsed were pulled out but the front section of the barn remains. This application will allow the property owner to add to the existing, partial barn in an effort to preserve it. Mr. Spurling explained that an 1850 – 1860 chestnut tobacco barn has been found in Southwick, MA that can be used to salvage the partially collapsed barn at 532 South Brooksvale Road. The pitch of the tobacco barn is a perfect match with barn "c" and the frame of it is impeccable. Mr. Spurling noted that because it was a chestnut tobacco barn, it won't bring insects to the existing barn. The tobacco barn is being dismantled right now, its parts are being individually labeled so that it can be reconstructed on the Thayer / McKee property at the back of barn "c". As a result of some damage to the two ends of the tobacco barn and because of the size of the existing barn at 532 South Brooksvale, only 63 feet of the 100 feet in length will be used of the tobacco barn.

Mr. Spurling also talked about the garage located on the front of barn "c" which is ready to collapse and is actually blocking a large section of this beautiful barn. The applicant is proposing the removal of the existing garage. The applicant is also proposing to restore the old milk shed and attach it to the rear of the tobacco barn.

Also as part of this Certificate of Appropriateness application, barns “a”, “b” and “c” will be re-roofed using asphalt shingles, hopefully before Winter sets in.

Mr. Spurling explained the process of joining the existing barn to the tobacco barn, noting that there will be “no wood to wood contact”. If all goes as planned, the barns at the Thayer / McKee property should last another 200 years.

Chairman Chesanow asked about meshing the existing barn roof and the tobacco barn roof. Ms. Oliva from Spurling Thomas explained that the roof on the two barns is the same pitch. She noted that the “broken back roof” of the milk shed will also be restored. Mr. Spurling noted that barn “b” is an 18<sup>th</sup> century barn and needs some internal corrections to stabilize it.

Mr. Anderson asked if the wood from the collapsed section of barn “c” was saved? Mr. Spurling replied that the wood was oak, pine and fir and they were all saved and will be used to restore the milk shed.

Chairman Chesanow asked if there would be experienced workers making this addition / rebuild of the barns? Mr. Spurling stated that Paul Siegel is a very experienced contractor out of Suffield, who will be handling this project. He noted that Mr. Siegel used to hang tobacco in the tobacco barn when he was younger.

Mr. Spurling stated that as part of this project they would like to remove the garage because it is collapsing in back.

Mr. Torello asked about the foundation of the barn and Mr. Spurling replied that it is poured concrete slab. Mr. Dattilo asked about the footings for the barn and Mr. Spurling replied that he is still working on it but it may “modilific”.

Mr. Spurling noted that barn “c” will be extended approximately 13 feet 6 inches with the tobacco barn, to replace the garage that will be taken down.

#### PUBLIC COMMENT:

Alan Jarman of 594 South Brooksvale came forward and stated that he has an intimate interest in post and beam and is excited to see the re-use of materials for this project. He asked why the applicant will be using an asphalt roof and not maintaining the use of 18<sup>th</sup> century roof materials? Mr. Spurling replied that the main reason is the budget for the project. It would be cost prohibitive to do the roof of the barns with proper wood product (Alaskan cedar); it would be more that the cost of moving the tobacco barn and re-constructing it. Mr. Spurling also noted that he knows the asphalt shingles will last; he is not sure how a cedar shingle would hold up. The asphalt shingles will be black, similar to what is there now.

Mr. Dattilo commented that he likes what Mr. Spurling has planned for this project and can see that a lot of thought has been put into the correct way to do it.

Mr. Anderson asked why they will be using a black roofing material? Mr. Spurling replied that simply because that is what is there now. Mr. Anderson suggested maybe using a lighter, color that might look like a wood tone. Chairman Chesanow

noted that as far back as she can remember it there has always been white buildings with black roofing materials on the Thayer / McKee property.

Chairman Chesanow closed the Public Hearing at 8:40 p.m.

## VII. REGULAR MEETING

Chairman Chesanow called the Historic District Commission's Regular Meeting of September 19, 2011 to order at 7:45 p.m. and again at 8:40 p.m.

### 1. APPROVAL OF MINUTES – September 6, 2011 Regular Meeting

**MOTION** by Joseph Dattilo to accept the minutes of the September 6, 2011 Regular Meeting of the Historic District Commission with the correction noted below.  
**SECONDED** by Elizabeth Pratt Fox.

Correction to the September 6<sup>th</sup> Regular Meeting minutes: Page 3, item A1, last sentence of the first paragraph should read, "...adding that advanced notice to visit the property is helpful."

VOTE: In Favor – Chesanow, Dattilo and Pratt Fox  
Opposed – None  
Abstained – Anderson and Torello

The motion passed 3 – 0 – 2.

### 2. COMMUNICATIONS

There were no communications to the Historic District Commission.

### 3. BUSINESS

- A. Application for Certificate of Appropriateness - #2011-006C  
Scott and Linda Libengood  
107 Cornwall Avenue  
Re: Fence replacement and addition of arbor at gate entrance

Chairman Chesanow asked Commissioners for their comments and/or concerns regarding the Certificate of Appropriateness application from Scott and Linda Libengood of 107 Cornwall Avenue for the replacement of fencing and the addition of an arbor at the existing gate entrance.

Mr. Torello stated that he sees no problem with application, adding that the use of current materials makes a lot of sense for these projects. He also noted that not much will be visible from the public right of way and that the arbor will be an attractive addition to the property.

Mr. Anderson commented that he was perfectly happy with proposed project. He noted that he has used the same product on his property for 18 years and really likes it.

Ms. Pratt Fox commented that the fencing can be painted and does not yellow over time.

Chairman Chesanow stated that the fence replacement location is set back and is not as visible. The proposed materials seem fine for this project.

**MOTION** by Eric Anderson that the Historic District Commission approves as presented Scott and Linda Libengood's Certificate of Appropriateness application #2011-006C for fence replacement and the addition of an arbor at the gate entrance for their property located at 107 Cornwall Avenue. **SECONDED** by Jeanné Chesanow.

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

The motion passed 4 - 0.

Mr. Libengood noted that he will be working on his carriage house next, so he will be back before the Historic District Commission in the near future. Commissioners look forward to hearing about this next project.

B. Application for Certificate of Appropriateness - #2011-007C  
Thayer / McKee Family Trust, c/o Spurling Thomas  
532 South Brooksvale Road  
Re: Construct barn, remove garage and re-roof barns

Chairman Chesanow asked Commissioners for their comments and/or concerns regarding the Certificate of Appropriateness application from the Thayer / McKee Family Trust for the construction of a barn, removal of a garage and the re-roofing of the barns at 532 South Brooksvale Road.

Chairman Chesanow stated that she is satisfied with the proposed barn project detailed in the application.

Ms. Pratt Fox commented that was concerned about the removal of the garage until she actually saw it. She explained that it appeared to be a "hodge podge" of buildings. The existing garage actually blocks the barn and Ms. Pratt Fox has come

to the conclusion that she does not think it will be a great loss if the garage comes down.

Mr. Dattilo stated that he has not visited the site but only seen photographs. Mr. Torello stated that he did drive by the site and sees no problem with the overall project, approach or utilization of materials. Mr. Dattilo stated that he agrees, adding that this project seems to be very well thought out and creative.

Mr. Torello also noted that he is OK with the use of asphalt roofing materials on the barns of this property. Mr. Anderson commented that he had some mixed feelings about the removal of the garage, as he had something similar behind his barn and had taken it down too.

**MOTION** by Joseph Dattilo that the Historic District Commission approves the proposed work of constructing a barn, removing a garage and re-roofing barns for the Certificate of Appropriateness application #2011-007C at 532 South Brooksvale Road as submitted and detailed in the application materials and presentation during the Public Hearing. **SECONDED** by Jeanné Chesanow.

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

The motion passed 5 - 0.

#### C. Chairman's Report

Chairman Chesanow talked about spending almost a whole date with the Connecticut Trust at a meeting for "Revolving Funds" at the restored Waterbury Town Hall recently. She commented on what a beautiful job that had been done on that project.

#### D. Regulations / Rules Committee

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

#### E. Follow-up Activities to Meeting with Property Owners

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

**F. Education / Community Outreach Committee**

Ms. Pratt-Fox stated that there was an article in the Cheshire Herald this past week regarding the 3 part lecture series planned for this Fall. She hopes to see all the Commissioners at the first lecture this Sunday at St. Peter's Church with Architectural Historian, Bruce Clouette to discuss "Cheshire 25 years ago". The lecture, which will include information from when Mr. Clouette was in Town doing the Historic Inventory Resource Data Sheet project, begins at 4 p.m.

The second lecture in the series will be held at Temple Beth David on October 16<sup>th</sup> with Jeanné Chesanow speaking about Cheshire from 1986 forward. A third lecture will be held November 6<sup>th</sup> at the First Congregational Church with 4 barn owners from Cheshire who will talk about saving historic barns.

**VIII. ADJOURNMENT**

**MOTION** by Jeanné Chesanow that the Historic District Commission regular meeting of September 19, 2011 be adjourned at 9:00 p.m. **SECONDED** by Elizabeth Pratt Fox.

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

The motion passed 5 - 0.

Respectfully submitted:

Tracey M. Kozlowski  
Recording Secretary