

**CHESHIRE HISTORIC DISTRICT COMMISSION
MINUTES OF THE REGULAR MEETING HELD ON
MONDAY, OCTOBER 1, 2012 AT 7:30 P.M.
CHESHIRE TOWN HALL – 84 SOUTH MAIN ST.
ROOM 210**

Commissioners Present:

Chairman Elizabeth Pratt Fox, Jeanne Chesanow, Christine Pittsley (departed at 7:40 p.m.) and John Torello (arrived at 7:40 p.m.)

Commissioners Absent:

Joseph Dattilo

Staff Present:

Jerry Sitko, Economic Development Coordinator

Others Present:

Mary Dunne, Certified Local Government Coordinator for the State of Connecticut Historic Preservation Office (departed at 8:50 p.m.) ; Don Nolte, Engineering Technician with the Cheshire Public Works Department (departed at 7:50 p.m.)

I. CALL TO ORDER

Chairman Pratt Fox called the meeting to order at 7:35 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. APPROVAL OF MINUTES – September 4, 2012 Regular Meeting

MOTION by Jeanne Chesanow to accept the minutes of the September 4, 2012 regular meeting with the correction on page 5, item c, first sentence should read, “Chairman Pratt Fox noted that the State Office of Historic Preservation...”; **SECONDED** by Christine Pittsley.

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

The motion passed 3 – 0.

VII. COMMUNICATIONS

Mr. Sitko stated that he received an email from a local real estate agent inquiring if a property on Pine Terrace was in the Historic District and he had replied that it was not.

VIII. BUSINESS

- A) Application of COA # 2012-005C
Joseph Bango
171 Cornwall Avenue
Re: Shed, Shutter Replacement & Addition of Faux Keystones
Public Hearing Postponed until October 15, 2012

Mr. Sitko stated that Mr. Bango had stopped in to his office to apologize that he would not be able to attend this meeting and asked that the Public Hearing be deferred until October 15th.

- B) Application of COA # 2012-005C
Town of Cheshire Public Works
84 South Main Street
Re: Brick Paver Replacement / Repair

Mr. Sitko introduced Mr. Nolte of the Cheshire Public Works Department who was present to review the Town’s Certificate of Appropriateness application for brick paver replacement / repairs near the entrance to Town Hall.

Mr. Nolte stated that his drawing included in the Certificate of Appropriateness application shows the bricks going up to the sliding door of the main entrance of Town Hall but in fact the bricks will only be going up to the steps, like it currently does. The brickwork will be done to remove the safety hazards of the broken, cracked bricks that currently exist. Mr. Nolte explained that the replacement of the bricks will be done with brick pavers, just like those used by the Town near St. Peter’s Church.

Mr. Nolte explained that this project would be to do the work near the entrance of Town Hall now and a more comprehensive plan will be presented to the Historic District Commission at a later date.

Chairman Pratt Fox questioned if like materials are being used for the replacement project? Mr. Torello commented that it would make sense to consider the existing bricks and proposed brick pavers to be like material. Mr. Sitko noted that with regards to the sidewalk near St. Peter's Church, there had been partial concrete sidewalk, so the application had involved a change of material. He also commented that the brick pavers proposed for this project are the same ones used on West Main Street, which have received a lot of compliments. Ms. Chesanow talked about the concerns for public safety because of the condition of the brick walkways near the Town Hall entrance.

When asked, Mr. Nolte stated that there would probably be a concrete base to the pavers when they are installed and Mr. Torello suggested that the use of stone dust is a usually a good option for long term, especially with exposure to water through rain, snow and ice. Mr. Nolte replied that the Public Works Department would consider that and noted that the Town crews would be working with a Stoneworks' mason expert when it was time to install.

Chairman Pratt Fox agreed that the materials proposed in this application should be considered like materials and also that there is an obvious safety concern due to the current condition of the brick walkway near the Town Hall entrance. Ms. Chesanow commented that the larger scale brick sidewalk replacement project that was discussed tonight would require a public hearing because it would involve a change of material.

MOTION by Jeanne Chesanow that the Historic District Commission agrees that the application from the Town Public Works Department for brick paver replacement / repair at 84 South Main Street is exempt from a Certificate of Appropriateness due to ordinary maintenance and public safety concerns. The proposed project will be using replacement in kind materials. **SECONDED** by John Torello

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

The motion passed 3 – 0.

C) Discussion with Mary Dunne of the State Historic Preservation Office
Re: Certified Local Government

Ms. Mary Dunne, Certified Local Government Coordinator for the State of Connecticut Historic Preservation Office, was present to talk to the Commission about this program. Ms. Dunne explained that the Certified Local Government program was established as an amendment in the 1980's to the Historic Preservation Act and is a partnership between municipalities, State and Federal agencies.

Currently there are 46 CLG towns in Connecticut. Stamford and Berlin were the latest 2 towns that were accepted into the program. Ms. Dunne reviewed the documents needed for the CLG application and the process that the application will go through.

Ms. Dunne talked about the benefits of being designated a CLG community including funding opportunities for Historic Preservation Enhancement Grants and Supplemental CLG Grants. The Historic Preservation Enhancement Grants are non-matching Federal funds up to \$2,800 that a CLG community can receive annually. The Supplemental CLG Grants are up to \$30,000 and requires non-state matching funds except for survey work, which does not require any matching funds.

With regards to the resumes needed from Commissioners as part of the CLG application, it should include education, experience and interests related to preservation. Ms. Dunne stated that CLG communities receive extra points on Historic Restoration funds for work on historic town buildings. Unfortunately there really is not any funding option for individual historic homeowners, but the CT Trust does have funding for CT Barns.

Ms. Dunne encouraged Cheshire to apply for the Certified Local Government program. She stated that she would be happy to return and talk to the Town Council, when the Commission was ready to move forward with an application and stated that she would send a sample application to Chairman Pratt Fox to use in preparing Cheshire's application.

Commissioners thanked Ms. Dunne for her time and great explanation of the Certified Local Government program.

D) Chairman's Report

Chairman Pratt Fox stated that she and Commissioner Dattilo attended the September 20th CT Trust workshop in Woodbury and shared information obtained at the workshop with Commissioners.

E) Plan of Conservation and Development

Chairman Pratt Fox, Ms. Chesanow and Ms. Pittsley met earlier tonight to work on mapping locations of 50 important, historic places in Cheshire for the Plan of Conservation and Development.

F) Education / Community Outreach Committee

There was no update to the Education / Community Outreach Committee given during this meeting.

G) Demolition Delay Ordinance

Mr. Sitko reported that there will be a meeting tomorrow at 3:45 pm with the Town Attorney, Chairman Pratt Fox and Ms. Chesanow regarding the proposed Demolition Delay Ordinance for Cheshire.

H) Sign for Cornwall Avenue / Town Center Historic District

Mr. Sitko stated that he and Ms. Chesanow would be meeting with the sign maker soon to discuss the 4th and final Cornwall Avenue / Town Center Historic District sign that will be installed near the Preston Terrace / Cornwall Avenue intersection.

X. ADJOURNMENT

MOTION by Jeanne Chesanow to adjourn the October 1, 2012 meeting of the Historic District Commission at 8:55 p.m.; **SECONDED** by John Torello.

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

The motion passed 3 – 0.

Respectfully submitted:

Tracey M. Kozlowski
Recording Secretary