

**CHESHIRE HISTORIC DISTRICT COMMISSION
MINUTES OF THE REGULAR MEETING HELD ON
MONDAY, JUNE 2, 2014 AT 7:30 P.M.
CHESHIRE TOWN HALL – 84 SOUTH MAIN ST.
ROOM 207/209**

Commissioners Present:

Chairman Elizabeth Pratt Fox, Jeanne Chesanow, Joseph Dattilo (arrived at 7:43 pm), Christine Pittsley, John Torello (arrived at 7:37 p.m.), Breina Schain, Alternate and James Vibert, Sr., Alternate.

Commissioners Absent:

Elizabeth Ryducha, Alternate

Staff Present:

Jerry Sitko, Economic Development Coordinator

Others Present:

Lauren Backman of 108 Cornwall Avenue (departed at 7:55 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 seated alternate Commissioners Schain and Vibert for voting tonight with the Historic District Commissioners.

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 – May 5, 2014

MOTION by Jeanne Chesanow to accept the May 5, 2014 minutes of the Regular meeting with the following corrections: PAGE 1, Ms. Pittsley should only be listed as absent; PAGE 2, Communications item 1 should read, "...Cheshire Goldsmith, stating that he was withdrawing..."; PAGE 3 Certified Government section # should be C) , Televising Board and Committee Meetings should be D) and *New – Other should be item E) **SECONDED** by James Vibert.

VOTE: In Favor – Chesanow, Pittsley, Pratt-Fox, Schain – Alternate and Vibert - Alternate
Opposed – None

The motion passed 5 - 0.

VII. COMMUNICATIONS

1. E-mail of May 15, 2014 Re: Wall Removal in front of Humiston School

Commissioners reviewed the May 15, 2014 e-mail from Dan Marseglia of the Cheshire Public Schools, stating that the work to remove the wall in front of Humiston School along Route 10 was beginning on May 15th. It also stated that St. Peter's Church had been contacted and would not be removing their section of the wall at this time.

Ms. Chesanow noted that the suggested plantings to the area have not yet been added, which will help with erosion. Mr. Sitko stated that he would contact Mr. Marseglia to ask about additional planting or landscaping.

VIII. BUSINESS

- A) Application for Exemption from COA 2014-005E
Kenneth & Lauren Backman
108 Cornwall Avenue
Roof Maintenance Work

Chairman Pratt Fox stated that Lauren Backman of 108 Cornwall Avenue was present on behalf of this application as Commissioners reviewed this exemption application for roof maintenance work. Ms. Backman explained the history of sectional repairs done to the roof at 108 Cornwall Avenue. She also had a sample of the existing shingles and a sample of the new, proposed shingles which were identical.

MOTION by Briana Schain that Certificate of Appropriateness Exemption application # 2014-005E be approved as submitted due to ordinary maintenance / replacement in kind material. **SECONDED** by James Vibert.

VOTE: In Favor – Chesanow, Pittsley, Pratt-Fox, Torello, Schain – Alternate and
Vibert - Alternate
Opposed – None

The motion passed 6 - 0.

B) Application for Certificate of Appropriateness from COA 2014-006C
Kenneth & Lauren Backman
108 Cornwall Avenue
Fence Replacement

Chairman Pratt Fox noted that Lauren Backman of 108 Cornwall Avenue was present on behalf of this application as Commissioners reviewed the packet for this application. Ms. Backman explained that currently there is a 6 foot tall fence and she would like to remove the 6 foot tall fence and have an 8 foot tall fence installed for privacy. The only difference in the two fences will be the addition 2 feet of height and the slats will be closer (less space between). Ms. Backman noted that she would all be planting some mature trees after the new fence is installed. Later when asked, Ms. Backman replied that she was looking into planting mature Bartlett Pear trees.

Mr. Sitko noted that this seems to be a replacement in kind but it is 2 feet taller than the existing. Ms. Chesanow questioned if it should be considered a change because of the different spacing between the slats on the fencing.

Ms. Backman noted that very little of the fence can be seen from a public right of way and shared pictures of the property from multiple views. Ms. Chesanow stated that she agreed it was a very limited visibility of the fence. Mr. Torello commented that the fence is not historic in nature. Ms. Chesanow added that it is not a vinyl fence, it is wood. Chairman Pratt-Fox commented that only approximately a 3 foot long section of fencing can be seen from a public right of way.

It was noted that the 8 foot tall fencing will meet the Cheshire Building Regulations.

MOTION by James Vibert that the Historic District Commission finds Certificate of Appropriateness application # 2014-006C from Kenneth and Lauren Backman of 108 Cornwall Avenue to be Exempt for the proposed fence replacement due to the fence being of limited visibility from a public right of way. **SECONDED** by Christine Pittsley.

VOTE: In Favor – Chesanow, Dattilo, Pittsley, Pratt-Fox, Torello, Schain – Alternate
and Vibert - Alternate
Opposed – None

The motion passed 7 - 0.

Commissioners thanked Ms. Backman for 2 very thorough applications to the Commission. Ms. Backman discussed with the Commission another future project at their home which would like to make their existing gravel driveway a “chip and stone” driveway. She asked if this would require a Certificate of Appropriateness and was told to please fill out an application when the time approaches for this project and the Commission would review the details. It may likely be a replacement in kind / ordinary maintenance.

C) Committees

1. Education / Community Outreach Committee

Ms. Chesnow mentioned that the Cheshire Historical Society held a very nice reception to recognize properties being given Historic Preservation Awards last month. Approximately 40 people attended the event and most of the group is talking about gathering again to continue to share stories and photographs.

a. Plan of Conservation and Development

Commissioners reviewed the draft narrative from the Historic District Commission for Cheshire’s Plan of Conservation and Development. Ms. Pittsley recommended removing any specific references to web sites or technology because of how quickly it changes and the fact that the Plan will not be reviewed again for 10 years.

Ms. Pittsley reviewed the layers of mapping on the GIS (Geographic Information System) that can be included with the information being submitted for the Plan of Conservation and Development. Currently she has the maps broken down by year built of properties in Cheshire for 1700-1799, 1800-1899, 1900-1920. She is also working on a mapping layer of historic barns in Cheshire as well as cemetery locations. It was suggested that the different historic districts should be marked on the mapping.

Commissioners agreed that they would like to ask the Town to include the maps noting historic properties and locations in the Plan of Conservation and Development for Cheshire to show the volume of historic resources in Town.

When discussing what other Connecticut towns include in their Plan of Conservation and Development with regards to historic properties, it was noted that many towns do reference historic sections of their Plan but some do not mention it at all or minimally. Commissioner agreed that they would like to see more historic references / information in Cheshire’s updated Plan of Conservation and Development.

2. Regulations / Rules

a. Design Guidelines

Chairman Pratt Fox commented that the draft of the Historic District's Design Guidelines looks great. She added that Ms. Chesanow and she would be working over the Summer to add photographs where appropriate to the Guidelines.

Commissioners discussed the cover page and opening pages of the Design Guidelines and it was agreed that it should be kept simple.

D) Chairman's Report

Chairman Pratt Fox stated that the proposed Art Center project at the Ball and Socket property will be discussed at the June 23rd Planning & Zoning Commission meeting at 7:30 p.m. The Commission cannot speak on this project because it is not in a historic district, although it is a historic property. If members of the Commission are going to attend the Planning & Zoning meeting, it would be done as a member of the public.

VIII. ADJOURNMENT

MOTION by Joe Dattilo to adjourn the June 2, 2014 meeting of the Historic District Commission at 8:45 p.m.; **SECONDED** by James Vibert.

VOTE: In Favor – Chesanow, Dattilo, Pittsley, Pratt-Fox, Torello, Schain – Alternate and Vibert - Alternate
Opposed – None

The motion passed 7 - 0.

Respectfully submitted:

Tracey M. Kozlowski
Recording Secretary