

**CHESHIRE HISTORIC DISTRICT COMMISSION  
MINUTES OF THE REGULAR MEETING HELD ON  
MONDAY, APRIL 16, 2012 AT 7:30 P.M.  
CHESHIRE TOWN HALL – 84 SOUTH MAIN ST.  
ROOM 210**

Commissioners Present:

Chairman Elizabeth Pratt Fox, Jeanne Chesanow and John Torello

Commissioners Absent:

Eric Anderson and Joseph Dattilo

Staff Present:

Jerry Sitko, Economic Development Coordinator

Others Present:

Claire Boiano of 96 Cornwall Avenue

**I. CALL TO ORDER**

Chairman Pratt Fox called the meeting to order at 7:33 p.m.

**II. ROLL CALL**

The roll was taken for the meeting.

**III. SEATING OF ALTERNATES**

Chairman Pratt Fox seated John Torello for voting 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 – April 2, 2012 Regular Meeting**

**MOTION** by Jeanne Chesanow to accept the minutes of the April 2, 2012 regular meeting as submitted; **SECONDED** by Elizabeth Pratt Fox.

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

The motion passed 3 – 0.

## VII. COMMUNICATIONS

Claire Boiano of 96 Cornwall Avenue was present to discuss an addition to her property with the Commission as part of a pre-application review. She presented a floor plan of the addition for review and stated that she would like to take the porch / shed in the back of her house down as part of this project. What will be replacing it will be the same exact footprint that is currently there with the addition of a porch on the end of it. The existing shed is 16 x 12 and when Chairman Pratt Fox asked how old the structure was Ms. Boiano replied that she did not know but noted that it was before they had indoor plumbing because there is an outhouse attached to it. The house at 96 Cornwall Avenue was built in 1903. Ms. Boiano noted that she only has one bathroom in the house now and it is on the 2<sup>nd</sup> floor; she commented that she is getting a little older; she loves her house and does not want to leave it. This addition would allow for a bathroom on the first floor and the laundry room.

Chairman Pratt Fox noted that the width is staying the same, it is the depth that will be changing from 12 to 28 feet, including the porch. The porch will be on piers but the main structure will be on a foundation of 12 X 16 feet.

Mr. Torello asked about the visibility of this project. Ms. Chesanow stated that when looking down the driveway you may see a tiny bit, maybe a window. Ms. Boiano explained there will be a small porch with a door near the porch side that exits to the driveway but there will be very limited visible from the public way. Ms. Chesanow noted that the other shed on the property is toward the back fence of the property, toward the right near the big garden. Ms. Boiano added that when she puts the shed up, years ago she had put up a row of arborvitae to shield her dumping area but the arborvitae are fighting with the maples on the property. Ms. Boiano stated that she would like to take out the arborvitae and replace them with a nice fence, maybe lattice around 6 feet tall. Ms. Chesanow asked if it would be stained or weathered and Ms. Boiano replied maybe stained white because she would like the new shed to be white. Ms. Boiano shared pictures of 2 possible choices for the shed. Mr. Torello suggested contacting the Town Building Department before a decision is made on the shed because up to a certain size does not need a full foundation under it.

Ms. Boiano shared a survey of her property to give the Commissioners an idea of where things will be on the property. Ms. Chesanow stated that the visibility of the shed is pretty limited and it will be small. Chairman Pratt Fox asked about the placement of the lattice and Ms. Boiano explained where it would be on the property. It was agreed that the visibility of the project will be very limited, probably to just the one small side by the driveway.

Ms. Chesanow asked about the proposed building material for the project. Ms. Boiano replied that there will be posts but she was not sure of the material, but it would probably be wood and Trek product. It was noted that the posts in the front of the house are round and Ms. Boiano stated that the posts in the back of the house would be similar but a smaller scale. Ms. Boiano asked if the window that may be visible from the driveway had to be

wood? Ms. Chesanow replied that it would be very limited visibility and there was discussion of the casing around the existing windows of the house. Ms. Boiano stated that she would be replacing her existing wood shutters with wood on the house. She is also having the porch repaired right now; there is a new roof on the front porch and the spindles have been repaired, too.

Chairman Pratt Fox noted that the work that is being done on the porch is of the same material and the shutters will be the same material. The Commission will only have to review the addition, the shed and the fence in a Certificate of Appropriation application, which should include detailed plans that show the elevations for the addition and a final design choice of the shed. Ms. Boiano replied that Wayne Casso will be the builder.

Commissioners thanked Ms. Boiano for coming in to speak to them about her future plans for 96 Cornwall Avenue.

Ms. Chesanow informed the Commission that she received an e-mail from Town Council Chairman regarding the South Brooksvale Historic District signs questioning if the Town would be expected to pay the full price of the signs. Ms. Chesanow replied to him that the Commission was in fact looking into local and State organizations options for funding and that maybe the Town would only have to pay about \$3,000. If these funding options don't work out than the Commission will look for other sources. Chairman Pratt Fox stated that she has contacted Mary Dunn to ask whether Certified Local Government funding would cover capital expenditures, like the signs. She also asked Ms. Dunn how other districts have paid for their signs. Chairman Pratt Fox expects to hear back from Ms. Dunn soon.

Ms. Chesanow stated that a gentleman came into the Historical Society recently with the old Cheshire Town Hall sign, which is still in good condition. It was found at an antique store in another town. Mr. Torello commented that TD Bank has recently printed up copies of photographs from the 1950's of the Cliff's Pizza building on South Main Street in hi-definition photo.

## **VIII. BUSINESS**

### **A) Chairman's Report**

Chairman Pratt Fox stated that the tree in front of Humiston School is in really bad shape, per Total Tree, and will have to come down. She added that the Education Department may be coming to the Commission with a project to replace the windows at Humiston School. Ms. Chesanow noted that the magnolia tree in front of the Historical Society will probably have to come down, too, a result of storm damage.

Chairman Pratt Fox talked about a saltbox style house on Peck Lane, about half way down on the left hand side past Jarvis Street, where they have taken off all of the asbestos siding right down to the original siding and have uncovered some windows, probably original to the house, which is probably from around 1760.

B) Education / Community Outreach Committee

Chairman Pratt Fox talked about a historic tour that is done in North Haven each year using a trolley bus, which she and Ms. Chesanow are looking to get more information about.

C) Rules of Procedure

Chairman Pratt Fox suggested reviewing the proposed changes to the Rules of Procedure from the Town Attorney and the existing Rules of Procedure to see the changes that are proposed, similar to the way the Regulations were reviewed.

D) Certified Local Government

Certified Local Government was not discussed at this meeting.

E) Other

Chairman Pratt Fox asked Mr. Sitko about the possible new use of the Ball and Socket property. Mr. Sitko stated that there are 3 Cheshire High School Class of 1986 graduates that are looking into purchasing the property and pursue options for redeveloping the property with an arts focus to the uses. They have received a \$1.7 million loan from the State of Connecticut and have asked the Town to apply for a Brownfield loan on their behalf for the remediation of the Ball and Socket property, which the Town will do. The project still has a long way to go but is moving through the steps; the property is still owned at this time by Mr. Dalton.

**IX. ADJOURNMENT**

**MOTION** by John Torello to adjourn the April 16, 2012 meeting of the Historic District Commission at 8:27 p.m.; **SECONDED** by Jeanne Chesanow.

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

The motion passed 3 – 0.

Respectfully submitted:

Tracey M. Kozlowski  
Recording Secretary