

**CHESHIRE HISTORIC DISTRICT COMMISSION  
MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING HELD ON  
MONDAY, MAY 20, 2013 AT 7:30 P.M.  
CHESHIRE TOWN HALL – 84 SOUTH MAIN ST.  
ROOM 210**

Commissioners Present:

Chairman Elizabeth Pratt Fox, Jeanne Chesanow, Joseph Dattilo, Christine Pittsley and John Torello

Commissioners Absent:

None

Staff Present:

Jerry Sitko, Economic Development Coordinator and George Noewatne, Director of Public Works

Others Present:

Owen Waggoner of St. Peter's Church (departed at 8:10 p.m.); Dave Majeski of 69 Cornwall Avenue (departed at 7:45 p.m.); Loraine Butler of 151 Cornwall Avenue (departed at 8:15 p.m.)

**I. CALL TO ORDER**

Chairman Pratt Fox called the meeting to order at 7:31 p.m.

**II. ROLL CALL**

The roll was taken for the meeting.

**III. SEATING OF ALTERNATES**

Chairman Pratt Fox stated that there are currently no alternate Historic District Commissioners to seat for voting.

**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**

- A. Application for Certificate of Appropriateness - # 2013 – 001C  
Owen C. Waggoner, Jr. – St. Peter's Church  
59 Main Street  
Re: Fence and Arbor

Mr. Dattilo read the public notice of this Public Hearing as it appeared in the May 9, 2013 Cheshire Herald. Mr. Sitko stated that abutting property owners were notified and written proof was submitted by the applicant on May 13<sup>th</sup>. There have been no written comments submitted regarding this Certificate of Appropriateness Application.

Chairman Pratt Fox reviewed Public Hearing rules and procedures and then opened the Public Hearing of St. Peter's Church for a Fence and Arbor.

Mr. Waggoner, Jr. was present on behalf of the applicant and stated that the parishioners would like to construct a prayer and memorial garden with a bench and arbor that would be a place for ashes to be interred. The proposed fencing would be between Humiston School and the Church, near a paved area of the school to help offer some privacy to the proposed garden area and will run parallel to chain link fencing that currently exists on the school property for approximately 36 feet and then turn and run approximately 42 feet along the back of the property. The proposed fence will be sold panel for 5 feet then a 1-foot small diagonal lattice top on the fence. St. Peter's Church is proposing a tan in color vinyl fence of which a brochure from Illusion Fence Co., the proposed fence manufacturer was distributed for review. Mr. Waggoner noted that the brochure shows the tan fence with white posts but St. Peter's Church would like to use tan fencing and tan posts.

PUBLIC COMMENT: None

**MOTION** by Joseph Dattilo to close the Historic District Commission Public Hearing for Certificate of Appropriateness - # 2013 – 001C for St. Peter's Church for a fence and arbor at 7:40 p.m. **SECONDED** by Jeanne Chesanow.

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

The motion passed 5 – 0

**VII. REGULAR MEETING****1. APPROVAL OF MINUTES – Regular Meeting – April 1, 2013  
Regular Meeting – May 6, 2013**

**MOTION** by Jeanne Chesanow to accept the April 1, 2013 Historic District Commission Regular Meeting minutes as submitted. **SECONDED** by Christine Pittsley.

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

The motion passed 5 – 0.

**MOTION** by Joseph Dattilo to accept the May 6, 2013 Historic District Commission Regular Meeting minutes with the following changes: Page 3, item B, second paragraph should read "...are replacing windows and vinyl fencing. She noted that New Haven ...reviews up to 20 applications each meeting." **SECONDED** by John Torello.

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

The motion passed 5 – 0.

**2. COMMUNICATIONS**

Mr. Sitko mentioned to Commissioners that the Town of Cheshire and Cheshire Chamber of Commerce will be holding a Business Appreciation Day breakfast on June 6<sup>th</sup> at 7:30 am at Elim Park. The guest speaker will be Quinnipiac University President and Cheshire resident, John Lahey.

**3. BUSINESS**

- A) Application for Certificate of Appropriateness - #2013-001C  
Owen C. Waggoner, Jr. – St. Peter's Church  
59 Main Street  
Re: Fence and Arbor

Chairman Pratt Fox commented that this appears to be a beautiful project, very nice and thoughtful. She stated that she had no objections to the materials being used as they will not be attached to a historic structure and will provide privacy to the area. Ms. Pittsley noted that most of the fencing and arbor will not be visible from a public way and she was fine with the proposal. Mr. Dattilo

commented that the fencing and arbor can be removed without affecting the historical property and he has no objections to it. Mr. Torello commented that the application is very thorough and informative and the plans for the project are very well thought out.

**MOTION** by Joseph Dattilo that the Historic District Commission approves the Certificate of Appropriateness application from St. Peter's Church for a proposed fence and arbor as submitted. **SECONDED** by Christine Pittsley.

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

The motion passed 5 – 0.

- B) Application for Certificate of Appropriateness - #2013-002C  
David and Karen Majeski  
69 Cornwall Avenue  
Re: Replace Roof

Commissioners reviewed the Application from David and Karen Majeski for the replacement of their roof at 69 Cornwall Avenue. Mr. Majeski was present to speak with the Commission regarding this application.

Mr. Majeski stated that he would like to replace an existing asphalt shingled roof with asphalt shingles, with only a slight color change, which will actually match the roof color of the house in back of him. Mr. Majeski brought a sample of the proposed shingle to the meeting for Commissioners to see.

Ms. Chesanow suggested that this application should be exempt from a Certificate of Appropriateness because it is replacing like materials.

**MOTION** by Jeanne Chesanow that the Historic District Commission Certificate of Appropriateness application # 2013-002C of David and Karen Majeski of 69 Cornwall Avenue be considered exempt because it is replacing in kind materials. **SECONDED** by Joseph Dattilo.

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

The motion passed 5 – 0.

- C) Application for Certificate of Appropriateness - #2013-003C  
George Noewatne, Director of Public Works and Engineering  
Town Hall and Town Center Sidewalks – Alternate A

Re: Brick pavers around Town Hall & a combination of concrete sidewalk with brick soldier margins

THIS ITEM DISCUSSION IS COMBINED WITH ITEM D BELOW

- D) Application for Certificate of Appropriateness - #2013-004C  
George Noewatne, Director of Public Works and Engineering  
Town Hall and Town Center Sidewalks – Alternate B  
Re: Concrete brick pavers around Town Hall & Town Center Sidewalks

Mr. Noewatne explained that he is before the Historic District Commission with 2 applications for the same proposed project, each with slightly different materials and would like the Commission's input on how they would like to see the Town proceed with this project. He noted that what ever this Commission chooses would be carried out throughout the rest of Town. Mr. Noewatne explained that currently the standard clay bricks are failing in the sidewalks throughout the center of Cheshire. Alternate A application proposes using brick pavers around Town Hall, South Main Street, Elm Street, interior walks at Town Hall and Wallingford Road with a combination of concrete sidewalks. Mr. Noewatne noted that this option is pretty maintenance free and less trip hazard than the existing bricks but it is not as aesthetically pleasing and when repairs are needed it will be more expensive.

Alternate B application proposes using the concrete pavers already used at the back entrance of Town Hall and Main Street parklet all the way through from Cheshire Academy through the center of Town. Mr. Sitko noted that the Certificate of Appropriateness application presented in the Fall for the Town Hall brick / paver work was found exempt by this Commission because it was considered ordinary maintenance and was a safety concern.

Mr. Noewatne explained that the pavers would be a terra cotta color, cement based paver, of which he had an example for Commissioners to see. He noted that the pavers would be a mix of light and dark terra cotta coloring.

Ms. Chesanow asked if the cement sidewalk in Alternate A would be tinted? Mr. Noewatne replied that it could be, stating that this Commission would be establishing the standard for the Town.

Mr. Torello talked about the effects that rain and other precipitation has on bricks and pavers and the importance of keeping this in mind with the way they are installed. It is important, no matter what Alternative is selected that the pavers be installed in a cushioned bed to not allow the pavers to totally adhere and break off during the changing weather. Mr. Torello suggested that the stone or pebbles be used between pavers and not grout. Mr. Dattilo agreed that material choice and proper installation is key to the pavers lasting a long time. He added that aesthetically the pavers win; they also are easier to maintain.

When asked about needing the State's input for the sidewalks along Route 10, Mr. Noewatne stated that the State of Connecticut allows the Town to work on the sidewalks even when they are in the Right of Way because it's the Town's responsibility to maintain them, not the State. Mr. Noewatne also stated that they would re-use the concrete underlay with asphalt then bed the pavers in sand. Mr. Dattilo commented that asphalt is flexible and a good option, especially with regards to maintenance.

Mr. Torello commented that the pavers installed at the Town Hall in the Fall look great after a tough winter adding that there will be much smaller gaps between the pavers with the use of sand.

Mr. Sitko noted that the Town came to the Commission with the 2 application alternatives for their guidance on how to proceed. He would suggest that the Commission discuss the 2 options and make a decision to dismiss one of the alternatives and act on the other.

Chairman Pratt Fox asked if this is considered like material? Mr. Torello stated that a paver is a paver, even if its clay vs. concrete. It was noted that clay bricks are not original to Cheshire.

Mr. Noewatne noted that the sidewalk width changes and said a decision will have to be made, if the Commission goes with Alternate A how to change an adjust for the width changes so that the concrete and paver combination does not look awkward. Aesthetically using the all paver alternative would be the better look.

Mr. Torello suggested that the layout of the pavers in the wider section of sidewalk could be done to designate a walking area by changing it from the rest of the paver layout. Mr. Torello asked about the handicap ramp and Mr. Noewatne noted that it would be done using pavers.

Ms. Chesanow asked about color fading and Mr. Noewatne noted that the new pavers at Town Hall did fade a little after the Winter so they may be looking at another supplier for the pavers. Mr. Torello suggested looking into Armortec by Cambridge, which guarantees no fading on their pavers.

**COMMISSIONERS ALL AGREED THAT THEY WOULD LIKE TO DISMISS APPLICATION # 2013-003C, ALTERNATE A AND PROCEED WITH APPLICATION # 2013-004C, ALTERNATE B.**

**MOTION** by Elizabeth Pratt Fox that the Historic District Commission finds that Certificate of Appropriateness application 2013-004C Alternate B for concrete pavers around Town Hall and Town Center sidewalks be found exempt based on ordinary maintenance. **SECONDED** by Christine Pittsley.

**AMENDED** by John Torello to add: The Historic District Commission would like to review the final design layout of the pavers before they are installed in front of Town Hall. **SECONDED** by Joseph Dattilo.

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

The motion passed 5 – 0.

**MOTION** by Jeanne Chesanow to add item 3 H to the May 20<sup>th</sup> Historic District Commission agenda and that it be entitled: “Application for Certificate of Appropriateness - #2013-005C Loraine Butler 151 Cornwall Avenue Re: Replace Roof.” **SECONDED** by Joseph Dattilo.

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

The motion passed 5 – 0.

E) Chairman’s Report

Chairman Pratt Fox stated that she will be attending an upcoming quarry tour in North Branford on the Tilcon Tomasso property as part of a North Branford Historical Society fundraiser. Mr. Torello commented that he had been to those quarries before and that it should be a great tour.

F) Committees

1. Education / Community Outreach Committee

a. Plan of Conservation and Development

There was nothing new to report on the Plan of Conservation and Development for Cheshire at this time.

b. Trolley Tour

Chairman Pratt Fox noted that the Cheshire Historical Society applied for 2 grants. The first grant is from the Community Foundation of Waterbury for marketing of the Trolley Tour and the second grant is from Partners in Preservation for the printing of items related to the Trolley Tour.

Ms. Chesanow stated that she continues to work on the Tour script adding that she would be doing a dry run of the script on Thursday evening. She will also be working with Tom Hyman to pin point more historic locations in the Cheshire Street area.

The Trolley Tour is scheduled for Sunday, September 29<sup>th</sup> 2013; there will be three 90-minute tours that day and the cost will be \$20 per person

c. Recognition of property owners

There was nothing new reported on the recognition of property owners during this meeting.

2. Regulations / Rules

a. Design Guidelines

The Regulations / Rules Committee will meet on June 3<sup>rd</sup> after the regular Historic District Commission meeting to review photographs that Ms. Chesanow has offered to share.

G) Certified Local Government

Mr. Sitko stated that he would bring the Certified Local Government application for Cheshire to the June 17<sup>th</sup> meeting or July meeting for Commissioners to review and approve. The application would then go to the Town Council for final approval before it is submitted.

**NEW** H) Application for Certificate of Appropriateness - #2013-005C  
Loraine Butler  
151 Cornwall Avenue  
Re: roof replacement

Mr. Sitko explained that Ms. Butler came to him after learning that her roof contractor had not taken out a building permit and had now received a stop work order from the Cheshire Building Official on the replacement of her roof. The Building Officer confirmed to Mr. Sitko that the contractor was replacing the existing roof with the same material and color shingles. Mr. Sitko noted that it appears to be the builder at fault, not Ms. Butler. He also noted that this appears to be the builder's first offense and Ms. Butler noted that she has used this builder for years. Ms. Butler noted that this was a re-roofing job as there is only 1 layer on the roof currently.



**MOTION** by Jeanne Chesanow that the Historic District Commission finds that Certificate of Appropriateness # 2013 – 005C for Loraine Butler of 151 Cornwall Avenue to re-roof her house is exempt because it is routine maintenance / maintenance in kind. **SECONDED** by Elizabeth Pratt Fox.

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

The motion passed 5 – 0.

Mr. Sitko stated that he would speak to the Building Official in the morning and suggested that Ms. Butler also contact him to confirm that work can re-start tomorrow.

### **VIII. ADJOURNMENT**

**MOTION** by Joseph Dattilo to adjourn the May 20, 2013 meeting of the Historic District Commission at 8:27 p.m.; **SECONDED** by Jeanne Chesanow.

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

The motion passed 5 – 0.

Respectfully submitted:

Tracey M. Kozlowski  
Recording Secretary