

CHENEY BROTHERS NATIONAL HISTORIC DISTRICT COMMISSION
MARCH 12, 2009
LINCOLN CENTER HEARING ROOM
4:30 P.M.

Members Present: Vivian Ferguson, Robert Shanbaum, Mary Tierney, Bettye Kramer,
John Malone, Susan Berte, James Quaglia, John Wilks, Barbara King,
Leslie Frey

Also Present: Mark Pellegrini, Director of Neighborhood Services
and Economic Development

Members Absent: S. Lee Bogli, Rita McParland, Lynne Ferrigno, John Dormer

Election of Officers

Ms. Frey moved to retain the current slate of officers. Mr. Quaglia seconded the motion and all members voted in favor. Ms. Ferguson will continue as Chair; Ms. Kramer as Vice-chair; and Ms. Berte as Secretary.

Adoption of Minutes of December 4, 2008 Meeting

The minutes were adopted with the change recognizing Dr. Malone, not Mr. Malone.

Review and recommendation of installation of solar panels – Fuss & O’Neill 160 Hartford Road.

Mr. Robert Miller of Altera Renewables and Michael Curtis of Fuss& O’Neill, Inc. addressed the Commission. Mr. Miller explained the technical details involved in mounting solar panels on the roof of the former Clark building at 160 Hartford Road. The building is being converted to offices to accommodate Fuss & O’Neill’s corporate headquarters expansion. He described the panels as very low profile installations on the roof, with only a portion of the wind reflection screen visible from Hartford Road. Based on the plans approximately 10 inches of the windscreen would protrude above the parapet on the building. Mr. Miller said the modules themselves would not be visible, since they would be oriented to the south for maximum sun exposure.

In response to questions from the Commission, he said the array is expected to generate 30-kilowatt hours of electricity annually and that all electrical equipment will be inside the building and not roof-mounted.

Mr. Curtis said Fuss & O’Neill installed the array, which will cost about \$300 thousand, in order to be as sustainable as possible and to reflect their commitment to their environmental practice. Ms. Frey said she felt visibility of the windscreen would be reduced if it were painted the Cheney green color to match the window trim. Mr. Shanbaum agreed that would make them less visible from Hartford Road. Ms. Ferguson felt the existing proposal for the galvanized windscreen was acceptable.

Mr. Shanbaum moved to recommend the installation with the windscreen painted green. Ms. Frey seconded the motion. All members voted in favor except for Ms. Ferguson, Mr. Quaglia, and Ms. Tierney who voted against the motion.

Any other business

- Awards Ceremony

Ms. Frey issued a call for nominations for historic properties for the Historic Preservation awards. There was some discussion about including properties outside of the Cheney Historic District as eligible for the award. The Commission discussed this in the past, and Ms. Frey said there are times when a limited number of qualified homes are in the District, because the work has to be completed fairly recently and there may not be good examples of recently completed renovations. Ms. Ferguson agreed the awards should be given to properties outside the District in the interest of promoting historic preservation in the community.

Ms. Frey moved to include properties outside of the Historic District for consideration for Historic Preservation awards. Mr. Shanbaum seconded the motion and all members voted in favor except for Ms. Kramer, who abstained.

- Building Reuse Committee

Ms. Ferguson said the Building Reuse Committee had completed its work. She said the Manchester Grange is now occupied by the Board of Education, and that various proposals or options for potential reuse of the Cheney Technical School, Boiler House, and School Street fire station had been discussed, as well as options for preserving the lodge at Case Mountain. Ms. Ferguson commended the Board of Directors for forming the Committee to advise them on the options for possible reuse of these properties.

- Ms. Kramer asked whether the Dye House project would be moving forward or if they were having difficulties securing financing in this climate. Mr. Pellegrini said he had been in contact with the developers who believed they would be able to secure financing through the economic stimulus funds recently passed through Congress. They are hoping to preserve their historic preservation set aside for state historic tax credits, and are awaiting final word on the federal historic tax credits. Mr. Pellegrini said the developers are still cautiously optimistic they can begin work on the project in June 2009.

NOTICE: THE CASSETTE TAPE RECORDING OF THE BUSINESS MEETING CAN BE HEARD IN THE PLANNING DEPARTMENT.

OFFICIAL TAPE NO. 25