

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

Commissioners Present:

Chairman Elizabeth Pratt Fox, Joseph Dattilo, Christine Pittsley and John Torello (arrived at 8:05 p.m.)

Commissioners Absent:

Jeanne Chesanow

Staff Present:

Jerry Sitko, Economic Development Coordinator, Dan Marseglia from the Education Department (departed at 8:00 p.m.)

Others Present:

None

I. CALL TO ORDER

Chairman Pratt Fox called the meeting to order at 7:38 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 – Regular Meeting – September 3, 2013

MOTION by Christine Pittsley to accept the September 3, 2013 Historic District Commission Regular Meeting minutes with the correction of: Page 5, item G) b., last sentence should read, "...tickets were sold before any advertising had been done." **SECONDED** by Joseph Dattilo.

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

The motion passed 3 – 0.

VII. COMMUNICATIONS

Mr. Sitko noted that with regards to the Yankee Gas vaults in the parklet on the corner of Main Street and Route 10, he has been informed that the vaults will be brought down to grade, with the possibility of a 4th vault being added to help filter the equipment. The Town continues to work with Yankee Gas on this pending project.

VIII. BUSINESS

- A) Application for Exemption from Certificate of Appropriateness # 2013-008E
Dan Marseglia – Board of Education
30 Spring Street
Re: Retaining Wall on Route 10

Dan Marseglia, Director of Facility Maintenance for the Education Department was present to discuss this application. He stated that George Noewatne, Director of Public Works contracted him regarding the upcoming sidewalk work on Main Street and to talk about the stackable wall in front of the Board of Education / Humiston School property on Main Street. The stackable wall is probably at least 20 years old and in need of repair or replacement. As a result several landscape contractors were contacted and asked to bid the project and make any suggestions for that area of the property. Of the 3 contractors that submitted proposals, 2 have suggested removing the wall and regarding and planting grass as a replacement. All 3 contractors recommended if the wall is kept, it should be replaced because of the level of dis-repair. Therefore the Education Department would like to ask permission to remove the wall and re-landscape the property with grass and shrubbery.

Chairman Pratt Fox asked who constructed the wall originally and Mr. Marseglia replied that he was unsure but it is believed to be part of the Route 10 re-alignment project by the State of Connecticut in the 1990's. She also expressed concern for the

segment of the wall on St. Peter's Church property, next door, because it is a more dramatic drop off.

Mr. Marseglia noted that before the wall was installed, it was a gentle slope to the roadway. He also stated that he would be getting the opinion of an Arborist on the 2 trees near the St. Peter's driveway to determine if a tree well around the trees could be done to tie in the stackable wall that would remain at St. Peter's Church if the wall in front of the Board of Education property is removed.

Mr. Sitko asked if Mr. Marseglia will be talking to St. Peter's about their plans and Mr. Marseglia replied yes, they always try to stay as good neighbors and the two have had a good relationship for a very long time.

Chairman Pratt Fox expressed some concern with how it will look, if the stackable wall is left at St. Peter's Church and removed next door. She also noted that this is a change to the property and will need a Public Hearing and Certificate of Appropriateness because it is not ordinary maintenance of the wall.

MOTION by Joseph Dattilo that the Historic District Commission set a Public Hearing date of October 21st at 7:30 p.m. for the Town of Cheshire - Department of Education's Certificate of Appropriateness application for the removal of the stackable retaining wall located at 29 Main Street. **SECONDED** by Christine Pittsley.

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

The motion passed 4 – 0.

B) Marbridge Retirement Center

Mr. Sitko informed the Commission that Marbridge Retirement Center submitted their application with the Planning & Zoning Commission for the demolition and reconstruction of their facility on West Main Street. The first Public Hearing on this application with the Planning & Zoning Commission is scheduled for October 28th.

Commissioners reviewed the plans submitted with the application. Chairman Pratt Fox will be drafting a letter from the Historic District Commission to the Planning & Zoning Commission to express support to retain the existing stonewall on the property.

C) Cliff's Pizza

Mr. Sitko reviewed the memo sent to Cliff Podaras of 9 South Main Street regarding the installation of a sign at Cliff's Pizza. This is the second notification to Mr. Podaras asking him to submit a Certificate of Appropriateness application for the sign.

D) Chairman's Report

Chairman Pratt Fox informed the Commission that last weekend she went on a walking tour of "empty lots and closed buildings" in New Haven that was really well done and very well attended.

E) Committees

1. Education / Community Outreach Committee

a. Plan of Conservation and Development

Mr. Sitko noted that an extension has been granted for the Plan of Conservation and Development for Cheshire, he doesn't believe the Planning & Zoning Commission is actively working on this, at this time. Ms. Pittsley continues to work on a map of historic locations for the Plan of Conservation and Development for Cheshire.

b. Trolley Tour

Chairman Pratt Fox reported that the Trolley Tours were held last weekend, with minimal problems. The trolley that arrived for the tours only held 28 people as opposed to the 33 that were originally planned but the group was able to fix that problem with some temporary seating. She also noted that there are 83 people on the waiting list for the next Trolley Tour, adding that the Cheshire Street tour will be re-done again in the future. The Trolley Tour booklets were distributed for Commissioners to review.

c. Recognition of property owners

Chairman Pratt Fox stated that the Committee will be moving forward with plans to recognize historic property owners in Cheshire now that the Trolley Tour was completed. She noted that the Committee will be planning for an annual recognition of historic properties in May during preservation month.

2. Regulations / Rules

a. Design Guidelines

The Regulations / Rules Committee will be having a driving tour on October 19th to take photographs for the Design Guidelines. Commissioners Dattilo, Torello and Chesnow will be taking part in this event. Mr. Torello suggested that he could drive the group around that morning.

F) Certified Local Government

Mr. Sitko noted that the Certified Local Government application is on the October 8th Town Council agenda for review and approval. Chairman Slocum has said that he doesn't expect this item to go to a Committee. Mr. Sitko and Chairman Pratt Fox will both be in attendance at the Town Council Meeting to review the application.

VIII. ADJOURNMENT

MOTION by Joseph Dattilo to adjourn the October 7, 2013 meeting of the Historic District Commission at 8:25 p.m.; **SECONDED** by Christine Pittsley.

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

The motion passed 4 – 0.

Respectfully submitted:

Tracey M. Kozlowski
Recording Secretary