

**CHESHIRE HISTORIC DISTRICT COMMISSION
MINUTES OF THE PUBLIC HEARING & REGULAR MEETING HELD ON
MONDAY, JUNE 4, 2012 AT 7:30 P.M.
CHESHIRE TOWN HALL – 84 SOUTH MAIN ST.
ROOM 210**

Commissioners Present:

Chairman Elizabeth Pratt Fox, Jeanne Chesanow, Joseph Dattilo (arrived at 7:37 p.m.) and John Torello

Commissioners Absent:

Eric Anderson

Staff Present:

Jerry Sitko, Economic Development Coordinator

Others Present:

Claire Boiano of 96 Cornwall Avenue (departed at 8 p.m.); Wayne Casso of Ace Home Improvement (departed at 8 p.m.); Sam Ratner on behalf of Temple Beth David 3 Main Street (departed at 8 p.m.); Judson Moore First Congregational Church (departed at 7:50 p.m.)

I. CALL TO ORDER

Chairman Pratt Fox 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 Pratt Fox seated alternate 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. PUBLIC HEARING

Chairman Pratt Fox read the Rules of Procedure for a Public Hearing and Mr. Sitko read the public notice for both Public Hearings, which was printed in the May 24th Cheshire Herald.

- A. Application for Certificate of Appropriateness # 2012-003C
Claire Boiano
96 Cornwall Avenue
Re: Porch

Ms. Boiano of 96 Cornwall Avenue and her contractor Wayne Casso were present to discuss their Certificate of Appropriateness for a porch addition to the rear of Ms. Boiano's house. Ms. Boiano presented the Commission with an affidavit stating that abutting property owners were notified of this Public Hearing.

Mr. Casso explained that there will be a 10 X 6 X 16 addition off the back of the house for a half bathroom, laundry room, pantry and storage area. Off of the addition will be a rear porch, which will have transom windows above double hung windows. There will be a 9 light door as a rear exit onto the driveway. There will be no heat in the back porch. Mr. Casso explained that the need for this addition is to enable Ms. Boiano to live completely on the first floor of her house. The rear porch will have round columns with turn spindles and there will be a pendent light at the exterior door. The rear porch will be built to keep the character of the existing house and front porch and Mr. Casso commented that the transom windows on the rear porch with help to create a historic look. There will be vinyl siding on the rear addition and will match in color and size to the existing aluminum siding on the house. The rear porch will be built on piers and the addition will be built on a crawl space foundation.

Mr. Casso noted that the spindles on the rear deck would match as close as possible to the spindles on the front porch of the house. The new windows will not be divided light so that they will match the existing windows in the house.

Chairman Pratt Fox noted that the public will only be able to see the porch from Cornwall Avenue. Ms. Chesanow noted that she agreed with the visibility of the project from a public way. Mr. Dattilo commented that he also agrees, adding that since it is so far to the rear of the structure, it is OK to show some progression in time.

Ms. Boiano talked about the new shed that will be added to the rear of the property; it will be a 10 X 10 square shed and will be placed at least 12 to 15 feet from the rear property lines. It was noted that the existing setback is 5 feet for this size shed, per Mr. Sitko. Chairman Pratt Fox noted that this would also not be visible from a public right of way. When asked, Ms. Boiano and Mr. Casso stated that there were no plans for electricity to the shed. Ms. Chesanow suggested the use of a motion sensor light with solar or battery power could be used. It was also noted that the existing garden shed on the property will be removed to make room for the addition and rear porch.

Ms. Chesanow commented that she is very satisfied with the planned project at 96 Cornwall Avenue, she likes that the historic façade is being left as is and noted that the addition will be very practical and useful. Ms. Chesanow appreciates that the applicant has chosen to go to the rear of the property with the changes so not to impact the

character of the property. She believes this project will blend well between the existing structure and new addition.

PUBLIC COMMENT:

Judson Moore, Co-Chairman of the First Congregational Church located at 111 Church Drive came forward to address the Commission and applicant. He stated that the Church has concerns with the placement of the shed to the rear of the Boiano property and would make sure that it will conform to the boundary lines on record for the property at 96 Cornwall Avenue, as it backs up to the First Congregational Church property. Mr. Moore stated that periodically the First Congregational Church notifies its abutting property owners to the their south if there seems like abutter neighbors have such things as fences or sheds over the boundary lines. Mr. Moore urged Ms. Boiano to place the new shed based on the boundary lines on record, not just what she thinks are her property boundary lines.

Ms. Chesanow asked Mr. Moore which "record" he was referring to? Mr. Moore replied that a survey had been provided to Ms. Boiano previously and her lawyer had contested the survey. Mr. Casso commented that the shed would be placed on her recorded property within appropriate setbacks.

Mr. Dattilo noted that this is a Planning and Zoning issue, not Historic District Commission issue, regarding the boundaries and the shed placement. It was also noted that the Building Department would notify Planning and Zoning of the application. Mr. Moore stated that he would also be contacting the Planning and Zoning Department.

Ms. Chesanow asked if there were questions with other neighbors' boundaries? Mr. Moore replied no, just Ms. Boiano's at this time. He stated that the First Congregational Church sent a letter to Ms. Boiano in 1996 and they received no response.

Ms. Boiano stated that she is not planning to have the shed placed near the disputed line. She noted that the survey she had received previously was not done to any scale. Mr. Moore stated that he would double check the existing survey and provide any updates he had to Ms. Boiano. Ms. Boiano replied that she would be sure not to encroach. Mr. Casso noted that the boundaries should be in the land records for both properties. Ms. Boiano stated that she if she was over her property line, it was by no means done intentionally.

Seeing that there were no other questions or concerns, Chairman Pratt Fox closed this Public Hearing.

- B. Application for Certificate of Appropriateness # 2012-004C
Temple Beth David
3 Main Street
Re: Replace Front Door

Sam Ratner of Temple Beth David was present on behalf of their Certificate of Appropriateness application for the replacement of a front door at 3 Main Street. Mr. Ratner noted that the notice of abutters had already been provided to the Planning

Department at Town Hall. He explained that the Temple would like to install a period style door by a craftsman that does nothing but this type of work. The door will be made out of Spanish cedar and will be either a 6 or 8 panel door and it will be painted.

PUBLIC COMMENT:

Ms. Boiano of 96 Cornwall Avenue stated that the new door will be very nice.

It was noted that this will be a change of style of door from what is there now, but it will be more in keeping with the original property. Mr. Torello asked if there is any glazing in the existing door and Mr. Ratner replied no. He also noted that the same hardware will be used on the new door.

Seeing that there were no other questions or concerns, Chairman Pratt Fox closed this Public Hearing.

VII. REGULAR MEETING WAS CALLED TO ORDER AT 7:53 P.M. BY CHAIRMAN PRATT FOX

1. APPROVAL OF MINUTES – May 21, 2012 Regular Meeting

MOTION by Jeanne Chesanow to accept the minutes of the May 21, 2012 regular meeting with the correction on page 4, second paragraph, first sentence should read, "...appropriate for the time it was built, adding that the new door..."; **SECONDED** by Joseph Dattilo.

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

The motion passed 4 – 0.

2. COMMUNICATIONS

There were no communications to the Historic District Commission.

3. BUSINESS

- A) Application for COA - # 2012 – 003C
Claire Boiano
96 Cornwall Avenue
Re: Porch

Commissioners reviewed the Certificate of Appropriateness application that was received from Claire Boiano of 96 Cornwall Avenue for a small porch addition to the back of her house. Chairman Pratt Fox asked if any discussion was needed on this application and

members agreed they were ready to vote. Members agreed they were happy with the Certificate of Appropriateness application.

MOTION by Joseph Dattilo that the Certificate of Appropriateness application # 2012-003C of Claire Boiano for a porch at 96 Cornwall Avenue be approved by the Historic District Commission as submitted. **SECONDED** by Jeanne Chesanow.

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

The motion passed 4 – 0.

Ms. Chesanow commented that this project appears to be appropriately done in every way for the historic building and the property owner.

B) Application for COA - # 2012 – 004C
Temple Beth David
3 Main Street
Re: Front Door Replacement

Commissioners reviewed the Certificate of Appropriation application from Temple Beth David for the replacement of the front door at 3 Main Street. Chairman Pratt Fox asked if any discussion was needed on this application and members agreed they were ready to vote.

MOTION by Joseph Dattilo that the Certificate of Appropriateness application # 2012-004C of Temple Beth David for the replacement of the front door at 3 Main Street be approved by the Historic District Commission as submitted. **SECONDED** by Jeanne Chesanow.

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

The motion passed 4 – 0.

Ms. Chesanow commented that this project will be for a very good looking door that is very appropriate for the building. Mr. Dattilo stated that the agreed, the door design is very well chosen, adding that both applications tonight were thoroughly researched and well thought out.

C) Chairman's Report

Chairman Pratt Fox stated that there would not be a Commission meeting on June 17th, unless an applicant or some other urgent matter came forward.

It was agreed that Mary Dunn should be invited to attend a September or October Historic District Commission meeting to discuss the Certified Local Government program.

Chairman Pratt Fox stated that she and Ms. Chesanow and Mr. Votto of Cheshire Interfaith Housing met at the Andrews House at 200 Cook Hill Road on Elim Park's property to do a walk through of the historic building. She stated that it is in much worse condition than expected due to termite damage; it can be salvaged but it will be expensive to do so. Cheshire Interfaith Housing will be voting at their meeting this week to determine if they will be taking any action on the house. Mr. Sitko stated that he would contact Mr. Dischinger at Elim Park to ask if demolition of the house could be held off for a decision from the Cheshire Interfaith Housing. Commissioners commented that the Cheshire Herald had a nice article about the house and a positive Editorial regarding demolition delay, recently. Mr. Sitko noted that the Ordinance Review Committee of the Town Council will be meeting soon and a possible Demolition Delay Ordinance for Cheshire will be on the agenda for discussion.

Mr. Dattilo suggested that if the Cheshire Interfaith Housing was not able to take possession of the Andrews House, perhaps a group like Urban Miners could dismantle the house and save what can be reused somewhere else.

Ms. Chesanow suggested that the Commission explore more ways to help historic property owners on a local level, such as with fee exemptions and/or fee reductions on such things as relocation of historic residences. She stated that she feels there are more feasible options to help out the historic property owners other than a tax credit.

Mr. Torello suggested that the Commission look into recognizing historic properties in Cheshire with a plaque as a first step to instill pride in ownership of their property.

D) Rules / Regulations Committee

Mr. Sitko informed the Commission that the proposed changes for the Rules of Procedure are with the Town Attorney for final review. He also informed the Commissioners that the letter to the historic district property owners was sent out with the revised Historic District Commission Regulations.

E) Follow up Activities to Meeting with Property Owners

Commissioners had nothing further to report on follow up activities to their meeting with property owners and it was suggested that this topic be removed from the agenda.

F) Education / Community Outreach Committee

Chairman Pratt Fox stated that the Cheshire Historical Society will be talking at their Board Meeting on June 17th about a cooperative effort with the Commission on having a trolley tour in Cheshire next Fall. Members of the Historic District Commission are invited to the

meeting to discuss the trolley tour and any other topics. Commissioners suggested discussion a plaque program for historic buildings in Cheshire.

MOTION by John Torello to add item G) Plan of Conservation and Development Discussion to the June 4, 2012 Agenda of the Historic District Commission. **SECONDED** by Jeanne Chesanow.

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

The motion passed 4 – 0.

G) Plan of Conservation and Development Discussion

Ms. Chesanow stated that the local towns and State of Connecticut review the Plan of Conservation and Development every 10 years and this is the year for the review. She stated that the Historic District Study Committee submitted comments to the Planning and Zoning Commission in 2002 but they never appeared in the final version. Commissioners would like to have this topic added to the next Historic District Commission agenda for further review and discussion. Ms. Chesanow stated that she would distribute a historic resource write up for members to review before the meeting.

IX. ADJOURNMENT

MOTION by Joe Dattilo to adjourn the June 4, 2012 meeting of the Historic District Commission at 8:45 p.m.; **SECONDED** by John Torello.

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

The motion passed 4 – 0

Respectfully submitted:

Tracey M. Kozlowski
Recording Secretary