

**CHESHIRE HISTORIC DISTRICT COMMISSION
MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING HELD ON
MONDAY, AUGUST 5, 2014 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 (arrived at 7:35 p.m.)

Commissioners Absent:

Elizabeth Ryducha, Alternate, Breina Schain, Alternate and James Vibert, Sr., Alternate

Staff Present:

Jerry Sitko, Economic Development Coordinator

Others Present:

Lauren Backman of 108 Cornwall Avenue; Paul Bowman of 387 Mount Sanford Road (departed at 8:25 p.m.); Douglas Gustafson of Ameresco for the Town of Cheshire (departed at 8:30 p.m.); Diane Calabro of the Cheshire Historical Society (arrived at 7:50 p.m. and departed at 8:30 p.m.)

I. CALL TO ORDER

Chairman Pratt Fox called the meeting to order at 7:30 p.m.

II. ROLL CALL

The roll was taken for the meeting.

III. SEATING OF ALTERNATES

There were no Alternate Commissioners present at this meeting of the Historic District Commission for Chairman Pratt Fox to seat.

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 - # 2014 – 008C
Kenneth and Lauren Backman
108 Cornwall Avenue
Chip and Seal Driveway

Mr. Dattilo read the public notice of this Public Hearing as it appeared in the July 31, 2014 Cheshire Herald. Ms. Backman then submitted written proof to Mr. Sitko that abutting property owners were notified. There have been no written comments submitted to the Planning Department regarding this Certificate of Appropriateness Application.

Chairman Pratt Fox reviewed Public Hearing rules and procedures and then opened the Public Hearing of Kenneth and Lauren Backman for the construction of a chip and seal driveway at 108 Cornwall Avenue.

Lauren Backman was present to address the Commission regarding this application. She explained that the existing driveway is gravel with weeds growing through the gravel. Instead of doing an all asphalt driveway the Backmans would like to do a chip and seal driveway. The process of installing a chip and seal driveway starts with a layer of asphalt then a layer of tar for the small to medium size pebbles to be imbedded in. Ms. Backman commented that they feel this driveway would be more original looking than if they were just to pave the driveway. She also noted that they have a choice of which colored pebbles to use, which Ms. Backman states will be as close to the existing gravel color as she can get.

Discussion: Ms. Chesnow commented that this proposed chip and seal driveway is going to be nice looking, more practical and easier to take care of. Mr. Dattilo stated that he agreed.

There were no public comments on this Certificate of Appropriateness application.

Chairman Pratt Fox closed this Public Hearing at 7:38 p.m.

- B. Application for Certificate of Appropriateness - # 2014 – 010C
Town of Cheshire Public Works
84 South Main Street
Outdoor Lighting Upgrades

Mr. Dattilo read the public notice of this Public Hearing as it appeared in the July 31, 2014 Cheshire Herald. Mr. Sitko stated that abutting property owners were notified and written proof was submitted by the applicant. There have been no written comments submitted to the Planning Department regarding this Certificate of Appropriateness Application.

Chairman Pratt Fox reviewed Public Hearing rules and procedures and then opened the

Public Hearing of the Town of Cheshire Public Works Department for outdoor lighting upgrades at 84 South Main Street, Cheshire Town Hall.

Mr. Sitko noted that he spoke prior to this meeting with Paul Bowman regarding the lighting style he has used at 168 South Main Street. Mr. Bowman was present and addressed the Commission stating that over time, products/styles become unavailable but similar styles can usually be found. Chairman Pratt Fox noted that the Commission likes the look of the lighting style that Mr. Bowman has used at 168 South Main Street, also a historic district property, and it would be good to keep with a similar style due to the proximity of the 2 properties.

Douglas Gustafson, Project Manager of Ameresco was present on behalf of this application. He explained that the exterior lighting upgrades at Town Hall are part of the proposed projects for the Town of Cheshire with Ameresco for a town wide Energy Savings Plan. Mr. Gustafson explained that the original exterior lighting idea was not appropriate for the area so this plan is a more suitable option for the property with LED exterior lights. In the Town Hall parking lot, only the pole heads will be changed to LED, the poles will not be changed. On the perimeter of the building all but one fixture will be changed to 27" post top transglobe # 51001 in a black finish.

Discussion: When asked if the flood lights that are on the parking lot posts will be kept up or taken down, Mr. Gustafson replied that during the installation the 2 flood lights on each post can be taken down and if they are needed for additional lighting or safety concerns then new LED flood lights could be installed.

Chairman Pratt Fox closed this Public Hearing at 7:50 p.m.

C. Application for Certificate of Appropriateness - # 2014 – 012C
Eddie Rabbit, LLC
168 South Main Street
Install Storm Windows and Doors at Keeler House

Mr. Dattilo read the public notice of this Public Hearing as it appeared in the July 31, 2014 Cheshire Herald. Mr. Sitko stated that abutting property owners were notified and written proof was submitted by the applicant. There have been no written comments submitted to the Planning Department regarding this Certificate of Appropriateness Application.

Chairman Pratt Fox reviewed Public Hearing rules and procedures and then opened the Public Hearing of Eddie Rabbit, LLC for the installation of storm windows and doors at 168 South Main Street, the former Keeler House.

Paul Bowman of 387 Mount Sanford Road was present as the developer of this property. He submitted information about Harvey storm windows and storm doors to the Commission for review, stating that this is the manufacturer that he would like to use for storm windows and storm doors at 168 South Main Street. Mr. Bowman also had a sample storm window with a screen with him for the Commissioners to see. He stated that he feels the Harvey products are fitting for the building, the Commission has approved 3

other window manufacturers and he would like to see Harvey added to the list. Mr. Bowman noted that Harvey products are very reliable for parts and product warranties. He explained that most of the windows at 168 South Main Street are double hung and each storm window would be custom made so that the center bar will be lined up with the existing window. The storm windows will be a big help with energy efficiency for the building with most of the original windows having been restored and put back in to the former Keeler House. The storm windows will also help to protect the original windows.

Discussion: Mr. Dattilo commented that Harvey products are very good but noted that there are other "historical" storm window manufacturers but some are internal storms that would not protect the windows. Mr. Torello talked about the color of the storm windows and noted that the hand out Mr. Bowman supplied showed the storm window matching the window trim, which in his opinion gave the windows a more blended look so that storm windows did not stand out. Mr. Bowman noted that he was planning to go with white storm windows so that he would have more flexibility for future exterior color choices of the property.

Mr. Dattilo added that storm windows are removable and this will help to preserve the original windows from weather and environmental pollutants. Mr. Torello added that if the storm windows and window trim were to match it would provide an enhancement of an already really well done building. Ms. Chesanow stated that she agreed with Mr. Torello. Chairman Pratt Fox noted that the Historic District Commission can not regulate color, only advise, but agrees that the matching trim and storm window color would give a depth to the windows. Mr. Dattilo added that he was torn on his color preference, agreeing that white is universal if Mr. Bowman were to change the exterior color(s) in the future.

Mr. Bowman asked if any of the 3 other window manufacturers that the Commission recommends offers color choices for exterior storm windows? Chairman Pratt Fox replied that she was unsure, noting that the window manufactures are only suggested vendors that have a good reputation with preservation.

With regards to the storm doors, Mr. Bowman explained that he would like to use Harvey's Estate series full light storm door so as much of the door will show as possible. There will be brass hardware on the storm doors. Mr. Torello suggested that the storm door color match the existing door, if possible and Mr. Bowman noted that green is an option on the storm door by Harvey but it is not an option with Harvey storm windows, per his Harvey representative, which he e-mailed during the meeting.

There were no public comments on this Certificate of Appropriateness application.

Chairman Pratt Fox closed this Public Hearing at 8:10 p.m.

VIII. REGULAR MEETING

1. APPROVAL OF MINUTES – Regular Meeting – July 7, 2014

MOTION by Jeanne Chesanow to accept the July 7, 2014 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.

2. COMMUNICATIONS

There were no communications to the Historic District Commission at this time.

3. BUSINESS

- A) Application for Certificate of Appropriateness - #2014-008C
Kenneth and Lauren Backman
108 Cornwall Avenue
Chip and Seal Driveway

Commissioners reviewed the application from Kenneth and Lauren Backman for a Chip and Seal Driveway at 108 Cornwall Avenue. It was agreed that the Chip and Seal Driveway is a brilliant blend of old style with modern technology.

MOTION by Joseph Dattilo to approve Certificate of Appropriateness application # 2014-008C from Kenneth and Lauren Backman for a Chip and Seal Driveway at 108 Cornwall Avenue as submitted and presented at tonight's Public Hearing.
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 #2014-010C
Town of Cheshire Public Works
84 South Main Street
Outdoor Lighting Upgrades

Commissioners reviewed the Certificate of Appropriateness application from the Town of Cheshire Public Works Department for outdoor lighting upgrades at Town Hall, 84 South Main Street. Mr. Dattilo commented that Transglobe # 51001 is the better style choice for the exterior mounted lights for the property. With regards to the flood lights in the parking lot, Commissioners suggested disconnecting the flood lights when the new LED parking lot lights are installed so a determination can be made whether the flood lights are needed for safety concerns. If safety is a concern after the LED lights are installed then the flood lights should then be re-connected.

MOTION by Joseph Dattilo to approve Certificate of Appropriateness application # 2014-010C from the Town of Cheshire Public Works Department for outdoor lighting upgrades at 84 South Main Street as submitted with the use of Transglobe # 51001 lamps for the style mounted on the exterior of Town Hall. **SECONDED** by John Torello.

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

The motion passed 5 – 0.

C) Application for Certificate of Appropriateness #2014-012C
Eddie Rabbit LLC
168 South Main Street
Install Storm Windows and Doors at Keeler House

Commissioners reviewed the Certificate of Appropriateness application of Eddie Rabbit LLC for the installation of storm windows and doors at 168 South Main Street. Ms. Chesanow commented that the storm windows and doors will make the original windows and doors of the house energy efficient. Mr. Dattilo noted that Harvey makes a first class product that will protect the doors and windows.

Commissioners noted that they can advise and suggest colors of products but they can not enforce or require a specific color of an item as part of the Historic District Commission Regulations. Mr. Dattilo stated that white is a universal color but he can see how the matching window trim and storm window trim would look nice but the exterior colors of the building can always be changed.

Mr. Torello commented that typically white houses on historic properties usually have a darker trim. He also noted that he is doing some work for another member of the Bowman family and Mr. Torello offered to recuse himself to avoid any conflict of interest, if anyone felt there might be a conflict. Mr. Bowman noted that he is not aware of the work that Mr. Torello might be doing with another member of his extended family and did not feel there was a conflict.

Ms. Chesanow commented that she thinks the look of depth is more preferable for a historic property. Ms. Pittsley stated that if the Commission requires a specific match of the window and storm window trim, it would mean locking all property owners into a specific color. Mr. Torello added that the Commission can express a preference for a storm window and/or door color to match existing trim but it won't make him vote against this proposal if the storm windows are not available in green.

MOTION by Christine Pittsley to approve Certificate of Appropriateness application # 2014-012C from Eddie Rabbit LLC for the installation of storm windows and doors at 168 South Main Street as submitted and presented at tonight's Public Hearing. **SECONDED** by Joseph Dattilo.

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

The motion passed 4 – 0 – 1.

- D) Application for Certificate of Appropriateness #2014-013C
Town of Cheshire, The Cheshire Historical Society
43 Church Drive
Repair Lucille Williams Garden Sign

Commissioners reviewed the Certificate of Appropriateness application from the Town of Cheshire's Historical Society for repair to the Lucille Williams Garden Sign on their property at 43 Church Drive. Diane Calabro of the Cheshire Historical Society was present to address the Commission and asked that the Commission accept the amended application for the replacement of the existing sign. The original application called for repair of the Garden Sign but since the original submission is was decide to replace the sign. The new sign will be of a composite material but will be a very close replica of the existing wood sign. The size of the sign will be the same but the font will be slightly different for the wording on the sign. Although the sign is almost an exact replica, Commissioners noted that with the change of materials a Public Hearing will be required for this project.

MOTION by Joe Dattilo to accept the amended Certificate of Appropriateness application from the Town of Cheshire Historical Society for a sign replacement at 43 Church Drive of the Lucille Williams Garden Sign and set a Public Hearing date of September 2, 2014 because the amended application now calls for a change of material of the sign.

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

The motion passed 5 – 0.

- E) Committees

1. Education / Community Outreach Committee

Ms. Chesanow noted that the Trolley Tour plans are moving ahead, there are a few seats remaining for the September 28th event. Chairman Pratt Fox added that she is making a few minor changes to the script to correct a few errors in information that has been discovered.

- a. Plan of Conservation and Development

Chairman Pratt Fox, Ms. Chesanow and Mr. Sitko met today with Town Planner Voelker to discuss the Plan of Conservation and

Development and information the Historic District Commission would like to add regarding historic properties in Cheshire. Mr. Voelker has suggested a few wording changes so that the section will match with the Planning & Zoning Regulations. Commissioners were pleased with Mr. Voelker's interest in seeing the maps that Christine Pittsley is working on for contribution to the Plan of Conservation and Development of Cheshire that would include areas of historic significant. Ms. Pittsley had a few of the Cheshire quadrant maps marking historic properties for Commissioners to review. She asked for input on coloring, borders and markings for the properties on the maps.

2. Regulations / Rules

a. Design Guidelines

Ms. Chesanow and Chairman Pratt Fox are working to finalize the Design Guidelines so that they can be sent to Catherine Donegan in the Planning Office for the final review and formatting.

F) Chairman's Report

Chairman Pratt Fox noted that the Ball and Socket Arts project recently received Zone Change approval from the Planning and Zoning Commission for their project.

VIII. ADJOURNMENT

MOTION by Joseph Dattilo to adjourn the August 5, 2014 meeting of the Historic District Commission at 8:55 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