

**MINUTES OF THE TOWN OF CHESHIRE HISTORIC DISTRICT COMMISSION REGULAR
MEETING HELD MONDAY, DECEMBER 1, 2025, AT 7:30 P.M., ROOM 207/209, 84 SOUTH
MAIN ST, CHESHIRE, CT 06410**

Present: Joseph Dattilo, Chairman; James Vibert Sr., Vice Chairman; Gayle Nidoh, Kevin Daly

Absent: George Pawlush, James Parys, John Torello

Staff/Guests: Michael Glidden, Town Planner

1. CALL TO ORDER

Chairman Joseph Dattilo called the meeting to order at 7:30 p.m.

2. ROLL CALL / PLEDGE OF ALLEGIANCE

The Minutes Clerk called the roll, and the Pledge of Allegiance was recited.

3. SEATING OF ALTERNATES AS NEEDED FOR QUORUM

Joseph Dattilo seated all commissioners for voting.

4. DETERMINATION OF QUORUM

A quorum was determined to be present.

5. APPROVAL OF MINUTES

1. November 10, 2025

There were no changes to the Meeting Minutes of the November 10, 2025 Special Meeting

MOTION by James Vibert Sr. to approve the Meeting Minutes of the November 10, 2025 Special Meeting. **SECONDED** by Gayle Nidoh. All in favor, the motion **PASSED** unanimously by those present.

6. PUBLIC COMMUNICATIONS

There were no public communications.

7. 2026 HDC ELECTION OF OFFICERS – “A Chairman, Vice Chairman and Clerk”

Joseph Dattilo explained which officer positions were open for election in 2026. The commission did not propose any changes to the Chairman or Vice Chairman. Joseph Dattilo explained the responsibilities of the Clerk and asked Gayle Nidoh if she was interested in the role. Joseph Dattilo

explained she would need to resign as an alternate and would be appointed as a full commissioner. Gayle Nidoh agreed to take on the role of the Clerk.

MOTION by Kevin Daly to elect Joseph Dattilo as Chairman, James Vibert Sr. as Vice Chairman, and Gayle Nidoh as Clerk for 2026. **SECONDED** by James Vibert Sr. All in favor, the motion **PASSED** unanimously by those present.

Michael Glidden said he would relay the election of the Clerk to Andrew Martelli to start the process of appointing Gayle Nidoh as a full commissioner through Town Council.

8. REVIEW AND ACTION OF HDC 2026 SCHEDULE OF MEETINGS

1. Proposed 2026 HDC Meeting Schedule

The commissioners reviewed the 2026 Draft Cheshire Historic District Commission Meeting Dates document. The commissioners did not propose any changes. Michael Glidden will file the schedule as-is with the Town Clerk.

9. CERTIFICATE OF APPROPRIATENESS – PUBLIC HEARING

1. COA 2025-016 Remove and Replace three double hung windows front of house Property
Address: 107 Cornwall Avenue, Cheshire, CT 06410
Applicant/Owner: Linda and Scott Libengood
Contractor: Andrew Rodrigues Permitting Coordinator for Renewal by Andersen

Michael Glidden introduced COA 2025-016, confirmed that all abutting property owners were notified by mail, and confirmed that no written or verbal communications were received from the public on this application.

Joseph Dattilo explained the public hearing process.

Ken Giannetta of Renewal by Andersen explained they are looking to replace three of the home's front-facing double-hung windows on the first floor. He explained the new windows would have the same grill pattern as the existing and would be made of a wood composite material.

Joseph Dattilo asked several questions about the build of the window sash, interior and exterior trims, material choice, and why other Andersen products were not picked for the window replacements. Ken Giannetta provided the requested construction details, explained that Fibrex is only part of the Andersen Acclaimed series, and explained that while other Andersen products may have more wood in them, they are builder grade and are not as strong as Fibrex.

Joseph Dattilo asked Linda Libengood if she researched other window options. She said she did not.

Ken Giannetta shared that Renewal by Andersen has done work in Cheshire, but not in the Cheshire Historic District. He explained they have performed work in other historic districts throughout the state.

Ken Giannetta presented sample pieces of the Fibrex material to the commissioners to inspect. The commissioners noticed it was a smooth finish and was not textured like wood as expected. Ken Giannetta said the Fibrex can only have a wood grain on the interior if requested by the customer and confirmed the exterior of the window cannot be painted. He confirmed the windows would be slightly off white and both the interior and exterior of the windows would have a smooth finish.

There were no public comments. Joseph Dattilo closed the public hearing at 7:54 p.m.

Joseph Dattilo presented his research on Renewal by Anderson to the commissioners and shared that he did find some historic districts that listed this window as acceptable but also found that some did not. He explained that the U.S. Department of the Interior's standard in order of preference is to restore, replace with like-kind, and replace with a modern material as a last resort.

Joseph Dattilo read several sections from the National Park Service's document titled "Replacement Windows that Meet the Standards" and highlighted guidelines for primary street-facing windows.

Kevin Daly asked if the windows were original and Ken Giannetta confirmed they likely are as they have the weight and pulley system intact.

Joseph Dattilo expressed the concern that if this window becomes acceptable as-is, it may become more prevalent in Cheshire's Historic District as it may set a precedent.

Joseph Dattilo addressed energy efficiency concerns raised by Ken Giannetta and shared that historic windows are successfully being restored locally. Kevin Daly shared specifically that Ball & Socket Arts in Cheshire recently had their historic windows restored and the work came out great.

James Vibert Sr. shared he was not against the Fibrex windows for this home but was unsure how these three windows would look against the rest of the windows on the house. Ken Giannetta showed the commissioners before and after examples of other homes that have had Fibrex windows installed. They agreed that the new windows would not be noticeably different from the street, but up-close it would be noticeable.

The commissioners held a discussion on contributing structures. Joseph Dattilo highlighted that this property is a contributing structure to the Cheshire Historic District as it is an 1855 Greek Revival with details attributed to Alice Washburn.

James Vibert Sr. asked about the condition of the windows and Linda Libengood confirmed they are drafty, and snow sometimes comes in. She said the windows have been repaired through the years but do not function anymore.

The commission held a discussion on how to move forward because they would like to see research on restoring and/or replicating the windows. Michael Glidden noted the application would expire before the January meeting, so the current COA application cannot be continued to the next month.

Joseph Dattilo recommended the applicant contact Preservation Connecticut as they can look at the windows, help determine if the windows are original to 1855, and offer a recommendation.

MOTION by Kevin Daly to deny COA 2025-016 as-is without prejudice. The applicant should perform further research to offer other options, provide better photographs, consult with Preservation Connecticut, and file a new COA application for review at the January 5, 2026 meeting. **SECONDED** by Gayle Nidoh. All in favor, the motion **PASSED** unanimously by those present.

10. CERTIFICATE OF APPROPRIATENESS – REVIEW

1. COA 2025-015 Removal & Replacement Brick Chimney Property
Address: 111 Church Drive, Cheshire, CT 06410
Applicant/Owner: First Congregational Church Facilities & Grounds/Mark Sullivan
Contractor: Cheshire Roofing

Mark Sullivan offered an apology for not understanding the rules and policies. Mark Sullivan presented a picture of the chimney and confirmed the work under review has already been completed. He explained they were experiencing leakage through the brick and water started to leak inside, so the church contracted Cheshire Roofing to replace the chimney bricks down to the roofline and build it back up to what it was before.

Joseph Dattilo asked about the type of flashing used and if the new bricks were closely matched to the old bricks. Mark Sullivan was unsure of these details but said he would find out and provide the requested information. He also highlighted that the chimney was only 75 years old.

Joseph Dattilo explained they need to add any available information on the repair to the property's permanent file. He also requested the church provide the commission with old and new photographs of the chimney and find out any of the old bricks were retained.

James Vibert Sr. asked how this happened. Mark Sullivan explained that according to Cheshire Roofing, they did not need a permit for the work, so one was not filed. He confirmed they did not go below the roofline, but Joseph Dattilo said Cheshire Roofing should have explained the scope of work to the Building Department.

Mark Sullivan explained he was not aware the church was supposed to attend a Historic District Commission meeting after filing the COA application. Michael Glidden said he would address this breakdown in communication.

The commissioners held a brief discussion on how to handle the COA since the work was already completed. Joseph Dattilo asked if it was an active leak at the time and Mark Sullivan said yes.

MOTION by Kevin Daly to approve COA 2025-015 in arrears per sections 1.16 (Emergency Repair), 1.21 (Minor Work), 1.24 (Ordinary Maintenance), 1.25 (Ordinary Repair), and 2.4.1 (Minor Work – Work that Requires a Brief Review at a Regular Meeting) of the Historic District Commission Regulations. The applicant should provide photographs and specific details of the repair to the commission for addition to the property's permanent file. **SECONDED** by Gayle Nidoh. All in favor, the motion **PASSED** unanimously by those present.

James Vibert Sr. expressed concern about work being performed that may not require a building permit but, as a result, seems to bypass all permitting requirements. Michael Glidden agreed that properties in the Historic District performing work exempt from a building permit must still go through the COA process. He will address this concern.

11. BUSINESS

1. Semi Quincentennial Celebration Discussion

Joseph Dattilo said this topic would be discussed during the January meeting.

12. CHAIRMAN'S REPORT

Joseph Dattilo did not have a Chairman's Report.

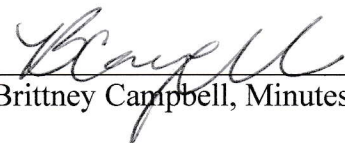
Joseph Dattilo reminded the commissioners about the upcoming Local Historic District Commission training being held on Wednesday, December 3rd from 6-9 p.m. in the Cheshire Town Council Chambers. He encouraged all commissioners to attend the training.

13. ADJOURNMENT

MOTION by James Vibert Sr. to adjourn the meeting at 8:58 pm.

SECONDED by Gayle Nidoh. All in favor, the motion **PASSED** unanimously by those present.

Attest:



Brittney Campbell, Minutes Clerk