

**CHESHIRE HISTORIC DISTRICT COMMISSION
MINUTES OF THE REGULAR MEETING HELD ON
MONDAY, JUNE 3, 2013 AT 7:30 P.M.
CHESHIRE TOWN HALL – 84 SOUTH MAIN ST.
ROOM 210**

Commissioners Present:

Chairman Elizabeth Pratt Fox, Jeanne Chesanow and Joseph Dattilo

Commissioners Absent:

Christine Pittsley and John Torello

Staff Present:

Jerry Sitko, Economic Development Coordinator

Others Present:

Allan Jarmin of 594 South Brooksvale Road (departed at 8:30 p.m.) and Seth Kaplan of RoKAP, Inc. (departed at 7:50 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. APPROVAL OF MINUTES – Public Hearing and Regular Meeting – May 20, 2013

MOTION by Jeanne Chesanow to accept the May 20, 2013 Historic District Commission Public Hearing and Regular Meeting minutes with the following correction: Page 5, last paragraph, last sentence should read, "...they are also easier to maintain, from a construction standpoint." **SECONDED** by Joseph Dattilo.

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

The motion passed 3 – 0.

VII. COMMUNICATIONS

Mr. Allan Jarmin of 594 South Brooksvale Road was present at this meeting and addressed the Commission. He told the Commission about a "little house on North Brooksvale" he is doing restoration work on, next to Norton School. He noted that he is restoring the property not "flipping it". Mr. Jarmin stated that he would like the Commissioner's feedback on restoring / preserving the property and not using all new materials, as according to Mr. Jarmin, the Building Official is pushing for new vinyl windows for the house instead of the restored windows he would like to use. Mr. Jarmin noted that he has spent many hours working to restore the original windows by de-glazing and de-leading them.

From the technique he described, Commissioners agreed that Mr. Jarmin seemed to be restoring the windows the right way and the project sounded great. Mr. Sitko stated that he would inquire at the Building Office to see why they are resistant to the restoration of the windows.

Mr. Jarmin noted that the house is from 1840. He recently installed a new brick walkway on the property, which the bricks came from an old chimney on the property. He also installed a new white picket fence along the front of the property, which he made out of the knotty pine from the kitchen.

Mr. Dattilo suggested that maybe it was just a communication problem with the Building Official regarding what Mr. Jarmin is doing and why. It was also questioned if perhaps the Building Official were trying to follow new construction building regulations when it's actually a restoration project. Commissioners questioned if maybe the regulations were based on a percentage of work being done, if perhaps there were different rules that should be followed.

Mr. Jarmin noted that he has kept the exterior wood clapboards, which have now been cleaned and de-lead.

Mr. Jarmin also wanted to talk to the Commission about a discovery he made this evening after returning home from a weekend away. He noted that at some time over the past weekend the meadow on South Brooksvale Road behind his house had been plowed and he shared a few photographs with the Commissioners. Mr. Jarmin also noted that in the description of the South Brooksvale Historic District it mentions "hayfields" and "rolling meadows". He stated that when he left on Friday there was approximately 3 feet of grass but tonight the grass is not only cut down but the ground has been plowed in a large area.

Ms. Chesanow noted that Jean McKee and Paul Zentek have some kind of agreement for use of the McKee property to grow items other than hay but she would have to look at the easement with the Cheshire Land Trust to see the details. Mr. Jarmin stated that for over 300 years it has been a pasture. There are other sections of the McKee property that is not easily visible that the Zentek's have industrial corn planted but this newly plowed section has not been turned over for planting in a considerable number of years.

Ms. Chesanow agreed that aesthetically it was not what the South Brooksvale Historic District was known for and she stated that she would find out what happened and if it is something that was approved in the Land Trust Agreement for the property.

VIII. BUSINESS

- A) Application for Certificate of Appropriateness - #2013-006C
Kumon
15 South Main Street
Re: signage

Mr. Sitko introduced this application noting that this is a sign for a new business at 15 South Main Street and noted that Seth Kaplan of RoKap, Inc., the sign maker, was present on behalf of this application. Mr. Sitko also noted that the Zoning Enforcement Officer has reviewed the proposed sign and stated that the dimensions are correct and appropriate, at 136 inches long and 18.5 inches tall. He added that the sign would not be illuminated at this time and if any lighting is to be added it will be recommended that downward casting lights be used, per Mr. Kaplan.

Mr. Kaplan came forward to address the Commission regarding this application. He stated that the sign would be made out of omega bond laminated aluminum and would have laser cut acrylic black letters. The vinyl on the background of the sign is rated for 15 years and would be light blue in color, which is the standard corporate color for Kumon.

Mr. Dattilo asked about how the sign would be attached to the building? Mr. Kaplan replied that it would be anchored into the wood above the windows and door with aluminum studs to anchor it as well as a high strength caulking. The holes into the wood are typically 1 to 2 inches deep and 1/8th of an inch wide. If the sign is to be taken down and RoKap, Inc. removes it, they clean and re-caulk the holes that are made to anchor the sign and then would repaint the wood. When asked about the number of holes and spacing of them, Mr. Kaplan replied there would be approximately 1 hole every 12 inches in the top and bottom, for approximately 12 holes total to hold the sign up.

Mr. Sitko noted that there is not a lot of room to maneuver with national companies with their logo and branding.

Mr. Dattilo mentioned some concern about the exterior of the building in the case of if the sign were to be removed. Chairman Pratt Fox asked about less invasive mounting options for signage. Mr. Dattilo commented that epoxy might be better than caulk for filling the holes, if the sign were to be removed after it is anchored to the building. Mr. Kaplan explained that the product they usually use is a powder compound, Phenoseal, which is an adhesive caulk that can be completely removed if the sign were to be taken down. Mr. Kaplan also noted that Kumon's corporate office mandated the black lettering vs. the white lettering.

Mr. Dattilo asked about the weight of the proposed sign and Mr. Kaplan replied that it would be around 10 pounds, very light weight. It was also noted that the sign would be installed 1/8 of an inch off the wall when installed.

Chairman Pratt Fox asked that samples of what will be used to go into the exterior wood of the building be brought to the Public Hearing. Mr. Dattilo noted that it seems the proposed materials will be minimally damaging and reverseable as a result of the light materials that would be used for the proposed sign.

MOTION by Joseph Dattilo that the Historic District Commission accept the application and set a Public Hearing date of June 17th at 7:30 p.m. for the Certificate of Appropriateness application # 2013-006C from Kumon for signage at 15 South Main Street as submitted. **SECONDED** by Jeanne Chesanow.

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

The motion passed 3 – 0.

Mr. Kaplan asked if he would still need to attend the Town Beautification Committee meeting on Wednesday morning? Mr. Sitko replied yes, all signs in Cheshire do need to have the Town Beautification Committee review them. Mr. Sitko also noted that abutting property owners will need to be notified by the applicant of the upcoming Public Hearing and he offered to get these property owners names to Mr. Kaplan.

Mr. Kaplan showed the Commission a sample laser cut letter, which would be similar to what will be used on the proposed sign. When asked about thickness of the letter, Mr. Kaplan noted that proposed sign would have ½" thick lettering, not the 1/5th thickness that was originally indicated on the application.

B) Chairman's Report

Chairman Pratt Fox had nothing additional to add, other than her comments throughout the meeting agenda.

C) 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

Ms. Chesanow stated that she continues to work on the Tour script adding that she would be doing another test run of the script on June 11th at 3pm with Ms. Pratt Fox. She noted that she spoke with Richard Deluca today, who was very informative. Ms. Chesanow noted that Diane Calabro of the Cheshire Historical Society is working on press releases for the event, which this Commission is a co-organizer of.

MOTION by Jeanne Chesanow that the Historic District Commission's Education / Community Outreach Committee representatives can approve fully, with out reservation, any proposed press release wording for the Trolley Tour as long as the wording is approved by the State of Connecticut, the Cheshire Historical Society and the Community Foundation, when appropriate. **SECONDED** by Elizabeth Pratt Fox.

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

The motion passed 3 – 0.

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

c. Recognition of property owners

Chairman Pratt Fox and Ms. Chesanow will be meeting soon to discuss moving forward with the recognition of property owners in Cheshire.

2. Regulations / Rules

a. Design Guidelines

The Regulations / Rules Committee will meet after tonight's regular Historic District Commission meeting to review photographs that Ms. Chesanow has offered to share for the Design Guidelines.

D) Certified Local Government

Mr. Sitko stated that he is putting the Certified Local Government packet together and is currently working on the transmittal letter, which he will have Chairman Pratt Fox review. He is planning to bring the Certified Local Government application for Cheshire to the June 17th Historic District Commission meeting for Commissioners to review and approve. The application would then go to the Town Council for final approval before it is submitted.

VIII. ADJOURNMENT

MOTION by Joseph Dattilo to adjourn the June 3, 2013 meeting of the Historic District Commission at 8:35 p.m.; **SECONDED** by Jeanne Chesanow.

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

The motion passed 3 – 0.

Respectfully submitted:

Tracey M. Kozlowski
Recording Secretary