I. CALL TO ORDER

Chairman Chesanow called the meeting to order at 7:34 p.m.

II. ROLL CALL

The roll was called.

III. SEATING OF ALTERNATES

There were no alternates seated 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. PUBLIC HEARING
Application for COA# 2010-004E/C
Frederick Nuzzo, 7-15 South Main Street
Relocation of exterior freezer / cooler & parking lot reconfiguration

Commissioner Torello stated that he would be recusing himself because a family member has submitted this application and he did help in preparing some of the application’s documentation.

Chairman Chesanow read the procedures for a Public Hearing and Ms. Fox read the Public Hearing announcement that appeared in the April 29, 2010 Cheshire Herald for this application. Mr. Sitko asked if the abutting property owners had been notified? Mr. Nuzzo submitted a listing of the abutting property owners, to the Commission, which he personally notified of the Public Hearing.

There was no written or verbal communication to the Historic District Commission or its members regarding this Certificate of Appropriateness application.

Mr. Nuzzo was present on behalf of this application to speak with the Commission. He explained that he would like to relocate the existing exterior freezer / cooler rearward of the existing location, enclose the relocated freezer / cooler and enclose the space it was formerly in. The addition would have an A-frame roof with cedar wood clapboards all the way around. The existing section of the building is ½ clapboards and ½ brick. There will be a brick planter added to the bottom of the addition, to match the existing building’s brickwork and brick planter. This addition will have a very colonial look to it, to match the existing building and will include cricket roofing.

Chairman Chesanow asked if there was going to be special venting for the unit that is being enclosed? Mr. Nuzzo replied that there would be a drainage pipe added otherwise the compressors for the cooler will be on the roof of the freezer / cooler, under the new roof of the addition.

Chairman Chesanow also asked if windows would be added to the addition? Mr. Nuzzo replied that he would like to, if that is acceptable by the Commission. Chairman Chesanow commented that the new windows should be double hung windows to match the existing windows on that section of the existing building, perhaps adding 2 windows to the addition. When asked if the windows would be wood framed, Mr. Nuzzo replied that he would probably use vinyl to match the existing windows, trimmed with wood. Mr. Dattilo commented that it is possible to get wood windows to match the existing windows, but it may be a little more expensive. Mr. Nuzzo commented that the existing windows in back of the building are vinyl.

It was noted that there would be a dormer vent in the top of the A-frame of the addition. Chairman Chesanow asked about the trim on the addition? Mr. Nuzzo replied that he would use either Azek or wood trim, whatever the Commission wanted. It was noted that there is no Azek materials on the existing building. Mr. Nuzzo stated that he would use primed wood for the trim, if that is what the Commission prefers.
When asked about the roofing materials and if asphalt architectural shingles would be used to match the existing roof, Mr. Nuzzo commented that there currently is black 3 tab shingles on the existing roof, which are hard to find now. The existing roof is not in great shape and may be replaced in the next few years. He would prefer to use an architectural shingle that would match in color with the existing roof.

There was some discussion about the other side or backside of the addition, which Mr. Nuzzo stated would have clapboards on the exterior. When asked if there would be any windows, Mr. Nuzzo stated that the existing fence would block the new addition, on this side, and windows if they were added.

There were no comments from the public regarding this application.

Chairman Chesanow closed this Public Hearing at 7:52 p.m.

VII. REGULAR MEETING

1. APPROVAL OF MINUTES – Regular Meeting of April 19, 2010

   MOTION by Joseph Dattilo to accept the minutes of the April 19, 2010 Regular Meeting of the Historic District Commission with the corrections noted below; SECONDED by Elizabeth Pratt Fox.

   Corrections to the April 19, 2010 Historic District Commission minutes: Page 1, Commissioners Present, Mr. Dattilo should be noted as a regular member, not an alternate; Pg. 7, Section M, second sentence should read, “...is willing to do research coatings and other technology as well as new building materials, as needed, in addition to paints pertaining to historic preservation.”

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

   The motion passed 4 – 0.

2. COMMUNICATIONS

   Chairman Chesanow stated that she and Mr. Sitko have both talked to Amy Behr from an out of state Historic Commission, who had contacted them about the information this Commission has gathered regarding Rhino Shield and other permanent coatings.

   Mr. Sitko stated that Town staff will be coming to the Historic District Commission soon with a Certificate of Appropriateness application for a window replacement project at Humiston School.
Mr. Sitko stated that the Town Council will be holding a Public Hearing on the proposed Historic District Commission’s Fee Schedule on May 11th at 7:30 p.m. He distributed a copy of a letter for Commissioners to review from the First Congregational Church to the Town Council, dated April 25, 2010, regarding their opinion of the proposed Historic District Commission fee schedule. Chairman Chesanow noted that if you look at other towns, you will see that the fees proposed for Cheshire would be in the middle of the ranges. She also noted that there were no comments submitted to the Historic District Commission when they invited the Historic District property owners to a Commission meeting last Fall.

3. BUSINESS

A. Application for COA# 2010-004E/C
   Frederick Nuzzo, 7-15 South Main Street
   Relocation of exterior freezer / cooler & parking lot reconfiguration

Chairman Chesanow reviewed the application of Frederick Nuzzo for the relocation of an exterior freezer / cooler and parking lot reconfiguration at 7-15 South Main Street. She then asked Commissioners for their opinion of this application.

Mr. Dattilo commented that this applicant was very well done and professionally prepared. He stated that he would like to see wooden windows used in the addition compared to vinyl. Mr. Dattilo added that he liked the combination of wooden clapboards and brick for the addition’s exterior.

Chairman Chesanow asked if an exterior door were to be added to the addition, would he be OK with it? It was noted that if a door is added, it would be out of view of the public way, in the far back.

Ms. Fox stated that she would prefer the wooden windows also. She added that it can be difficult to match new bricks with older bricks and feels that the clapboards are appropriate for the building. She noted that if the applicant were to replace the other windows in his section of the building, he may qualify for a tax credit this year.

MOTION by Jeanné Chesanow that the Historic District Commission approves Certificate of Appropriateness # 2010-004E/C at 7-15 South Main Street regarding the relocation of an exterior freezer / cooler and parking lot reconfiguration with the stipulation that the applicant must use new wooden windows in the addition, not vinyl. The wooden windows must be 6 over 6, to match the existing style windows of the structure and can be either true divided lights or have wood mutons, surfaced mounted, not just between the glass. It is the applicant’s option to have the wooden windows pre-primed, pre-painted or painted himself. The roofing product for the addition should be architectural shingles that best match the roofing that currently exists. SECONDED by Elizabeth Pratt Fox.
VOTE: In Favor – Chesanow, Fox, Dattilo and Sanders
Opposed – None

The motion passed 4 - 0.

Mr. Nuzzo asked the Commissioners opinion about using storm windows on some of the older windows on the existing building, due to the air that leaks into the building around the older windows. Commissioners talked about white trimmed storm windows and historic storm windows as possible options.

Mr. Torello returned to the Commission meeting at the end of this discussion and decision.

B. Chairman’s Report

Chairman Chesanow stated that she had nothing additional to report.

C. Education / Community Outreach Committee

1. Sign Report

Jessica at Creative Dimensions should be working on a design for the South Brooksvale Historic District signs; Mr. Sitko will check with her on their status for the Commission.

2. Upcoming educational programs

Ms. Fox stated that when the Education / Community Outreach Committee met before tonight’s meeting they talked about the intended audience and type of programs that could be planned for the future. The Committee would like to come up with a lecture series for 2011 and then approach the Cheshire Historical Society about co-sponsoring the series.

With regards to upgrading the Commission’s web site, Ms. Fox stated that she would like to meet with Arnett Talbot of the Town Manager’s Office to see if what they would like to do with the site is allowed and what type of technical support the Town can provide. She would also like to know what, if any, plans are made for upgrading the Town’s web site.

Ms. Fox gave a summary of grant options to fellow Commissioners and reviewed the discussion on creating a mission statement for the Education / Community Outreach Committee.
a. Moore Photographs

There was nothing new to report on the Moore Photographs. Ms. Fox suggested that this item could be removed from future agendas.

D. Preservation Committee

Chairman Chesanow talked about researching other, newer building materials and products that are out. Mr. Dattilo stated that he would look into this and will also look into new repair products that the Historic District Commission should know about.

1. 1986 Inventory Update

There was nothing new to report on the 1986 Inventory Update.

E. Rules and Regulations Committee

1. Changes in Regulations & Rules of Procedure

The Rules and Regulations Committee needs to select a date to meet in the upcoming weeks.

F. Certified Local Government

Mr. Sitko stated that he needed Mr. Sanders’ resume for the Certified Local Government application.

G. George Keeler House and Stove Shop

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

H. Signs at 15 South Main Street

Mr. Sitko stated that Mr. Nuzzo and Cliff Podaras, Jr. are working with the Zoning Enforcement Officer regarding the sign offenses at 15 South Main Street. Mr. Torello has previously commented that Mr. Podaras has really taken an interest in fixing up the property at 15 South Main Street.

I. Clerk’s report

Ms. Fox stated that there was nothing new to report.
J. Website Update

There was nothing new to report on the Historic District Commission’s web page.

K. Other

Ms. Fox commented that Chairman Chesanow had recently written a nice letter to the Editor of the Cheshire Herald regarding the vacancies on the Historic District Commission.

VIII. ADJOURNMENT

MOTION by Elizabeth Pratt Fox that the Historic District Commission regular meeting of May 3, 2010 be adjourned at 8:33 p.m. SECONDED by Joseph Dattilo.

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

The motion passed 4 - 0.

Respectfully submitted:

Tracey M. Kozlowski
Recording Secretary