Commission Members Present:
Chairman Jeanné Chesanow, Elizabeth Pratt Fox, Algert Sanders and John Torello – Voting Alternate

Commission Members Absent:
Eric Anderson, Eleanor Herrmann, Caitlin Guelakis – Alternate and Joseph Dattilo – Alternate

Staff Present:
Jerry Sitko, Economic Development Coordinator

Others Present:
Peter Taylor of 185 Cornwall Avenue; Alan Jarman of 594 South Brooksvale Road (departed at 8:05 p.m.)

I. CALL TO ORDER
Chairman Chesanow called this meeting to order at 7:38 p.m.

II. ROLL CALL
The roll was called.

III. DETERMINATION OF QUORUM
It was determined that a quorum was present.

IV. PLEDGE OF ALLEGIANCE
All present recited the Pledge of Allegiance.

V. PUBLIC HEARING
Application for Certificate of Appropriateness # 2010-002C
Alan Jarman, 594 South Brooksvale Road
Storage Building

Chairman Chesanow reviewed the application for a Certificate of Appropriateness from the Alan Jarman regarding 594 South Brooksvale Road. She also reviewed the procedures of the Public Hearing.
Ms. Fox read the Public Notice of this Public Hearing that appeared in the March 4, 2010 Cheshire Herald. Mr. Sitko noted that the notification to abutting property owners has been done.

Mr. Sitko noted that there were no written comments received on this application. Commissioners commented that they received no verbal comments on this application.

Mr. Jarman stated that this application is for the construction of 3 small buildings in his yard. One building will be an outdoor pizza oven, the second building is a wood storage shed and the third will be a garden / storage shed. He will be constructing the buildings himself using historic and reclaimed materials. Mr. Jarman commented that he believes only the storage shed will be visible from the public right of way because of the way the land slopes with the road. He stated that the stonewall around his property is much higher than the roadway. The pizza oven and wood shed will not be visible, noting that there is a tarp there now that does not show up in any of his photographs of the property. The framing of the buildings will be with timbers and he will be making the structures using historic hand tools.

The storage shed will have a brick interior floor, with an 18-inch gravel base and a walkway. There will be no anchors to the ground, which will allow for shifting and moving of the timber framed structure. Mr. Jarman noted that the structure will be really heavy and won’t go anywhere.

Mr. Torello suggested checking with the Building Department regarding foundation regulations. Mr. Jarman stated that he was told if the structure is less than 144 square feet, no building permit was required; this shed will be 12 x 10. Mr. Sanders commented that this storage shed sounds like more of a piece of art than anything else, adding that he was impressed.

Ms. Fox asked about the small, shingled roof that is seen as you drive past Mr. Jarman’s property toward North Brooksvale Road? Mr. Jarman replied that it is the roof for the pizza oven. Ms. Fox noted that the roof is clearly visible when you drive by so it should be included in the Certificate of Appropriateness. It was agreed that the wood shed would not be visible.

Mr. Sanders commented that the garden shed on the side of the property appears to be below grade and therefore the public will only probably see part of the shed and the roof. He added that it seems to fit in very nicely with everything else. Mr. Jarman agreed and stated that you will probably only see the top 1/3 of the garden shed.

With regards to the outdoor pizza oven, Mr. Jarman stated that the roof is on but the exterior needs to be finished with stonework to replicate the cottage exterior. When asked where the stones would come from, Mr. Jarman replied they would come from the old oven plus stones dug up during new garden plantings that were done last year. Mr. Jarman also noted that the storage shed will be housing a geothermal unit, too.
Public Comments:
None.

Chairman Chesanow closed the Public Hearing at 7:56 p.m.

VI. REGULAR MEETING

1. APPROVAL OF MINUTES – Regular Meeting of March 1, 2010

MOTION by Elizabeth Pratt Fox to accept the minutes of the March 1, 2010 Regular Meeting of the Historic District Commission with the correction noted below; SECONDED by Algert Sanders.

Correction to the March 1, 2010 Historic District Commission minutes: Page 3, paragraph 7, it should be added that Martha Lape, Co-Chair of the First Congregational Church’s Board of Trustees, noted that she believed the balustrade was torn down approximately 1990.

VOTE: In Favor – Chesanow, Fox and Sanders
   Opposed – None
   Abstained - Torello

The motion passed 3 – 0 – 1.

2. COMMUNICATIONS

A. Letter of March 9, 2010 from Environmental Commission
   Re: Earth Day

Commissioners reviewed the letter from the Environmental Commission inviting the members of the Historic District Commission to the April 22nd Earth Day workshops that will be held at Cheshire Public Library, entitled “Open Space, Open House”. As part of the event, a discussion will be held on the history of Connecticut forests at 7 p.m.

3. BUSINESS

A. Application for COA # 2010-002C
   Alan Jarman
   594 South Brooksvale Road
   Storage Buildings (Outdoor oven, wood shed & storage shed)

Chairman Chesanow reviewed the application of Alan Jarman for storage buildings at 594 South Brooksvale. She stated that she thought the buildings would be in good locations and would not detract from the property. The scale
Chairman Chesanow added that she really appreciated the hand work that was being done on these projects.

Mr. Torello commented that he thought the outbuildings would enhance the historic property and is what you would expect to see over time. He added that it is almost a shame that the buildings will not be seen in their entirety. Mr. Torello stated that he had no problem with this application.

Mr. Sanders commented that the design and materials proposed fit with the property.

Ms. Fox added that she agrees that the storage buildings fit with the cottage style of the property, adding that she was thrilled to see the use of cedar roofing materials throughout the property.

**MOTION** by Elizabeth Pratt Fox that the Historic District Commission approve the Application for a Certificate of Appropriateness # 2010-002C of Mr. Alan Jarman for a garden storage shed and outdoor oven at 594 South Brooksvale Road as per specifications and attached drawings, as generally compatible in exterior design, proportion, arrangement, texture, material and relationship to the historic structure and to the surrounding area, as meeting the Secretary of the Interior’s Standards. This Certificate of Appropriateness is valid for one year, with regards to the completion of these projects. **SECONDED** by Algert Sanders.

**VOTE:** In Favor – Chesanow, Fox, Sanders and Torello

Opposed – None

The motion passed 4 – 0.

**MOTION** by Jeanné Chesanow that the Historic District Commission exempt the wood storage shed that is included in the Application for a Certificate of Appropriateness # 2010-002C of Mr. Alan Jarman at 594 South Brooksvale Road because it will not be visible from a public right of way. **SECONDED** by John Torello.

**VOTE:** In Favor – Chesanow, Fox, Sanders and Torello

Opposed – None

The motion passed 4 – 0.

Mr. Jarman thanked the Commission and noted that he would be using white cedar for these projects.
B. Chairman’s Report

Chairman Chesanow stated that she had nothing additional to report to the Commission.

C. Education / Community Outreach Committee

1. Sign Report

Chairman Chesanow did not have an update on the South Brooksvale Historic District signs.

2. Upcoming educational programs
   a. Moore Photographs

   Ms. Fox stated that prior to this meeting, the Education / Community Outreach Committee met at 6:30 p.m. to discuss future projects. She stated that in 2011 it will be the 25th Anniversary of the 1986 Inventory report, which should be celebrated. The Committee would like to create a web page with information about the report including “then and now” photographs. Ms. Fox has asked Mr. Sitko to see if it would be possible to add this web page to the Town’s web site, once it is complete. She also stated that the Committee would like to apply for a HPTAG grant from the Connecticut Trust to pay for the web page creation. Mr. Sitko stated that he would like to arrange for a meeting with Arnett Talbot of the Town Manager’s office, who is responsible for the Town’s web site.

   Ms. Fox has also asked Mr. Sitko about getting a list of the houses in Cheshire, sorted by the year they were established, which Mr. Sitko replied he would look into.

   Ms. Fox informed the Commissioners that there will be an exhibit at the Connecticut Commission of Culture and Tourism from April 1st through May 31st entitled “Stone House to Glass House” that will include many historic houses in Connecticut. The exhibit will be open from 9 a.m. until 5 p.m.

D. Preservation Committee

1. 1986 Inventory Update

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

There was no update on the Border House at Cheshire Academy.

E. Rules and Regulations Committee

1. Changes in Regulations & Rules of Procedure

Chairman Chesanow stated that the Rules and Regulations Committee will be meeting before the April 5th meeting, at 6:30 p.m.

F. Certified Local Government

Chairman Chesanow asked Mr. Sanders to prepare a one-page 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 informed the Commissioners that Cliff Podaras, Jr. has been in the Planning Department and is working with the Zoning Enforcement Officer regarding the sign offenses at 15 South Main Street.

I. Guidelines RE: Permanent Coatings

Chairman Chesanow stated that her dentist heard that the two historic homes located at the entrance to Stonegate were being considered for vinyl siding or permanent coating. Her dentist stated that he told the property owner about all the concerns for the permanent coatings, which he and Chairman Chesanow had previously discussed, and hoped that he has swayed that property owner to disregard it as an option.

J. Clerk’s report

Ms. Fox stated that she signed the letter to the First Congregational Church that approved their Certificate of Appropriateness application for the porch work at 77 Church Drive.

Ms. Fox and Chairman Chesanow have met recently and are working on expanding the summary information for the 2010 Annual Report to the State.
K. Website Update

Chairman Chesanow commented that the Historic District Commission’s web page was fine.

L. Other

Mr. Sitko stated that has not heard any more about the Fee Schedule Ordinance for the Historic District Commission yet.

Chairman Chesanow asked Mr. Sitko to make copies of the Historic District Commission’s informational materials disc for the new Commission members.

VII. ADJOURNMENT

MOTION by Algert Sanders that the Historic District Commission regular meeting of March 15, 2010 be adjourned at 8:27 p.m. SECONDED by John Torello.

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

The motion passed 4 - 0.

Respectfully submitted:

Tracey M. Kozlowski
Recording Secretary