

**CHESHIRE HISTORIC DISTRICT COMMISSION  
MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING HELD ON  
MONDAY, OCTOBER 21, 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, and John Torello

Commissioners Absent:

Christine Pittsley

Staff Present:

Jerry Sitko, Economic Development Coordinator, Dan Marseglia from the Education Department (departed at 7:50 p.m.)

Others Present:

None

**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 – 008EC  
Dan Marseglia – Humiston School  
29 Main Street  
Re: Retaining Wall on Route 10

Chairman Pratt Fox read the Public Hearing procedures. Mr. Dattilo read the Public Notice that was printed in the October 10, 2013 Cheshire Herald. Mr. Sitko submitted the notarized letter from the Education Department dated October 16, 2013 stating that 9 abutting property owners were notified. There was no written or verbal communications received by the Historic District Commission for this Certificate of Appropriateness application.

Mr. Marseglia was present on behalf of this application and stated that the Education Department would like to remove the existing stacked retaining wall in front of the Humiston School building on Route 10, re-grade, seed and landscape the front lawn and add a few shrubs to enhance the area, Mr. Marseglia explained that there were 3 or 4 contracts that reviewed the wall and submitted proposals. All of the contractors stated that the wall should be taken down because of its deterioration, adding that it was beyond just repairing the wall.

Mr. Marseglia stated that with the removal of the wall and regarding of the area, it will be safer and easier for snow removal in the winter. He stated that in an effort to protect the 2 large trees in the front of the property, they would like to have tree wells installed around each of them. Mr. Sitko asked if Mr. Marseglia has reached out to St. Peter's Church to tell them the plans to remove the wall? Mr. Marseglia stated that he would discuss the plans before any work is done, adding that they have always been very good neighbors.

Chairman Pratt Fox asked if there were any questions from Commissioners? Mr. Dattilo stated that he did not have any. Mr. Torello asked if there were ever full hedges in the front along the sidewalk? Mr. Marseglia stated that he was not sure; he added that they would like to make the grade of the area manageable for grass cutting, once the area is re-seeded.

Mr. Dattilo commented that it is more historic to go back to grass and shrubs without the wall, which was only installed about 15-20 years ago.

Chairman Pratt Fox expressed concern with how the area will look if the wall is removed in front of the Humiston School building and remains at St. Peter's Church, especially at the St. Peter's Church driveway where one side of the driveway would have the wall and the other side would not.

Mr. Marseglia stated that he would try to make it aesthetically pleasing with tapering the retaining and adding the tree wells with similar stacked, blocks to the existing wall.

Mr. Torello commented that just having grass up to the sidewalk could be a problem with run off water in the winter with melting and re-freezing and suggested by adding some shrubbery and low evergreens may help with maintenance. He added that Yew bushes have worked well in this situation.

Mr. Marseglia thanked the Commissioners for their input and suggestions on this application.

Chairman Pratt Fox closed this Public Hearing at 7:45 p.m.

## **VII. REGULAR MEETING**

### **1. APPROVAL OF MINUTES – Regular Meeting – October 7, 2013**

**MOTION** by Joseph Dattilo to accept the October 7, 2013 Historic District Commission Regular Meeting minutes as submitted. **SECONDED** by Elizabeth Pratt Fox.

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

The motion passed 4 – 0.

### **2. COMMUNICATIONS**

#### **A. Email of October 10, 2013 – Re: Panic Buttons**

Commissioners reviewed the email regarding the location of panic buttons in Town Hall meeting rooms.

### **3. BUSINESS**

- A) Application for Certificate of Appropriateness # 2013-008EC**  
Dan Marseglia – Humiston School  
29 Main Street  
Re: Retaining Wall on Route 10

Commissioners agreed that there was nothing further to discuss on this application and agreed that they would like to encourage the applicant to use plantings along the edge of the property, near the sidewalk along Route 10, to help with maintenance and slow down run off from melting snow and ice.

**MOTION** by Joseph Dattilo that the Historic District Commission approve the Certificate of Appropriateness application from Dan Marseglia of the Cheshire Department of Education for the removal of the stackable retaining wall located at 29 Main Street which will be replaced by re-grading and landscaping the area of the property. **SECONDED** by John Torello.

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

The motion passed 4 – 0.

B) Chairman's Report

Chairman Pratt Fox had nothing additional to add to this meeting of the Historic District Commission.

C) Cliff's Pizza

Mr. Sitko stated that Zoning Enforcement Officer, Dave Kehoss, stopped by and spoke with Cliff Podaras of 9 South Main Street regarding the installation of a sign at Cliff's Pizza. Mr. Podaras stated that it is an existing non-conformity and doesn't need a sign permit because the brackets for the sign have been up for many, many years. He also noted that Mr. Podaras has provided Mr. Kehoss with a photograph from over 50 years ago, showing the Cliff's Pizza sign on the building.

Commissioners noted that the Planning & Zoning Commission and Historic District Commission each have their own regulations and are separate groups. Mr. Sitko stated that he will wait to see how Mr. Kehoss handles the Zoning issue before going forward with any action for the Historic District Commission.

Commissioners agreed that if the sign that is currently up at Cliff's Pizza is the same one that was up when the business was last in that location, they like that it is being used again but there still should be a Certificate of Appropriateness approval for the sign.

Mr. Sitko noted that the Historic District Commission can regulate the size, style, design, material, lighting and location of an outdoor sign in a Historic District but can not regulate colors on a sign. Mr. Sitko added that he should know more from Zoning Enforcement Officer Kehoss at the next Commission meeting.

## D) Committees

### 1. Education / Community Outreach Committee

Ms. Chesanow commented that with regards to last month's Trolley Tour, there was a wrap-up meeting held last week with mostly favorable comments. The Trolley Tour is up set to be held again next year with approximately only 4 spots remaining for the 3 tours. The group has estimated the profit for the 2013 Trolley Tour at \$3,000.

#### a. Plan of Conservation and Development

Ms. Pittsley continues to work on a map of historic locations for the Plan of Conservation and Development for Cheshire and has contacted the Council of Governments about using their mapping system.

#### b. Recognition of property owners

Chairman Pratt Fox stated that the Committee is moving forward with plans to recognize historic property owners in Cheshire in May during preservation month. She added that she is working on coming up with a name for the award / recognition.

### 2. Regulations / Rules

#### a. Design Guidelines

The Regulations / Rules Committee was not able to have their driving tour on October 19th to take photographs for the Design Guidelines but Mr. Dattilo and Mr. Torello did meet to review where they are in the review of the Design Guidelines and divide up responsibilities going forward. Chairman Pratt Fox suggested that the Committee look at other Historic District Commissions' Design Guidelines for examples of photos / drawings that have been used. Ms. Chesanow stated that she had some examples that she could share with the Committee.

## E) Certified Local Government

Mr. Sitko informed the Commission that the Town Council approved the Certified Local Government application at the October 8<sup>th</sup> Town Council meeting. He has the certified resolution of the Council to send with the CLG application, which Mr. Sitko stated that he would send out by the end of this week.

**VIII. ADJOURNMENT**

**MOTION** by Joseph Dattilo to adjourn the October 21, 2013 meeting of the Historic District Commission at 8:10 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