I. CALL TO ORDER
Chairman Chesanow called the meeting to order at 7:31 p.m.

II. ROLL CALL
The roll was called.

III. SEATING OF ALTERNATES
Mr. Torello was seated by Chairman Chesanow as a voting alternate for this meeting.

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 of August 2, 2010

MOTION by Elizabeth Pratt-Fox to accept the minutes of the August 2, 2010 Regular Meeting of the Historic District Commission as submitted; SECONDED by Eric Anderson.

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

The motion passed 4 – 0.

VII. COMMUNICATIONS

1. Letter from Paul Johnson, 152 Cornwall Avenue

Commissioners reviewed the July 19, 2010 letter that Town Councilwoman Giddings had received from Paul Johnson and Alison McWeeney of 152 Cornwall Avenue regarding their displeasure with the Historic District Commission.

2. Communication from Property Owners to Cheshire Town Council

Commissioners reviewed the August 2, 2010 petition that was submitted to the Town Council on August 10th by a number of property owners from the South Brooksvale Historic District and Cornwall Avenue / Town Center Historic District regarding their “unhappiness with the current running of the District “.

Chairman Chesanow stated that she would like to have a meeting with all the historic district property owners to find out more about what’s on their mind, to see how best to respond. Mr. Dattilo commented that there are no specific items in the petition. All Commissioners present agreed that a meeting should be scheduled as soon as possible with the property owners. It was agreed that the meeting would take place on Tuesday, September 7th and Mr. Sitko stated that a letter inviting all of the historic district property owners to the meeting will go out later this week. Mr. Sitko also suggested limiting that meeting’s agenda to the discussion with the property owners and any possible Certificate of Appropriateness’ or Exemptions that may come forward to the Commission. Mr. Sitko added that Town Council Chairman Slocum has asked Councilwoman Giddings, Councilman Schrumm and Councilman White to attend the upcoming meeting with this Commission and the district property owners.

VIII. BUSINESS

A. Chairman’s Report

1. Barns at Ives and Boulder Knoll Farms

Chairman Chesanow read an e-mail from Public Works Director, Joe Michaelangelo, regarding salvaging some wood from the barn at Boulder Knoll Farm and that could be used for the barn at Ives Farm. The Town will be
salvaging 200 linear feet of 7 X 10 center beams and 19 first floor columns that are 7 X 7 X 10.

2. New version of Guidelines

Ms. Pratt-Fox stated that she had some changes to suggest for the new version of Guidelines. She has been using an electronic copy of the Guidelines and has used the “track changes” option, which she can circulate to the Commission members for their input.

Ms. Pratt-Fox mentioned that tents are not in the Guidelines, especially storage tents vs. event tents. Mr. Sitko stated that he would check into the Planning and Zoning tent regulations to see what would apply.

Ms. Pratt-Fox also mentioned that wind power is not mentioned and it may be something that would be considered in the future, especially in the South Brooksvale Historic District.

It was agreed that Chairman Chesanow has done a fabulous job with the new version of the Historic District Guidelines. Ms. Pratt-Fox stated that she is impressed with the amount of work that Chairman Chesanow has done on this project and stated that she would be sending out her electronic copy with her “tracked changes” to the members.

Commissioners also talked about getting a final determination on what is a public way. Mr. Anderson stated that it is not based on signs but rather if the public can freely go to a specific place. Is the public invited?

Mr. Torello noted that near the shore where there are paths between historic properties, the path has been determined to be a public way. He added that “public” can mean two different things. It could mean owned by the Town or State or it could mean the public uses something.

Chairman Chesanow commented that in Massachusetts, there are 5 criteria to meet a “public way” but she is not sure if something like this exists in Connecticut. She suggested that a determination on a map to specify what is a public way, with property owner input, could be an option. Mr. Anderson stated that he would be more comfortable asking at the State level for an opinion. Ms. Pratt-Fox asked Mr. Anderson to write up any information he has on defining a “public way”. Chairman Chesanow stated that further research is needed to find out if the State of Connecticut has any guidelines regarding a “public way”. It was also suggested that the Commission could look at the Public Works Department's list of “public roads”.

B. Education / Community Outreach Committee
1. Sign Report

Mr. Sitko stated that he talked to the President of Creative Dimensions about the South Brooksvale Historic District signs and a meeting will be set up soon to review their status.

2. Upcoming educational programs

Ms. Pratt-Fox stated that the pre-application information for a HPTAG grand needed to be to the Town Council by August 7th. She talked to Greg Farmer about the idea for the HPTAG grant and he stated that he didn’t think it would make it to the “top of the pile” for the grant, so Ms. Pratt-Fox did not go ahead with the pre-application process. Mr. Farmer stated that projects such as upgrading the Commission’s web site or expansion of historic district(s) would most likely be selected for the HPTAG projects.

As a result, Ms. Pratt-Fox is suggesting scaling back the lecture series, which would be co-sponsored by the Cheshire Historical Society and held in the Fall of 2011. She also noted that Certified Local Government grants may be another funding option, if Cheshire receives this designation. Ms. Pratt-Fox has contacted the Cheshire Historical Society and told them that she is looking into funding options for the lecture series.

Mr. Sitko commented that the Commission should concentrate on retaining the existing historic district property owners and can look at expanding the districts later. Mr. Anderson noted that no property has ever succeeded from a Connecticut Historic District and a Connecticut Historic District Commission has never been disbanded.

C. Preservation Committee

1. 1986 Inventory Update

Mr. Anderson stated that there was nothing new to report on the 1986 Inventory Update.

D. Rules and Regulations Committee

1. Changes in Regulations & Rules of Procedure

Mr. Anderson noted that the Rules and Regulations Committee did not meet before tonight’s regular Commission meeting.

E. Certified Local Government

Mr. Sitko stated that he will be working on gathering the information needed for the Certified Local Government application.
F. George Keeler House and Stove Shop

There was nothing new to report on the George Keeler House and Stove Shop.

G. Signs at 15 South Main Street

Mr. Sitko reported that the Assistant Zoning Enforcement Officer has sent another letter to the property owner of 15 South Main Street. He noted that this may lead to a cease and desist court order if there is again no response.

Mr. Torello commented that he may try to speak with Cliff Podadas, Jr. about the concerns for the property.

Mr. Anderson added that he applauded Mr. Podaras for the re-replacement of the center, first floor exterior door with the correct looking door, noting that it looks perfectly matched.

H. Clerk’s report

Ms. Pratt-Fox stated that a letter from the Clerk was sent out to the Backmans regarding their Certificate of Appropriateness Exemption approval.

I. Website Update

There was nothing new to report on the Historic District Commission’s web page. Commissioners talked about possibly upgrading the web site with future HPTAG funding.

J. Other

Chairman Chesanow noted that the Town Council Ordinance Review Committee met on August 7th and discussed the proposed Historic District Commission’s Fee Schedule. It was decided at that meeting that the Fee Schedule would not be set at this time and the $25 fee will remain in effect.

Mr. Anderson stated that he e-mailed Commissioners with information about disagreements between property owners and other historic district commissions in Connecticut. The information regarding court cases on this subject was all found on the Connecticut Trust for Historic Preservation’s web site.

Mr. Anderson asked if it would be possible to arrange for another bus tour in the coming months? He stated that he would like to stop by each of the remaining properties from the 1986 Inventory to give the current property owners a copy of their property’s page. Chairman Chesanow noted that previously a bus tour was held in
March when all of the leaves are off of the trees and the properties could be viewed better. Ms. Pratt-Fox suggested that the bus tour could concentrate on just local barns, too. Mr. Torello suggested a November or December tour date so that snow and ice won’t put off a March tour date.

**MOTION** by Eric Anderson that the Historic District Commission schedule a bus tour for the 1st or 2nd Saturday in November for Commission members, Town Staff and interested elected officials to educate and review local historic resources in Cheshire. SECONDED by John Torello.

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

The motion passed 5 - 0.

Commissioners talked about picking an area or theme for the bus tour and working on a list of properties at the September 20th Historic District Commission meeting.

**IX. ADJOURNMENT**

**MOTION** by John Torello that the Historic District Commission regular meeting of August 16, 2010 be adjourned at 8:40 p.m. SECONDED by Elizabeth Pratt-Fox.

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

The motion passed 5 - 0.

Respectfully submitted:

Tracey M. Kozlowski
Recording Secretary