

**MINUTES OF THE TOWN OF CHESHIRE ORDINANCE REVIEW COMMITTEE MEETING HELD
ON WEDNESDAY, FEBRUARY 18, 2026, 6:30 P.M., COUNCIL ROOM 207, 84 SOUTH MAIN ST.,
CHESHIRE, CT 06410**

Present:

Lou Todisco
Jim Jinks
David Veleber

Staff/Guests: Andrew Martelli, Assistant Town Manager; Patti King, Town Clerk

Absent: N/A

Lou Todisco called the meeting to order at 7:02 p.m.

I. CALL TO ORDER

II. ROLL CALL

Noelle Shepard called the roll, and a quorum was determined.

III. DETERMINATION OF QUORUM

IV. PLEDGE OF ALLEGIANCE

V. PROPOSED AMENDMENTS TO ORDINANCE SEC. 2-8. - FEE SCHEDULE – REVIEW AND POSSIBLE ACTION.

Patti King mentioned that she is looking to update the Town Clerk's Office's "use of a handheld scanner device to copy documents" fee from \$10.00 to \$20.00 to make it consistent with what is in the Town Clerk's handbook.

David Veleber motioned to recommend the Town Council set a public hearing to adjust Town Clerk's Office's fee for use of a handheld scanner device to copy documents from \$10 to \$20. Jim Jinks seconded the motion. All in favor, the motion passed unanimously, 3-0.

VI. DEMOLITION DELAY ORDINANCE DRAFT (NEW) – REVIEW AND POSSIBLE ACTION.

Andrew Martelli explained that one of the questions from last meeting was how many demolitions there are in Town per year. He reviewed the data from previous years: 2024 (4 demolitions), 2023 (4 demolitions), 2022 (6 demolitions), 2021 (6 demolitions). He updated the Committee that he was provided with a list from Preservation CT that out of 169 municipalities, 64 total towns have demo delay ordinances. Of those, 39 have 90-day delays, 9 have 60-day delays, and 10 have 180-day delays.

576 structures in town, or 5.4% of all structures, will fall under the ordinance if it covers properties from 1926 or older.

Discussion was had on changing the date in the definition of Historically significant building or structure to January 1, 1927 or older as opposed to January 1, 1926., which would be inclusive of the Alice Washburns houses. Greg Wolff mentioned that another issue brought up at the Planning & Zoning Commission public hearing was making sure to notify the property owners that they would fall under the ordinance, possibly a letter to homeowners.

Discussion was had on notifying the 576 impacted properties directly and ensuring that residents understand what a demolition delay is.

Discussion was had on #6 criteria under “Historically significant building or structure,” which stated that “it is located within 150 feet of the boundary line of any federal or local historic district...” The Committee ultimately decided to remove this language.

Attorney Donofrio explained that at the last Ordinance Review Committee, the Committee members decided to lower the delay from “up to 180 days” to “up to 150 days.”

The Committee decided to add back in the phrase “or that meets any one or more of the following criteria” under “Historically significant building or structure” prior to listing the criteria.

Lou Todisco reviewed some of his recommended changes. This including removal of reference to the building or structure being “constructed prior to January 1st, 1927..” throughout the ordinance as this is included in the definition of a “Historically significant building or structure.” The “H” in Historically significant building or structure needs to be capitalized throughout the ordinance as it is a reference to a defined term.

Pat Bowman spoke about his property in Town and inquired if it would be possible to get a pre-decision from the Historic District Commission in regards to demolition delay. The Town Attorney explained that limitations of the jurisdiction of the Historic District Commission.

The Committee decided to remove sections (A)(1) and (A)(2) under “Purpose” and start with A(3) “pursuant to Conn. Gen. Stat....”

The Committee decided to make the changes as discussed and review an updated draft at another meeting.

VII. ADJOURNMENT

David Veleber motioned to adjourn, and Jim Jinks seconded the motion. All in favor, the motion passed unanimously. The meeting adjourned at 7:54 p.m.

Attest:

Noelle Shepard, Management Specialist