

**CHESHIRE HISTORIC DISTRICT COMMISSION
MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING HELD ON
MONDAY, NOVEMBER 16, 2020 AT 7:30 P.M.
CHESHIRE TOWN HALL - 84 SOUTH MAIN STREET
COUNCIL CHAMBERS**

Commissioners Present:

Chairman Joseph Dattilo, James Vibert, Sr., Helen Wilson, Gayle Nidoh and George Pawlush

Commissioners Absent:

Lisa Franco and John Torello

Staff Present:

Jerry Sitko, Economic Development Coordinator

Others Present:

David Veleber, Town Council Liaison
Gui (Benny) Huang

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 all alternate commissioners for voting this evening.

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 #2020-008
25 Church Drive
Min Zhen Zhang
Replace Roof, Paint, New Window, Fence, Driveway & Parking Lot and
Basement and Porch Repair

Mr. Dattilo stated this application is complicated and has an automatic approval deadline of December 22, 2020. The Commissioners discussed the items in the application one at a time.

1. Replace Roof

Mr. Huang provided a sample of the roof shingle to be used on the roof and stated it will match the portion of the roof in the back that has already been replaced. Mr. Huang stated the gutters are in bad shape and will need to be replaced. Mr. Vibert stated the chimney and flashing are in disrepair and will need to be addressed. The chimney and flashing will need to be considered as part of the proposed roof replacement or in another application.

2. Paint

Mr. Huang stated he intends to paint the exterior with an ultra-white semi-gloss enamel exterior paint consistent with the historic style of the house. There was a brief discussion.

3. New Window

There was an ocular window on the third floor that was replaced with a double hung vinyl window. Unfortunately, the original window has been disposed of and cannot be reinstalled. Mr. Huang stated he is having a new window fabricated out of oak and will bring it to the commission for approval before it is installed. Mr. Huang intends to match the window, trim and paint to as close to the original condition as possible.

4. Fence

Mr. Huang stated he intends to install fencing around the side and back yard with a combination of vinyl and stockade fencing. There was a lengthy discussion about the exact location of each style of fencing. The commissioners need more information, including a drawing and samples and/or better pictures of the types of fencing to be used.

5. Driveway & Parking Lot

Mr. Huang stated he intends to lay an asphalt driveway/parking lot in the back of the house. The proposed location is currently an unpaved, grassy area in the rear of the property. Mr. Huang stated the driveway/parking would be big enough to fit 5-6 cars and a basketball court. Mr. Vibert stated the matter of drainage may need to be considered.

6. Front and Back Porches

Mr. Dattilo stated the second floor porch was replaced with materials not consistent with the historic style of the house. Mr. Huang stated the porch was in disrepair and presented a hazard. There was a lengthy discussion about the unauthorized work that cannot be undone.

Mr. Huang stated this house will be used as a single family home for now and maybe as a rental in the future. Mr. Sitko stated according to zoning department regulations this property can have 3 non-family members living in it. The building official has renter restrictions that would need to be in compliance.

Mr. Huang stated he intends to replace the back porch with pressure treated lumber and handrails. Mr. Huang stated the porch that is currently there is in disrepair and in need of replacement. The roof will be replaced with a shed style roof. There was discussion about the interior roof. The commissioners need more information, including pictures and proposed materials.

7. Basement Repair

Mr. Huang stated he intends to put up walls and replace the electrical wiring. Mr. Huang already replaced a small basement window. There was a brief discussion.

MOTION by Mr. Vibert to continue this Public Hearing to December 7, 2020 at 7:30 p.m.

SECONDED by Mr. Pawlush and passed unanimously.

VII. REGULAR MEETING

1. Approval of Minutes - Regular Meeting - October 19, 2020

MOTION by Mrs. Nidoh to approve the minutes of the regular meeting on October 19, 2020 as submitted.

SECONDED by Mrs. Wilson and passed unanimously.

2. Communications

Mr. Sitko stated an email communication was received from Commissioner Lisa Franco regarding Mr. Huang's application.

**3. Certificate of Appropriateness #2020-008
25 Church Drive
Min Zhen Zhang
Replace Roof, Paint, New Window, Fence, Driveway & Parking Lot
and Basement Repair**

This application was continued to December 7, 2020 at 7:30 p.m. The commissioners asked for the following information for the public hearing:

Roof

Need good, clear pictures of the flashing and chimneys.
Need plan for chimney replacement. Must be done with historical accuracy.

Paint

No issues.

New Window (Ocular)

Need drawing and template or sample of the replacement window.

Fence

Need a better picture of the vinyl purchased from Facebook for fence.

Driveway/Parking Lot

No issues.

Front Porch

Need better pictures of the materials replaced on the front porch.
Need a detailed list of materials used to replace decking on the second story of the front porch.

Back porch

Need a clear photograph of the ceiling of the back porch.

Basement Repairs

No issues.

4. Painting Historic Properties

Mr. Sitko said that the information sent on painting by Mr. Dattilo will be sent to the property owners.

5. Committees

a. Education/Community Outreach

There was no discussion.

b. Regulations/Rules

There was no discussion.

c. Chairman's Report.

d. Other

Mr. Sitko strongly recommended that all commissioners do a site visit to 25 Church Drive prior to the Public Hearing on December 7, 2020.

There was no discussion.

VIII. ADJOURNMENT

MOTION by Mr. Vibert to adjourn at 8:56 p.m.

SECONDED by Mrs. Nidoh and passed unanimously.

Attest:

Karen M. Gill
Recording Secretary