

CHESHIRE HISTORIC DISTRICT COMMISSION
Public Hearing -Monday, January 3, 2022 at 7:30 PM
Council Chambers

- I. Call to Order**
- II. Roll Call/Pledge of Allegiance**
- III. Seating of Alternates as Needed for Quorum**
- IV. Determination of Quorum**
- V. Approval of Minutes-** Regular Meeting December 6, 2021
Site Walk Meeting: December 17, 2021
- VI. Communications**
- VIII. Public Hearing**
 - 1. Kensett Square, LLC.
200 Old Town Road
Property located at: 166-168 South Main St.
Certificate of Appropriateness
- VII. Chairman's Report**
- X. Adjournment**

LEGAL NOTICE

(To appear in the Cheshire Herald on December 23, 2021)

The Historic District Commission will hold a Public Hearing on Monday, January 3, 2022 at 7:30 p.m., at the Town Hall, 84 South Main Street ,Room 207/209 to hear the following:

The application of Kensett Square, LLC, 200 Old Towne Road, Cheshire, CT 06410, , for a Certificate of Appropriateness for two new buildings on property located at 166-168 South Main Street, Cheshire, CT 06410.

Respectfully submitted:

Lisa Franco, Clerk
Cheshire Historic District Commission

P.O. # 22000881

**CHESHIRE HISTORIC DISTRICT COMMISSION
MINUTES OF THE REGULAR MEETING HELD ON
MONDAY, DECEMBER 6, 2021 AT 7:30 P.M.
TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT
ROOM 207-209**

Commissioners Present:

Chairman Joseph Dattilo, James Vibert, Sr., Lisa Franco, Helen Wilson, Gayle Nidoh

Commissioners Absent:

George Pawlush, John Torello

Staff Present:

Andrew Martelli, Economic Development Coordinator

Others Present:

Paul Bowman – *Representing Kensett Square LLC*

Phillip Bowman – *Representing Kensett Square LLC*

Ray Sullivan – *Sullivan Architectural Group – Architect for Kensett Square LLC*

I. CALL TO ORDER

Chairman Dattilo called the meeting to order at 7:29 p.m.

II. ROLL CALL / PLEDGE OF ALLEGIANCE

The roll was taken for the meeting and pledge recited

III. SEATING OF ALTERNATES

Chairman Dattilo seated all alternate commissioners for voting tonight with the Historic District Commission.

IV. DETERMINATION OF QUORUM

A quorum was present.

V. APPROVAL OF MINUTES

Ms. Wilson made a motion and Ms. Nidoh seconded the motion with all voting in favor of approving the minutes as submitted of the meeting of October 18, 2021.

VI. COMMUNICATIONS

Mr. Martelli stated that he had not received any communications.

VII. CHAIRMAN'S REPORT

Chairman Dattilo stated that he would be discussing additional items under new business.

VIII. NEW BUSINESS

1. Certificate of Appropriateness #2021-007
166-168 South Main Street
Kensett Square LLC – New Construction
2 Buildings consisting of 4 – 2-bedroom flats per building

Mr. Dattilo welcomed the Applicant, Kensett Square LLC. Paul Bowman and the Project Architect Ray Sullivan presented the plan to the Commission. The new construction Project consists of three separate buildings with one building within the boundaries of the Historic District. The concept of the layout of each unit is to facilitate live / work arrangements with two bedrooms and an office.

Two of the buildings will have four two-bedroom units each with the third building containing seven three bedroom units.

The commission asked about the visibility of the structure from Route 10. Mr. Bowman explained that there is a 20' vertical change in elevation from the public right of way. Mr. Martelli brought the Town's GIS map showing an aerial of the site. Mr. Bowman and Sullivan indicated where the first two four-bedroom unit buildings would be located on the aerial.

Commissioners requested additional details on the site layout and configuration. Mr. Bowman offered to have a site walk. After discussion it was determined that the commission would meet the applicant in the field to view site conditions and a stakeout of the building locations would be done. Mr. Bowman offered to provide a site plan with an indication of streets and building layouts on said plan.

MOTION by Mr. Vibert to set the Public Hearing for January 3, 2022 at 7:30pm, 84 South Main Street Room 207/209 for the purpose of reviewing the COA for Kensett Square.

SECONDED by Ms. Franco and passed unanimously.

2. Election of 2022 Officers

MOTION by Ms. Wilson to approve the Officers are presented; Joseph Dattilo, Chairman; James Vibert Sr., Vice Chairman; Lisa Franco, Clerk.

SECONDED by Ms. Nidoh and passed unanimously.

3. Review and Approval of Meeting Dates for 2022 and submission deadlines

MOTION by Ms. Wilson to approve

SECONDED by Ms. Franco and passed unanimously.

IX. Old Business / All Other Business

1. Historic District Guidelines Review

Chairman Dattilo expressed his desire to have the guidelines finalized early in 2022. He has spoken with Town Historian Jeanne Chesanow and she has offered her assistance with a group to do a review of the guidelines and potentially streamline the document for ease of use. Ms. Wilson, Ms. Franco and Chairman Dattilo agreed they would work as a group with Ms. Chesanow to review, revise and finalize the document. Mr. Martelli offered space within Town Hall for the group to work if so desired.

2. Historic Home Signage

A discussion was held on historic district signage. Ms. Wilson had conducted research on other districts signage and had previously presented when Mr. Sitko was staff liaison. Mr. Martelli stated he would find the document drafted by Ms. Wilson and add to the next meeting agenda for review and discussion.

3. The Commission discussed the condition of properties at 25 Church Drive, the Weinstein building, and the stone house in Brooksvale. Mr. Martelli stated he would follow up with the property owners about the condition of their properties and report back at the next meeting.

X. ADJOURNMENT

MOTION by Mr. Vibert to adjourn at 8:27 p.m.

SECONDED by Ms. Franco and passed unanimously.

Attest:

Andrew Martelli
Coordinator of Economic Development

**CHESHIRE HISTORIC DISTRICT COMMISSION
SITE WALK
FRIDAY, DECEMBER 17, 2021 AT 9:00 A.M.
166-168 South Main Street, Cheshire, CT 06410**

Commissioners Present:

Chairman Joseph Dattilo, James Vibert, Sr., Helen Wilson, Gayle Nidoh, Lisa Franco, George Pawlush

Commissioners Absent:

John Torello

Staff Present:

Andrew Martelli, Economic Development Coordinator
Lisa Selmquist, Administrative Assistant

Others Present:

Paul Bowman
Phil Bowman

Chairman Dattilo called the Site walk to commence at 8:59 a.m.

Phil Bowman showed the commission the property lines and where the buildings will be going. Mr. Bowman stated that parking is to remain. He stated that two of the buildings are not in the Historic District. A discussion commenced about whether the arborvitae's in the lower lot will be removed. Mr. Bowman stated that they will be removed.

The site walk was adjourned at 9:16 a.m.

Attest:

Lisa Selmquist
Administrative Assistant

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
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: Kenseth Square, LLC
Owner's Address: 200 Old Town 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 203-254-2602

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 harmonizes 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. Bowman

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)

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

- 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.**

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>
-

<u>TREES</u>	<u>QTY</u>	<u>BOTANICAL</u>
AD	1	Acer rubrum

[illegible]

CONCEPT PLANT SCHEDULE

NEW ENGLAND CONSERVATION/WILDLIFE SEED MIX
Seed Rate: 1lb/1,750 SF (25 lbs/acre) 4,600 \$

PLANT SCHEDULE - MITIGATION AREA (700 SQ FT)

<u>SUBSTRATE</u>	<u>BOTANICAL NAME</u>	<u>COUNTRY/STATE</u>	<u>SIZE</u>	<u>COMMENTS</u>
SHRUBS	<i>Schinus molle</i>	Colombia	3 GAL.	6-8" TALL
TREE	<i>Vernonia stipularum</i>	Northern Argentina	3 GAL.	6-8" TALL 3' DIAMETER
HERBACEOUS PERENNIALS	<u>BOTANICAL NAME</u>	<u>COUNTRY STATE</u>	<u>SIZE</u>	<u>COMMENTS</u>
OTT	<i>Echium vulgare</i>	France Germany	1 QT.	20 CM., FULL & DENSE

SEED MIX - MITIGATION AREA

NEW ENGLAND EROSION CONTROL/VEGETATION MIX FOR DETENTION BASINS AND HOIST SITES.
Seed Rate: 1lb/1,250 SF (15 lbs acre)

WETLAND CREATION MITIGATION
CONSTRUCTION NOTES

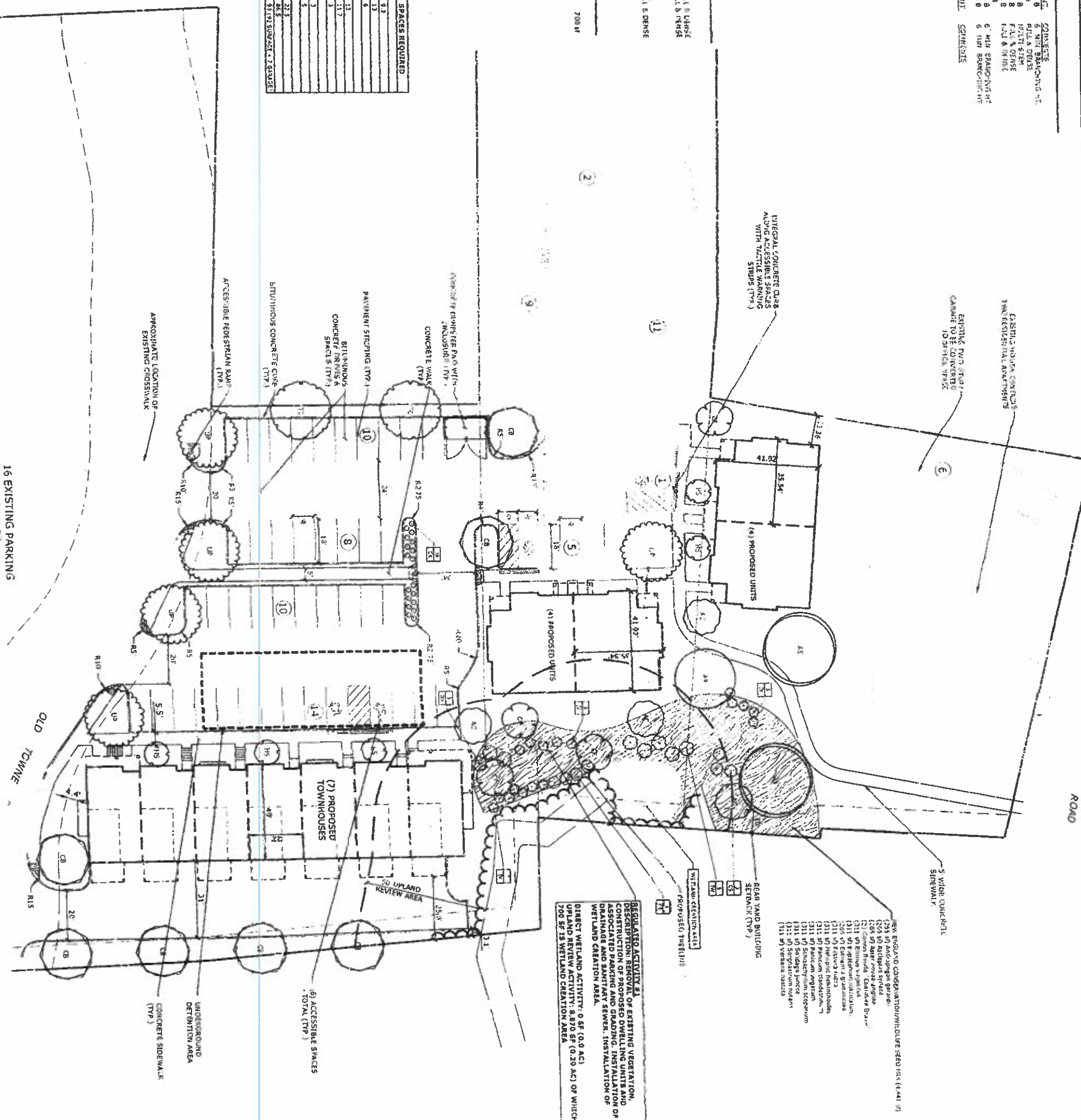
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PARKING ANALYSIS

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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 5" MINIMUM DEPTH OF SOIL TO BE COVERED WITH SEED. ALL AREAS, SUBGRADE BENEATH PROPOSED LAWN AREAS SHOULD BE COVERED ON SOILIFIED 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 SUBGRADE BASK WHICH OVER ALL PLANTING BEDS TO BE PLANTED. UNLOCATED PLANT BEDS SHALL EXTEND 12" FURTHER THAN THE ADJACENT PLANTINGS OR OVER 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 TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
 7. ALL PLANT MATERIALS SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. TO INCLUDE PROMPT TREATMENT FOR REMOVAL AND REPLACEMENT OF ALL PLANTS THAT DO NOT BE IN AN UNUSUAL PLANTING POSITION. ALL NEW DOCUMENTS SHALL BE OF THE SAME COLOR 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, MONITORING & REPLACING OF GRASS, PLANT POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
- WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE



SITE PLAN - LAYOUT & LANDSCAPING

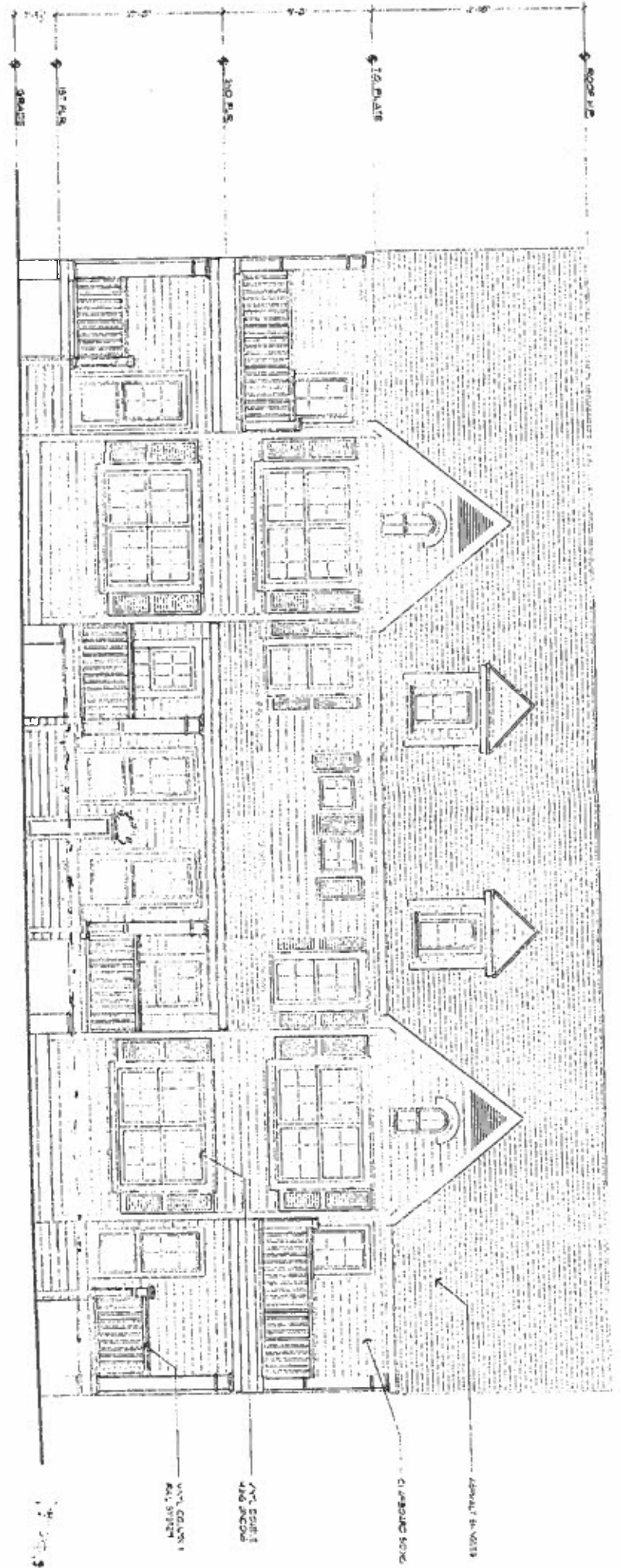
OLD TOWNE COMMONS

166-168 & 200 SOUTH MAIN STREET
CHESHIRE, CONNECTICUT

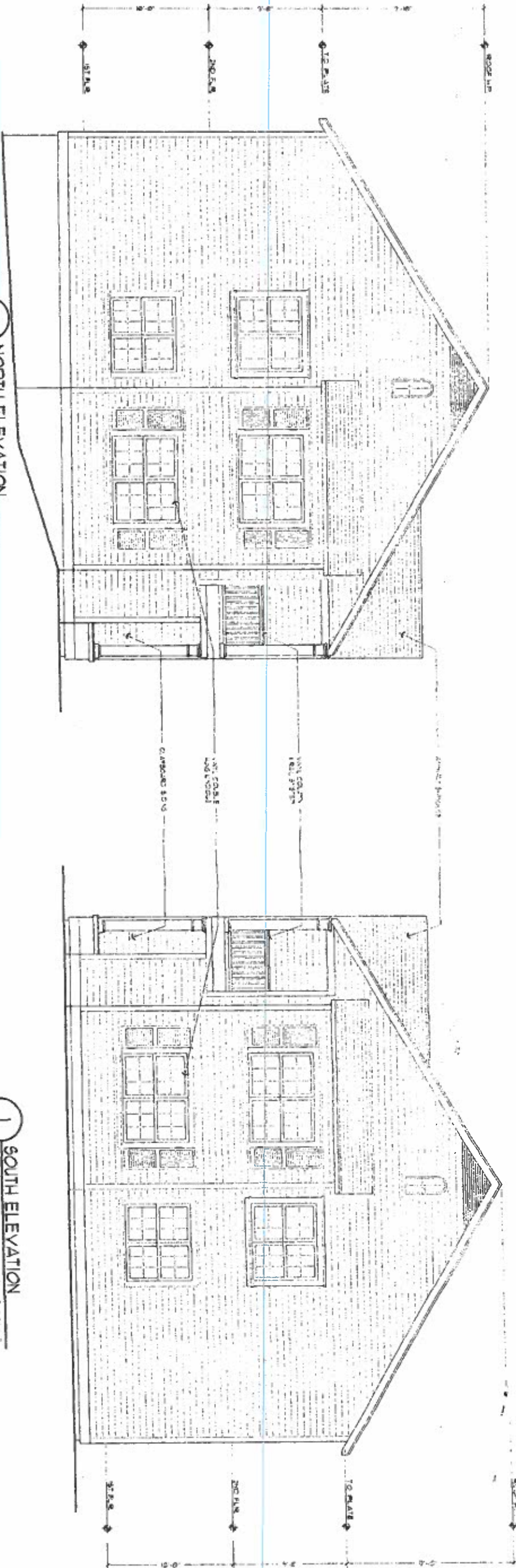
DESCRIPTION	DATE	BY
PEER REVIEW COMMENTS	8/10/2021	MLA
PUBLISHING, MATHY GAS	10/8/2021	ACD
W/ PAINO CREA DICAL AREA	11/23/2021	ACD

SLR 
49 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM





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



1 NORTH ELEVATION

1 SOUTH ELEVATION

A-200

DATE: 7-29-21
PROJECT: 155 N. TOWN ROAD
DRAWN BY: J. J. J. J.
SCALE: 1/4" = 1'-0"

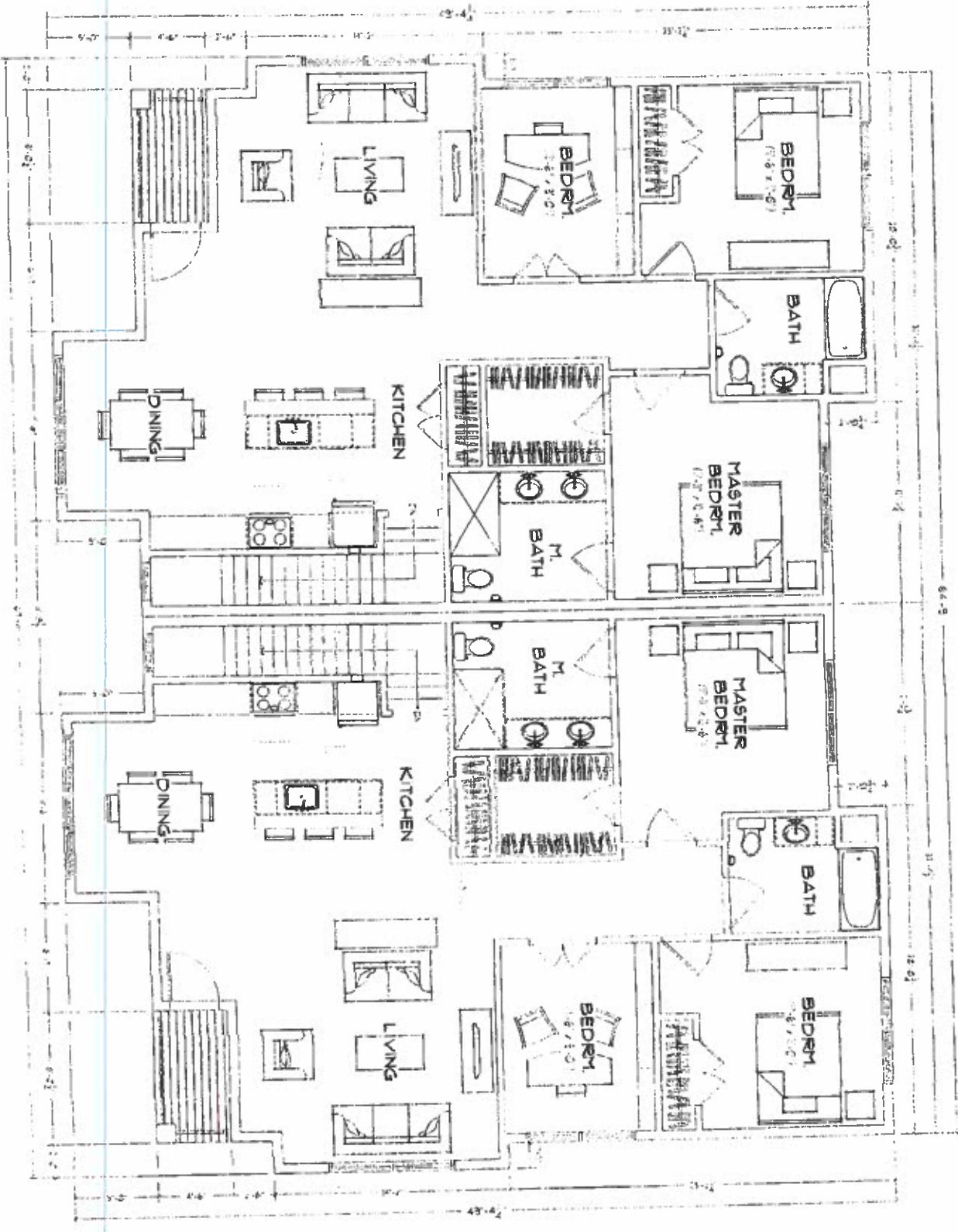


The
Architectural Group
155 N. TOWN ROAD, Milford, Connecticut 06460
ph. 1203.244-5680

Project:
Old Towne Road
Old Towne Road
Cheshire, CT

Drawing Title:
ELEVATIONS

Revisions:



ANALYSIS:
TWO BEDROOM FLAT 141.55'

A-101A	Date: 7/15/21 Project No.: Drawn by: AN Scale: 1/4" = 1'-0"	Architect: The Architectural Group 155 N. Broad Street, Milford, Connecticut 06460 ph: (203) 254-5650	Consultant:	Project: Old Towne Road Old Towne Road Cheshire, CT	Drawing Title: 2ND FLOOR PLAN	Revisions:

[illegible]

GRADE CHANGE DIFFERENTIAL FOR FINISHED FLOOR
165.165 SOUTH MAIN ELEVATION 11.00
NEW BUILDING ELEVATION 10.00 16 FLOOR



Traffic Signal

Old Towne Road (not a public way)

1200 Old Towne Road -

Cheshire

NOTES:

Building 2: is entirely within the Historic District.

Building 3: is not in the Historic District.

JULY 28 2021 10:58 AM 04 OF 15		1"=20' ACO JUN	SITE PLAN - GRADING, UTILITIES OLD TOWNE COMMONS 166-168 & 200 SOUTH MAIN STREET CHESHIRE, CONNECTICUT	DESCRIPTION 1. 166-168 & 200 SOUTH MAIN STREET 2. 166-168 & 200 SOUTH MAIN STREET	DATE BY 07/28/2021 JLM	 WE DO ALL THINGS ENGINEERING & DESIGN 2022 11 11 PM WWW.SLRCONSULTING.COM	
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CHESHIRE HISTORIC DISTRICT COMMISSION MEETING DATES FOR 2022

The Commission meets the first Monday of the month at 7:30 p.m., in Room 210 at Town Hall, 84 South Main Street, and will have additional meetings on the third Monday of the month as needed, as listed below:

First Monday

January 3, 2022

February 7, 2022

March 7, 2022

April 4, 2022

May 2, 2022

June 6, 2022

July 11, 2022 (Due to Holiday)

August 1, 2022

September 12, 2022 (Due to Holiday)

October 3, 2022

November 7, 2022

December 5, 2022

January 9, 2023

Third Monday

No Meeting

No Meeting

No Meeting

April 18, 2022 (As Needed)

May 16, 2022 (As Needed)

June 20, 2022 (As Needed)

No Meeting

No Meeting

No Meeting

October 17, 2021 (As Needed)

No Meeting

No Meeting

No Meeting

(Chairman)

(Date)

***The Meeting Dates and room location are subject to change. Please call the Planning Department at 203-271-6670 for confirmation.**