

**CHESHIRE HISTORIC DISTRICT COMMISSION
MINUTES OF THE REGULAR MEETING HELD ON
MONDAY, AUGUST 1, 2016 AT 7:30 P.M.
CHESHIRE TOWN HALL - 84 SOUTH MAIN STREET
ROOM 210**

Commissioners Present:

Chairman Elizabeth Pratt Fox, Jeanné Chesanow, James Vibert, Sr., Joseph Dattilo and Christine Pittsley

Commissioners Absent:

John Torello and Elizabeth Ryducha

Staff Present:

Jerry Sitko, Economic Development Coordinator

Others Present:

John Weinstein

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 Alternate Commissioners for voting tonight with the Historic District Commission.

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 and Public Hearing– May 16, 2016

MOTION by Joseph Dattilo to approve the Regular Meeting minutes of May 16, 2016 as amended.

SECONDED by Jeanné Chesanow.

Corrections were noted as follows:

1. Under Commissioners Present, James Dattilo should be changed to Joseph Dattilo.
2. Under the Discussion portion of the Public Hearing for Certificate of Appropriateness #2016-004C, it should be noted that Elizabeth Pratt Fox and Jeanné Chesanow recommended that Jake Miller seek the guidance of a graphic design or sign company.
3. Under Business, it should be corrected to:
Certificate of Appropriateness #2016-004C
The Cheshire Historical Society (on behalf of Jake Miller)
43 Church Drive
Signage for Hitchcock-Phillips House

VOTE: In Favor - Pratt Fox, Pittsley, Vibert
Opposed - None

The motion passed 5-0.

VII. COMMUNICATIONS

There were no communications.

VIII. BUSINESS

- A) Certificate of Appropriateness #2016-005C
GRA-MAR, LLC.
219 South Main Street
Handicap Access Replacement

MOTION by Joseph Dattilo to send Certificate of Appropriateness #2016-005C to Public Hearing on September 6, 2016 at 7:30 p.m. at Town Hall.

SECONDED by Jeanné Chesanow

VOTE: In Favor - Pratt-Fox, Pittsley, Vibert
Opposed: None

The motion passed 5-0.

- B) Road Improvements to South Brooksvale Road

Mr. Sitko reported he received an email from Don Nolte from the Public Works Department stating there is an application pending before the Connecticut Department of Transportation for the milling and paving of South Brooksvale Road between Route 42 and Mt. Sanford Road. The plan is to only make slight modifications to create a mildly banked curve, install a Merritt Parkway-style guide rail, add a few curve warning signs and place centerline reflectors, while maintaining the historic stone walls and character of the area. Phase I of this project has been approved by the State Historic Preservation Office and the Public Works Department intends to file an application for approval of Phase II next year. Elizabeth Pratt Fox stated areas of concern around the stone bridge and stone walls. James Vibert stated Phase II of the plans appear to show a new bridge, which may conflict with the historic preservation of that area. After a lengthy discussion, Jerry Sitko stated he will invite Don Nolte to come before the Historic District Commissioner to answer questions and clarify the plans.

MOTION by Joseph Dattilo requesting that a Certificate for Appropriateness be filed for the proposed road work within the South Brooksvale Historic District and that a member

of the Public Works Department attend the next Historic District Commission meeting for clarification and explanation of Phase I and II of this project.

SECONDED by James Vibert

VOTE: In Favor - Pratt-Fox, Pittsley, Chesanow

Opposed: None

The motion passed 5-0.

C) Discussion re: 15 South Main Street

Elizabeth Pratt Fox stated that she and Jerry Sitko invited John Weinstein to attend tonight's Historic District Commission meeting to discuss his purchase of the property at 15 South Main Street and proposed changes he would like to make to the property. Mr. Weinstein stated he is buying the building and the barns, but not the house. Mr. Weinstein stated there are a few issues that need to be resolved before the sale can go through. Mr. Weinstein stated he has a copy of the Rules and Regulations for the Historic District. Mr. Weinstein stated he has met with Greg Farmer from the Connecticut Trust and there are no wood issues, the front door is cracked and he will need an engineer to assess masonry issues on the side stairs for repointing work. Jeanné Chesanow stated that work done in the nature of repairs and maintenance does not necessarily need to come before the Historic District Commission and there may be tax credits for some of the work Mr. Weinstein would like to do. Mr. Weinstein stated he intends to keep retail stores on the first floor and renovate the second floor for office space rental. Mr. Weinstein stated at some point he would like to do something with the barn and Mr. Farmer stated he could change the door, but would like him to keep the windows. Christine Pittsley stated she has many historic pictures of the property that she can share with Mr. Weinstein. It was clarified that doing so would not cause her to be recused from voting on future applications for this property. Mr. Weinstein stated a desire to add barn lights aiming down at the signs and would like to see uniformity in the retail signs on the front of the building. Elizabeth Pratt Fox recommended that Mr. Weinstein meet with Christine Pittsley to look at the building over time and come back to the Historic District Commission with documentation and drawings for further discussion.

D) Committees

1. Education/Community Outreach

a. Plan of Conservation and Development

Mr. Sitko stated the Plan of Conservation and Development is done.

2. Regulations/Rules

a. Design Guidelines

No changes.

3. Trolley Tour

Jeanné Chesanow stated Jean McKee has been having health problems and is not sure about the future of the Trolley Tour this year. The book will go forward and the people who took last year's tour will get a copy and the others will be sold. There was additional funding from New Haven Foundation and one other sponsor.

D) Chairman's Report

Elizabeth Pratt Fox stated the Chapman Farm property is for sale and the Town has negotiated to purchase it for \$3 million, pending referendum in September. Elizabeth Pratt Fox stated the Historic District Commission should have more information about the property and know more about the proposed plans for demolition of the buildings on the property. Elizabeth Pratt Fox recommended the Historic District Commission reach out the Patti Flynn Harris and open up communication with the Town Council. Elizabeth Pratt Fox suggested a trip to Fodor Farm in Norwalk to see what can be done with an open space in Town. Elizabeth Pratt Fox stated there are wetlands on the property so there will be a walking trail. Christine Plttsley stated there may be environmental issues and clean up on this property.

E) Other

None.

X. ADJOURNMENT

MOTION by Joseph Dattilo to adjourn at 8:58 p.m.

SECONDED by Christine Pittsley.

VOTE: In Favor Pratt Fox, Chesanow, Vibert
Opposed - None

The motion passed 5-0.

Attest

Karen M. Gill
Recording Secretary