

APPENDIX A. Application Form: COA and Variance

TOWN OF CHESHIRE

Historic District Commission
Planning Department, Town Hall
84 South Main Street
Cheshire, CT 06410

Date received: 10.29.2021 Fee Paid: \$25.00
Hearing Date: _____
Certificate #: _____ Expiration Date: _____
Monitor: _____
Pre-application review: ☐ Yes ☐ No

Please read instructions on reverse before signing the form

APPLICATION FOR:

- ☒ **A. CERTIFICATE OF APPROPRIATENESS**, for work described below
and/or
☐ **B. VARIANCE** because of unusual site conditions

Type of project (check all that apply)

Construction

- ☒ New Building ☐ Addition to Building ☐ Major building restoration, rehabilitation
☐ Minor Work on a building or structure

Site changes

- ☐ Parking area (s), driveway (s) or walkway (s) ☐ Minor site changes (see list)
☐ Fence (s) or wall (s) ☐ Sign (s) ☐ Mechanical system (s)
☐ Non-temporary site feature (s): satellite dishes, pools, lighting fixtures, arbors, etc.

Demolition or relocation

- ☐ Primary building ☐ Outbuilding ☐ Site Feature

Variance Describe hardship (topographical conditions or particular problems with your lot)

- ☐ bedrock formation ☐ narrow setback ☐ mine cave-in
☐ underground utility or sewer lines ☐ other _____

General Information

Property Address 166-168 South Main Street
Historic District: ☐ CA-TC ☐ SB ☐ _____
Owner(s) Name: Kensett SQUARE, LLC
Owner's Address 200 Old Towne Rd, Cheshire, CT, 06410
Owner's Phone 203-506-8155 Email phil@pinnacledevelopment.com

Applicant (if not owner) _____
Applicant's Address _____
Applicant's Phone _____ Email _____
Applicant's Relationship to Owner _____

Contractor's Name Pinnacle Land Development, LLC Phone 203-506-8155

Architect's Name Ray Sullivan
Sullivan Architectural Group Phone 203-254-8680

Dates of Anticipated Work: Start 12/15/21 Completion 11/30/22

Brief Description of Proposed Work:

2 Buildings consisting of 4 - 2 Bedroom flats each. Colonial
Style Architecture Harmonious with the buildings at 166 + 168 South
Main Street

Attach additional pages as necessary. (Additional sheets on letterhead are supplied on request.)

Please include a description of how the proposed work (if a change or addition) is historically and architecturally compatible with the building and the Historic District as a whole.

The Required Materials are attached: (see list on the back of this page)

I have read the attached instructions and to the best of my knowledge, the information contained in this application is accurate and complete. I also give permission for members of the Cheshire Historic District Commission to access the property for the purpose of reviewing this application and work done under any certificate issued to me.

Owner's or Applicant's Signature (s): Philip E. Bauman Date: _____

APPLICATION

Requirements: Applications must include materials listed below to be considered complete. A \$25.00 dollar processing fee is required upon submission (made out to "Collector, Town of Cheshire"). Incomplete applications will not be reviewed.

Deadline: Applications are due at Town Hall ten (10) days prior to a regular HDC meeting. The HDC ordinarily meets on the first Mondays at 7:30 PM and, in some months, on the third Monday as well. In case of a Monday holiday, the meeting will usually be held on the following day (Tuesday) at 7:30 PM. **Please call the Planning Office 271-6670 to verify the meeting dates.**

Representation: Applicants or a representative must attend the COA or Variance public hearing

Changes: Work must be completed as presented and approved. If modifications become necessary, such changes must be presented to and approved by the HDC prior to beginning work on any aspect of said modification.

REQUIRED MATERIALS: Three copies of the following materials should be attached to three copies of the COA application form.

New Buildings and Additions

- Description of project
- Photographs of proposed site/setting
- Site plan, 1"=20'
- Exterior building elevations
- Floor plan
- Description of materials (If using non-original materials, please supply samples, brochures, websites, locations where material is in use)

- If new building is proposed, follow procedures for New Buildings and Additions as stated above

Site changes: parking, drives, and walks

- Site plan
- Description of materials
- Photographs of site and larger neighborhood context

Site changes: fences, walls, and other site features

- Site plan
- Architectural elevations or sketches
- Description of materials
- Photographs of site

Site change: signs

- Site plan or sketch of site (for free-standing signs)
- Architectural elevation or sketch (for signs located on the building)
- Description of materials, design, type, styles, etc.
- Description of illumination

Variance

- Site plan showing location (s) of problem (s)

The HDC uses its Regulations to make informed decisions. Copies of the Regulations are available free of charge at the Planning Department.

Decisions on projects requiring a COA, follow the public hearing which is held approximately two weeks after the application has been received by the HDC at a regular meeting. **All decisions must be made within 65 days of receipt of the complete application.**

Major Restoration, Rehabilitation

- Description of project
- Photographs of existing building & setting
- Exterior building elevations
- Description of materials (see New Buildings above)

Minor Exterior Changes to Buildings or Sites

- Description of project
- Photograph of building or site (portion)
- Description or sample of materials

Demolition or Removal of Building/Structure

- Description of proposed project
- Site plan showing trees, fences, paths
- photographs of adjacent buildings and setting, and of all sides of building to be demolished
- Sketch of, and description of, what the site will look like after demolition or moving, if no building is proposed

Material List websites for Old Towne Commons:

1. <https://www.ecoshieldwindows.com/Kas-Kel/220-double-hung>
 2. <https://www.kaycan.com/product/vinyl-siding/lap-siding/timberlaketm>
 3. <https://www.iko.com/na/residential-roofing-shingles/architectural>
 4. <https://www.colorguardrailing.com/products/classic-vinyl-railing>
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PLANT SCHEDULE						
TREE#	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
AN	1	Red Spider Plant 'Glori'	Spider Plant	3.0' Cal.	B.B.B	6' MIN BRANCHING INT
AN	4	Red Spider Plant 'Glori'	Spider Plant	3.0' Cal.	B.B.B	6' MIN BRANCHING INT
AC	4	Amelanchier canadensis 'Lacey'	Lacey Star Maple	3.0' Cal.	B.B.B	6' MIN BRANCHING INT
CB	4	Cornus bicolor 'Fastigiate'	Shadblow Spurge Maple	3.0' Cal.	B.B.B	6' MIN BRANCHING INT
CF	7	Cornus florida 'Cherokee Brave'	Pyramidal European Hornbeam	3.0' Cal.	B.B.B	6' MIN BRANCHING INT
HC	5	Hibiscus syriacus 'Aphrodite'	Cherokee Brave Dogwood	2.5' Cal.	B.B.B	6' MIN BRANCHING INT
TC	2	Tilia cordata 'Greenspire'	Aphrodite Rose of Sharon	4.5' Ht.	B.B.B	6' MIN BRANCHING INT
UP	2	Ulmus parvifolia 'Albee'	Greenspire Littleleaf Linden	3.0' Cal.	B.B.B	6' MIN BRANCHING INT
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
CK	18	Ceanothus americanus 'Karl Foerster'	Fennel Reed Grass	...	2	
CS	7	Cornus sericea 'Bailey'	Kent Tieg Dogwood	...	3	
TV	6	Thuja occidentalis	Virginia Shredspire	...	3	
CONCEPT PLANT SCHEDULE						

PLANT SCHEDULE - MITIGATION AREA (700 SQ FT)

[illegible]

SEED MIX - MITIGATION AREA

**WETLAND CREATION MITIGATION
CONSTRUCTION NOTES**

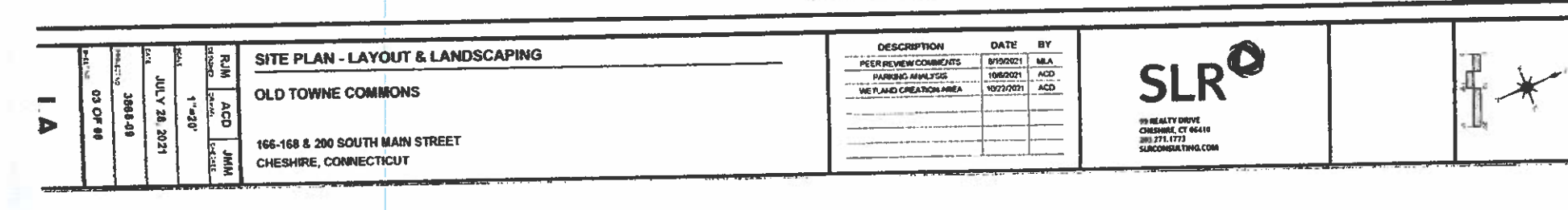
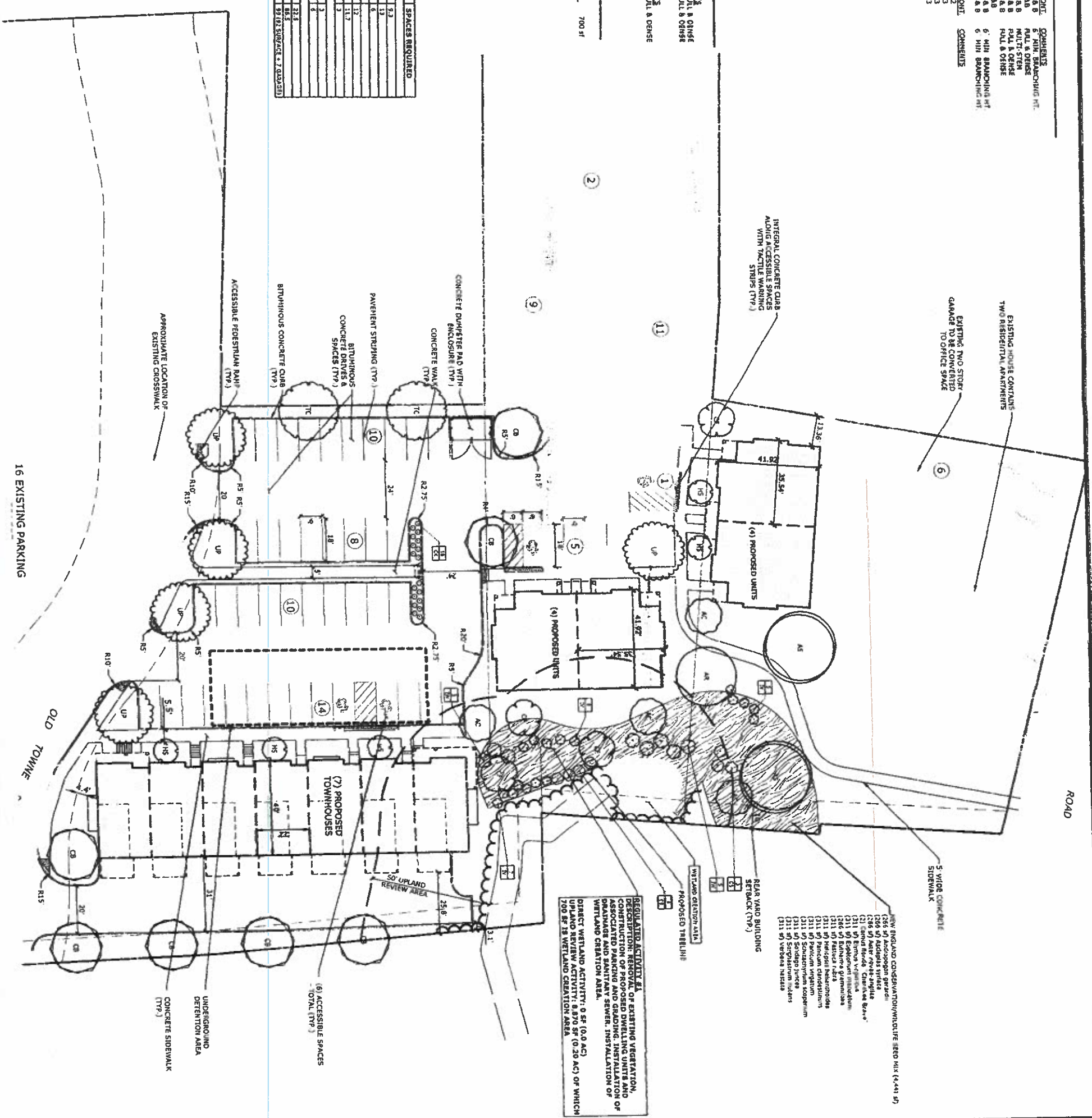
1. ALL WINDS AND HAILSTORMS WORK TO BE CONSIDERED BY A QUALIFYING PROFESSIONAL WINDLOAD AND SCIENTIST.
2. ALL WINDS AND HAILSTORMS SHOULD BE CONSIDERED BY A QUALIFYING PROFESSIONAL WINDLOAD AND SCIENTIST.
3. ALL WINDS AND HAILSTORMS SHOULD BE CONSIDERED BY A QUALIFYING PROFESSIONAL WINDLOAD AND SCIENTIST.
4. ALL WINDS AND HAILSTORMS SHOULD BE CONSIDERED BY A QUALIFYING PROFESSIONAL WINDLOAD AND SCIENTIST.
5. ALL WINDS AND HAILSTORMS SHOULD BE CONSIDERED BY A QUALIFYING PROFESSIONAL WINDLOAD AND SCIENTIST.

PARKING ANALYSIS

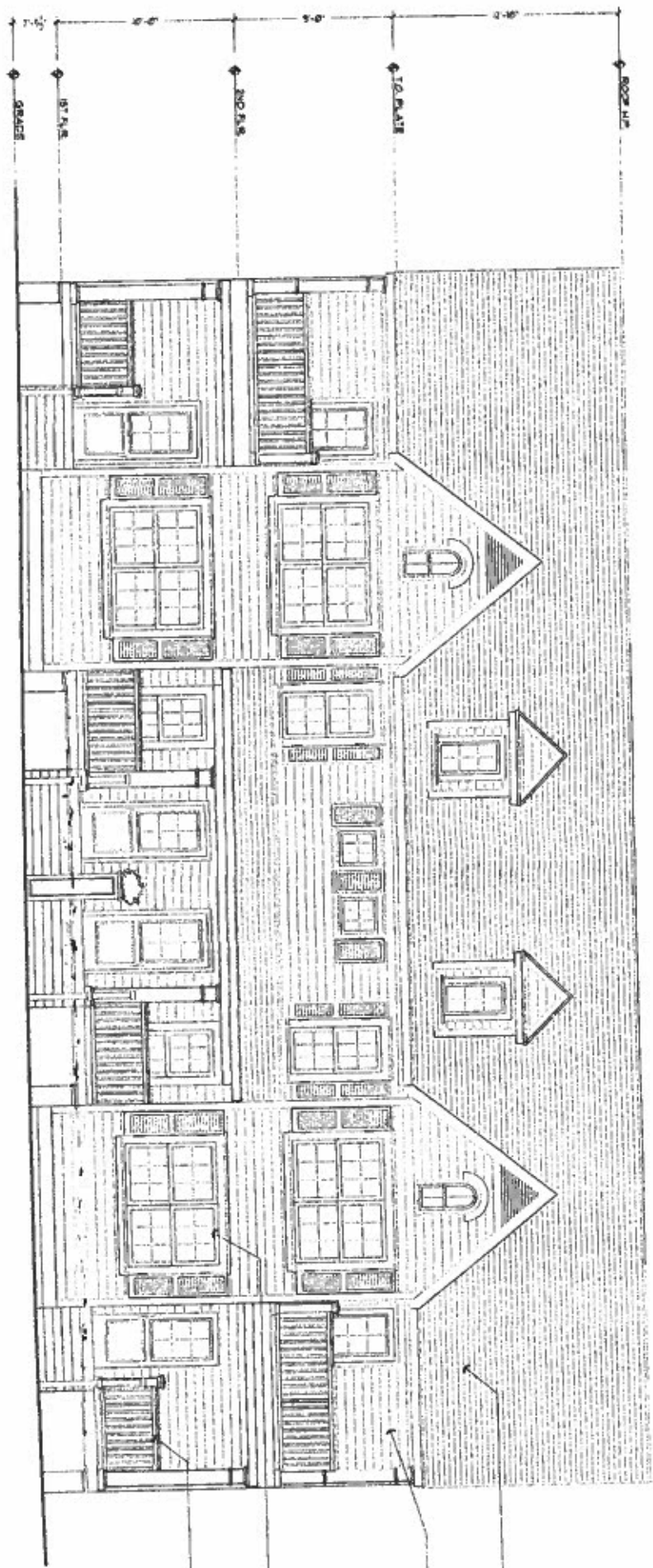
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PLANTING NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
2. SEED ALL DISTURBED AREAS TO LAWN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF SCREENED TOPSOIL, AS SPECIFIED, FOR ALL LAWN AREAS. SUBGRADE BEHIND PROPOSED LAWN AREAS SHOULD BE LOOSESED OR SLOICATED TO A MIN. DEPTH OF 6".
3. ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
4. THE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHEEDED DARK MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. MULCHED PLANT BEDS SHALL EXCEED 12" FURTHER THAN THE ADJACENT PLANTINGS NO DEED MULCH.
5. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER PLANTING.
6. PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT THE TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
7. ALL PLANT MATERIALS SHALL CARRY A TOLL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. TO INCLUDE PROPER TREATMENT OR REMOVAL, AND REPLACEMENT OF ANY PLANTS FOUND TO BE IN AN UNHEALTHY CONDITION BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
8. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. AT THE END OF THE WARRANTY PERIOD, MAINTENANCE SHALL INCLUDE: WATERING, MULCHING, TIGHTENING & REPLACING OF GUSSES, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTILING PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF PLANTS.
9. WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE







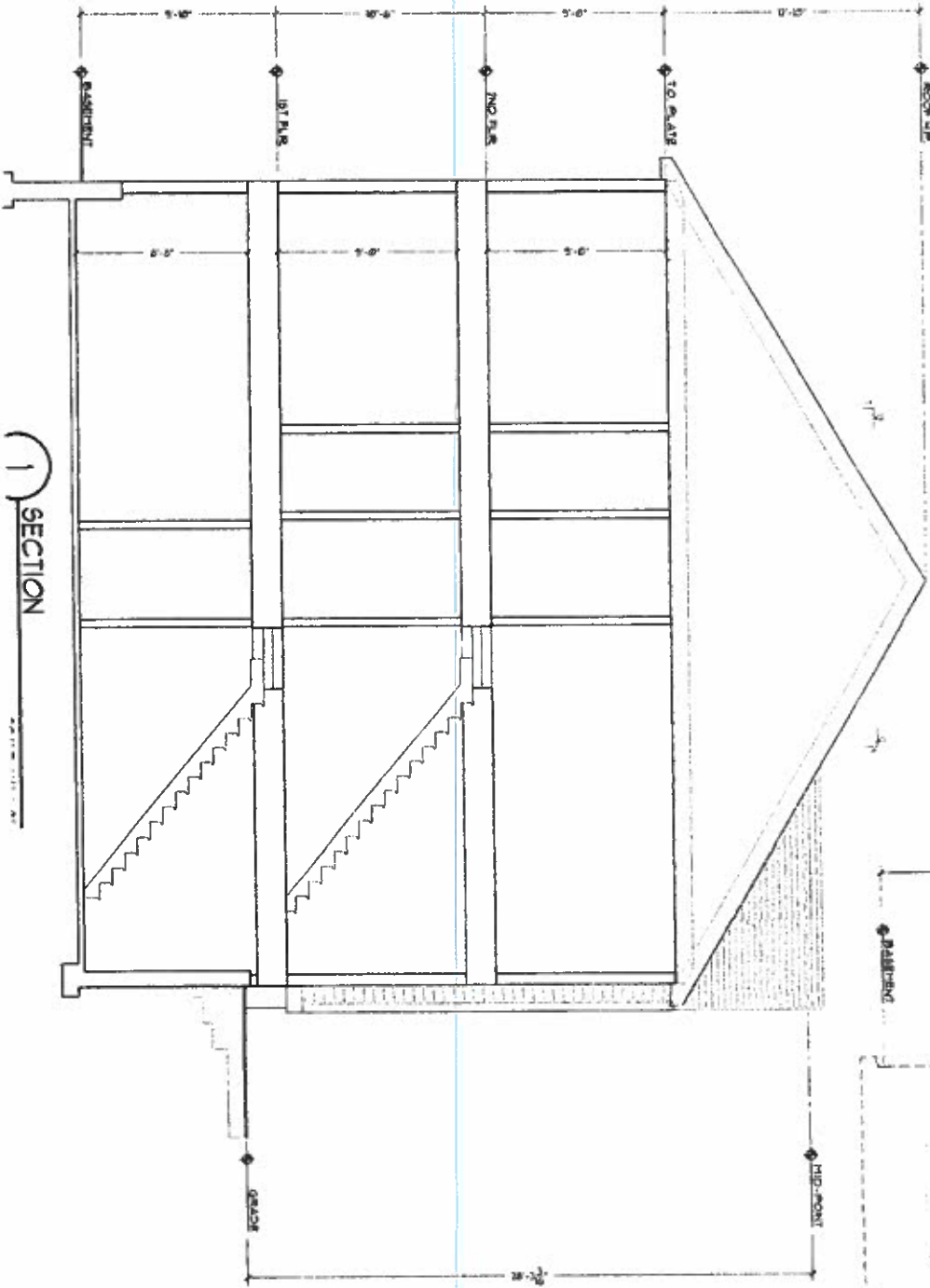
1 WEST ELEVATION
SCALE 1/4" = 1'-0"



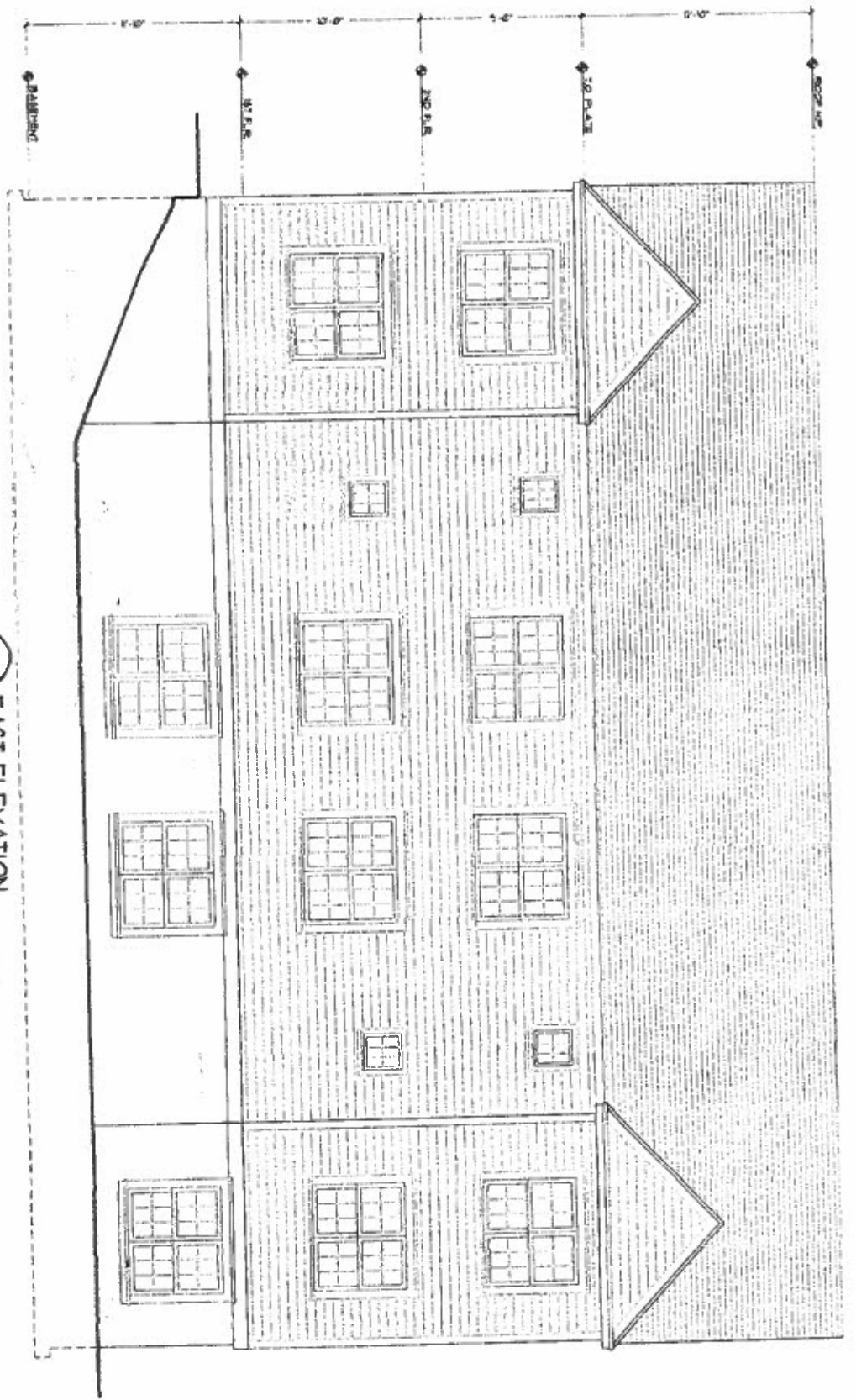
1 NORTH ELEVATION
SCALE 1/4" = 1'-0"

1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

<p>A-200</p> <p>Date: 7.29.21</p> <p>Project No:</p> <p>Drawn by:</p> <p>Scale: 1/4" = 1'-0"</p>	<p>Architect:</p> <p>The</p> <p>SULLIVAN</p> <p>Architectural Group</p> <p>135 N. Broad Street, Milford, Connecticut 06460</p> <p>ph: (203) 254-3680</p>	<p>Consultant:</p>	<p>Project:</p> <p>Old Towne Road</p> <p>Old Towne Road</p> <p>Cheshire, CT</p>	<p>Drawing Title:</p> <p>ELEVATIONS</p>	<p>Revision:</p>
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1 EAST ELEVATION
SCALE: 1/4"=1'-0"



A-201

Date: 7/24/21

Project No.

Drawn by:

Scale: 1/4" = 1'-0"



Architect:
The Architectural Group
135 N. Brad Street, Middletown, Connecticut 06457
ph: (203) 254-8680

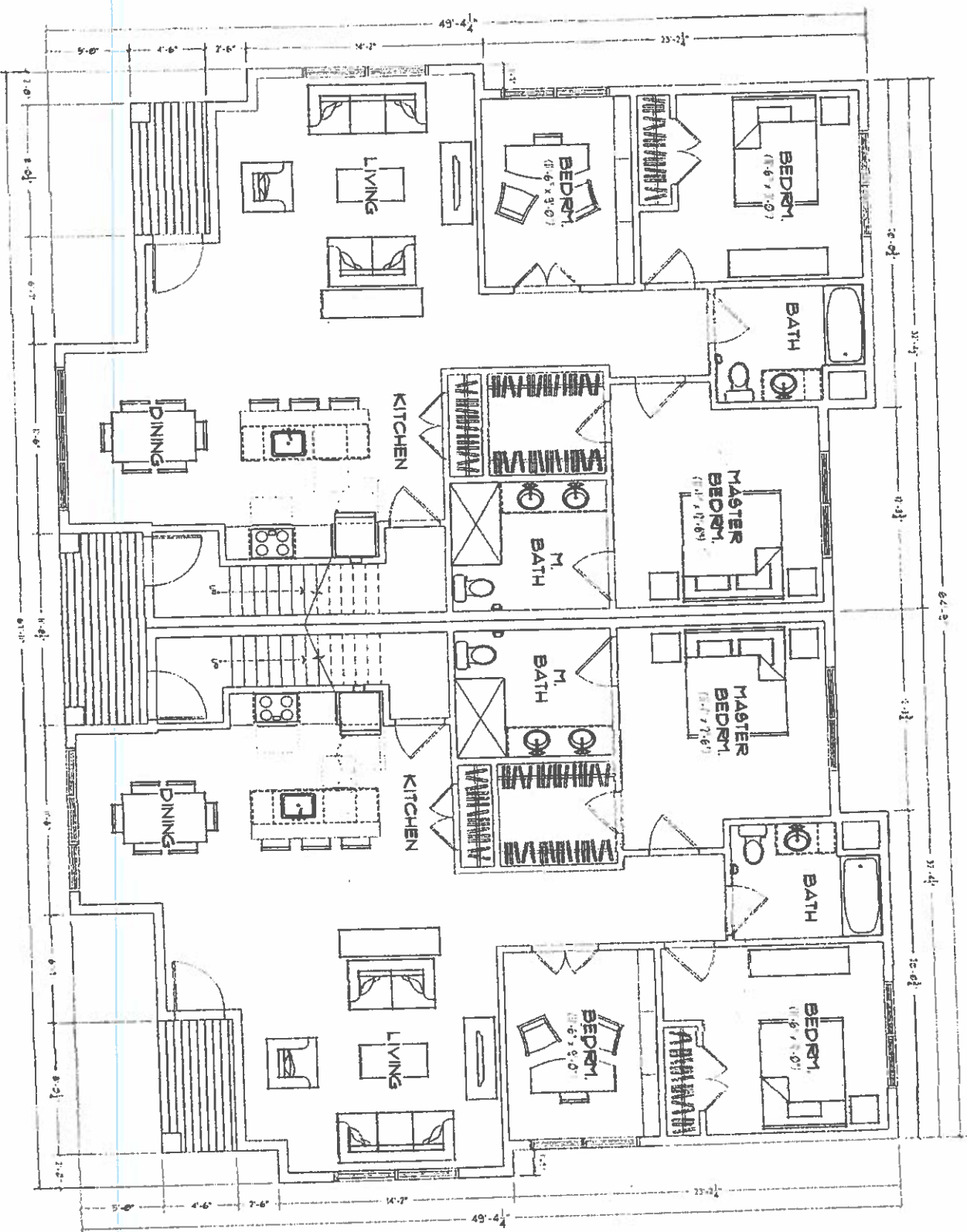
Consultant:


Project:
Old Towne Road

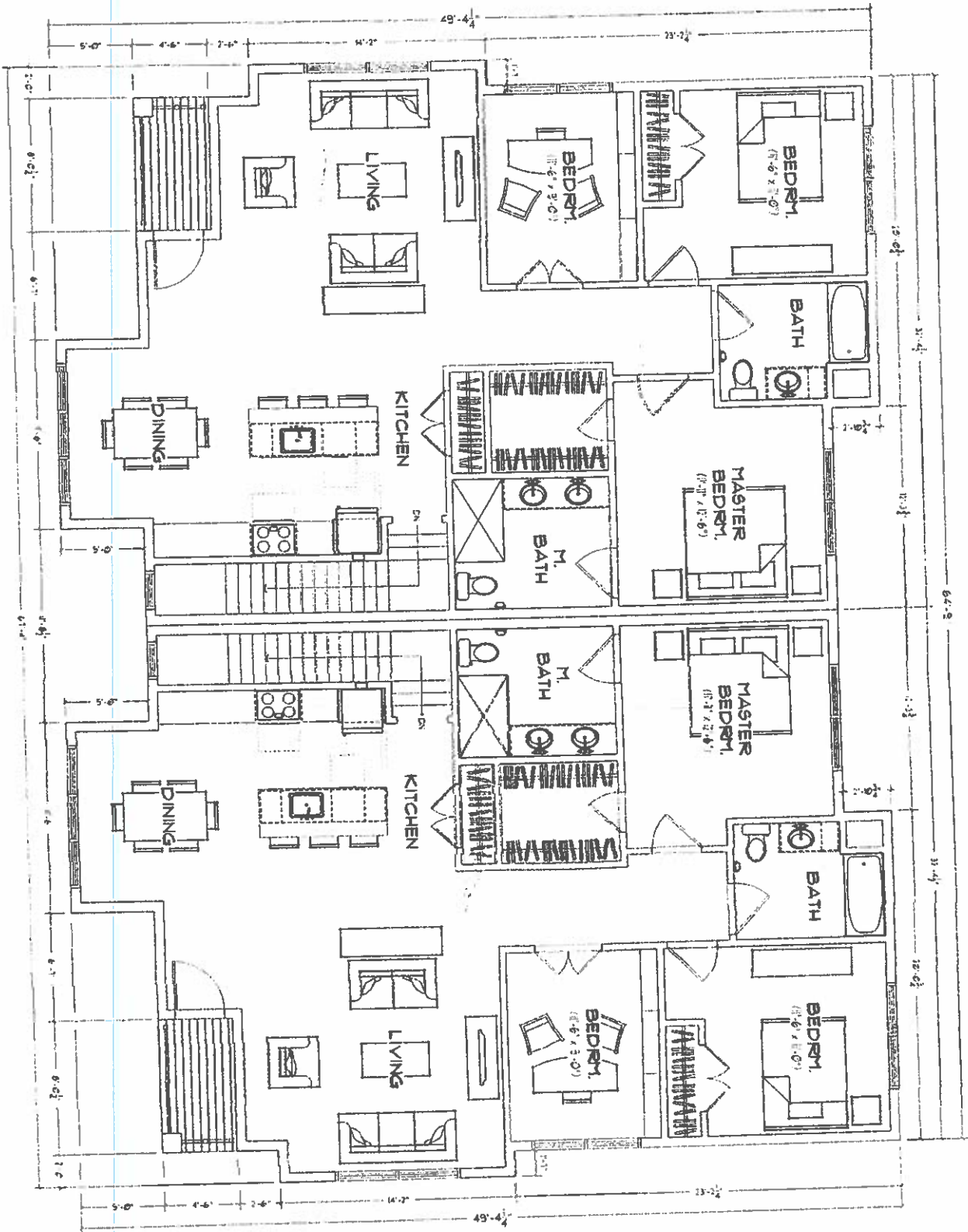
Old Towne Road
Cheshire, CT

Drawing Title:
ELEVATION & SECTION


Revisions:



	Date: 7/15/91	Project No:	Drawn by: AK	Scale: 1/4" = 1'-0"	A-100A
	Architect: The Architectural Group 155 N. Broad Street, Milford, Connecticut 06460 ph: (203) 254-8680				



ANALYSIS:
TWO BEDROOM FLAT: 1441 SF.

A-101A		Architect: The Architectural Group 155 N. Broad Street, Milford, Connecticut 06460 ph: (203) 254-8680	Consultant:	Project: Old Towne Road Old Towne Road Cheshire, CT	Drawing Title: 2ND FLOOR PLAN	Revisions:
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