

**CHESHIRE HISTORIC DISTRICT COMMISSION  
MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING HELD ON  
MONDAY, MARCH 2, 2015 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, Breina Schain, Alternate and James Vibert, Sr., Alternate

Commissioners Absent:

John Torello and Elizabeth Ryducha, Alternate

Staff Present:

Jerry Sitko, Economic Development Coordinator

Others Present:

Chat Chai Vong Maget of Bann Thai restaurant (departed at 8:50 p.m.); James Sima, Town Council Liaison

**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**

Chairman Pratt Fox did not seat any alternates 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. PUBLIC HEARING**

- A. Application for Certificate of Appropriateness - # 2015 – 001C  
Chat Chai Vong Maget  
7 South Main Street  
Re: Signage for Bann Thai Restaurant

Mr. Dattilo read the public notice for this Public Hearing as it appeared in the Cheshire Herald on February 19, 2015 and Chairman Pratt Fox stated that notarized, written proof that abutting property owners were notified had been received by the Planning Department. There has been no written communications received on this application.

Chairman Pratt Fox reviewed Public Hearing rules and procedures and then opened the Public Hearing of Chat Chai Vong Maget for signage at 7 South Main Street.

Chat Chai Vong Maget was present to address the Commission regarding this application. Mr. Vong Maget stated that the signs are about 2 inches out from the building but if the Town wants the signs mounted directly on the building he will have that done.

Mr. Sitko stated that there was no sign permit needed per the Town regulations because there was already mounting brackets for the previous business in that location.

Chairman Pratt Fox noted that when Cliff's Pizza was there, it was grandfathered because their sign had been there before the building was part of the Historic District. The brackets were on the front of the building but also on the north side of the building. Chairman Pratt Fox noted that this Commission does not approve color or design. She also noted that it was agreed at the last meeting that the signs hanging on the pre-existing brackets does not deter from the historical structure and are reversible.

Ms. Chesanow stated that she reviewed the application for the sign and asked how tall the letters are for the sign. Chairman Pratt Fox noted that they are about the same height as the Kumon Learning Center sign, which is next door. Mr. Dattilo noted that the symmetry seemed fine.

Ms. Pittsley noted that the sign is very nice looking.

Public Comment:

None.

Chairman Pratt Fox closed this Public Hearing.

## VIII. REGULAR MEETING

### 1. APPROVAL OF MINUTES – Public Hearing and Special Meeting – February 3, 2015

**MOTION** by Joseph Dattilo to accept the February 3, 2015 Historic District Commission Public Hearing and Special Meeting minutes with the following correction: Page 5, third paragraph, second sentence should read, "...restored historic windows can be equally energy efficient to modern windows and have a longer life expectancy..."; Page 3, 4<sup>th</sup> paragraph should read, "...and hits the windows, which is now a single light." **SECONDED** by Jeanne Chesanow.

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

The motion passed 4 – 0.

### 2. COMMUNICATIONS

None

### 3. BUSINESS

- A) Application for Certificate of Appropriateness - #2015-001C  
Chat Chai Vong Maget  
7 South Main Street  
Re: Signage for Bann Thai Restaurant

Commissioners reviewed the Certificate of Appropriateness application for signage at Bann Thai Restaurant of 7 South Main Street.

Mr. Dattilo noted that he is satisfied with this application, he has been by the building and the sign is done well and in good taste. The existing brackets have been used to mount the sign, there is no harm to the structure and is reversible.

Ms. Chesanow stated that she agreed but questioned if the "open" sign can be flashing in the window of the business? Mr. Sitko noted that a business can have an "open" lit sign but should not be flashing.

**MOTION** by Christine Pittsley that the Historic District Commission approves the Certificate of Appropriateness application # 2015-001C from Chat Chai Vong Maget for Bann Thai restaurant's signage at 7 South Main Street. **SECONDED** by Joseph Dattilo.

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

The motion passed 4 – 0.

C) Committees

1. Education / Community Outreach Committee

Ms. Chesanow stated that the Education / Community Outreach Committee met tonight before this meeting. She had already spoken with Pat Vita of the Cheshire Historical Society about the next Trolley Tour, which will be in the South Brooksvale area of Town. Jean McKee has invited the committee to come to her property to see the grounds and barn. Tonight the Committee started to talk about what else would be on the Trolley Tour. Mr. Vibert and Ms. Pittsley will be working on an itinerary and map for next month. The trolley has been hired for Sunday, October 4<sup>th</sup> for 3 tours starting at Noon, 2pm and 4pm. There are a lot of great homes and properties in that area as well as a lot of research to be done to put the trolley tour together. Chairman Chesanow suggested that some marketing may be needed for this new tour, as the time gets closer.

a. Plan of Conservation and Development

There was no update given on the Plan of Conservation and Development during this meeting.

b. Preservation Awards

Chairman Pratt Fox and Mr. Vibert did not have any updates on the Cheshire Historical Society's annual Preservation Awards, which will likely be presented during Preservation Month in May.

2. Regulations / Rules

a. Design Guidelines

Chairman Pratt Fox has talked at length with Catherine Donegan in the Planning Office who has given her information on how to download images off of the other .pdf files into the Word document so it will all be perfect.

D) Signage for South Brooksvale Historic District

Chairman Pratt Fox stated that she and Ms. Chesanow have the final sign design for the South Brooksvale Historic District signs, which they shared with the Commissioners. The

next step is to go before the Town Council to ask for permission to apply for Certified Local Government funds to help pay for the signs and the Julia Humiston Trust Fund. The Cheshire Historical Society has already committed \$800 toward these signs, from the Trolley Tour profits.

Commissioners commented that the final design looked beautiful. Mr. Sima suggested that the Cheshire Police Department should be contacted before coming to the Town Council with regards to the sign placements.

#### E) Chairman's Report

Chairman Pratt Fox noted that on February 7<sup>th</sup> she went up to the Litchfield Historical Society for a historic homeowners workshop, more to see how they do the workshops for a possible future project for Cheshire. Chairman Pratt Fox stated that she was glad that she attended because Mary Dunn of the CT Trust talked about the historic tax credit that will be available for owners of historic houses. She stated that it is a good deal for the homeowners; they can do up to \$30,000 worth of work and the historic homeowner will get a State tax credit for 15% of that, effective July 1<sup>st</sup>. Once all the information is together Commissioners would like to share it with historic house owners of Cheshire.

Chairman Pratt Fox also mentioned a window workshop that the CT Trust for Historic Preservation is doing this Thursday. Mr. Dattilo stated that he will be attending the workshop. Mr. Vibert stated that he is attending Sally Fishburn's 3 day workshop in Waterford that is a hands-on window workshop.

### VIII. ADJOURNMENT

**MOTION** by Joseph Dattilo to adjourn the March 2, 2015 Regular Meeting of the Historic District Commission at 7:57 p.m.; **SECONDED** by Christine Pittsley.

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

The motion passed 4 – 0.

Respectfully submitted:

Tracey M. Kozlowski  
Recording Secretary