

The Wethersfield Historic District Commission held a Public Hearing on June 23, 2015 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson  
Douglas Ovian, Vice Chairperson  
Mark Raymond  
Chris Lyons  
John Aforismo, Alternate  
Daniel Bucknam, Alternate

Members Absent: Damian Cregeau, Alternate

Also Present: Kristin Stearley, Historic District Coordinator  
Linda Messina, Recording Secretary

Commissioner Garrey called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Lyons, read the Legal Notice as it appeared in the *Rare Reminder* on June 11, 2015.

**APPLICATION NO. 4392-15.** Peter Spangenberg seeks to recertify Certificate of Appropriateness Number 3917-11 and to amend the certificate to extend the fence in portions of the yard and include a gate at 15 Old Pewter Lane.

Peter Spangenberg and Tina Lamorte, 15 Old Pewter Lane, appeared before the Commission. Photos were submitted. They will use the same fence as existing. They are just adding additional fence. Gate options were submitted. They plan on screening with evergreens. They would like approval for the maximum amount of fencing.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4393-15.** Matthew Callahan seeks to construct a 24'x24' wood deck on the rear of the home at 66 Nott Street.

Matthew Callahan, 66 Nott Street, and Jim Callahan, 25 Dix Road, appeared before the Commission. Drawings were submitted. The deck will abut the house and will have two sets of stairs, at the driveway and into the yard. They will use pressure treated wood. The rail will match the front of the house. The skirting will be boxed lattice. The steps will be wood.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4394-15.** Srinivas Bangalore and Sunitha Mahabaleshwara seek to construct a 3½' high by 60' long stone retaining wall with stairs at the rear of the property and to demolish the existing deck to construct a patio at 104 Harmund Place.

Sunitha Mahabaleshwara, 104 Harmund Place, and Alex Lima, 244 Peat Meadow Road, North Haven, appeared before the Commission. They will be adding a retaining wall on the rear of the property. It will be 3½' high x 60' long. It will go around the tree. A photo of the design was submitted. They will use Uniloc with a 3" cap. The front and back steps will be pavers to match the patio and will have blue stone caps.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4395-15.** Tom and Erin Kennedy seek to amend Certificate of Appropriateness Number 4333-14 to change the height of the aluminum fence for the in-ground pool from 48" to 54" at 107 Garden Street.

Erin Kennedy, 138 Broad Street, appeared before the Commission. They would like to use the same fence as previously approved, but the height will change from 48" to 54".

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4396-15.** Rich Rotundo seeks to amend Certificate of Appropriateness Number 4193-13 to retain the installation of the brick veneer on the chimney where brick was required; the model and manufacturer change for the garage door; the installation of wood steps with a wood railing where brick steps were required on the rear of the property and to install a bluestone cap on the front brick stairs at 15 Jordan Lane.

Rich Rotundo, 838 Brook Street, Rocky Hill, appeared before the Commission. Photos were submitted. The chimney has a veneer not brick. There is an option to remove the chimney. A Wayne Dalton door was approved by the HDC. He used a carriage house style door that is similar and matches the style of the house. It is metal. The potential buyers of the house want to build a deck so he installed wood stairs instead of the brick stairs. The steps are to code. The tops of the stairs are bluestone instead of brick.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4397-15.** Rich Rotundo seeks to amend Certificate of Appropriateness Number 4194-13 to retain the change in number and location of basement windows at 19 Jordan Lane.

Rich Rotundo, 838 Brook Street, Rocky Hill, appeared before the Commission. Due to concerns with the taper of the land on the east side, he eliminated all three basement windows on the east side and added two basement windows on the rear side.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4398-15.** Baker Creek Heirloom Seeds seeks to amend Certificate of Appropriateness Number 4239-14 to modify the design of the parking lot to include a walkway and a stone driveway where landscaping had previously been located at 263 Main Street.

Cindy Hughes, 14 Meggat Park, appeared before the Commission. Photos and drawings were submitted. They would like to make a design change to the parking lot to include a walkway by the door and a 5'x19' walkway that leads to the greenhouse and the back barns. The area currently has no passageway from the driveway. They will use a compact stone driveway for now, but eventually, they will brick it.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Raymond seconded by Commissioner Ovian, and a poll of the Commission, it was voted to close the public hearing on all applications and to open the public meeting.

Aye: Garrey, Ovian, Maycock, Lyons, Aforismo, Bucknam

**APPLICATION NO. 4392-15.** Peter Spangenberg seeks to recertify Certificate of Appropriateness Number 3917-11 and to amend the certificate to extend the fence in portions of the yard and include a gate at 15 Old Pewter Lane.

Upon motion by Commissioner Ovian seconded by Commissioner Bucknam and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Ovian stated that it finishes something that right now looks a little unfinished.

Commissioner Garrey stated that personally, he thinks it's a matter of choice. It's a minor change to the front corner. It's a nice fence.

Aye: Garrey, Ovian, Raymond, Lyons, Bucknam

**APPLICATION NO. 4393-15.** Matthew Callahan seeks to construct a 24'x24' wood deck on the rear of the home at 66 Nott Street.

Upon motion by Commissioner Garrey seconded by Commissioner Lyons and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. The deck shall be skirted in wood lattice which shall be boxed/picture framed in wood.
2. The railing shall be constructed of wood with square balusters and a traditional handrail to match the front porch design.

**Discussion**

Commissioner Ovian stated that the house is too traditional looking to pull of the rail system that was part of the standard Home Depot print-off. The deck itself is an accessory on the back that isn't too imposing so it will work with the building.

Aye: Garrey, Ovian, Raymond, Lyons, Bucknam

**APPLICATION NO. 4394-15.** Srinivas Bangalore and Sunitha Mahabaleshwara seek to construct a 3½' high by 60' long stone retaining wall with stairs at the rear of the property and to demolish the existing deck to construct a patio at 104 Harmund Place.

Upon motion by Commissioner Ovian seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Ovian stated that it's a nice detailed plan that rounds out the proposal for the building. Together, they will make for a nice renovation.

Aye: Garrey, Ovian, Raymond, Lyons, Bucknam

**APPLICATION NO. 4395-15.** Tom and Erin Kennedy seek to amend Certificate of Appropriateness Number 4333-14 to change the height of the aluminum fence for the in-ground pool from 48" to 54" at 107 Garden Street.

Upon motion by Commissioner Bucknam seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Ovian stated that it works for them and we can live with their choice.

Commissioner Garrey stated that it's just a taller fence.

Aye: Garrey, Ovian, Raymond, Lyons, Bucknam

**APPLICATION NO. 4396-15.** Rich Rotundo seeks to amend Certificate of Appropriateness Number 4193-13 to retain the installation of the brick veneer on the chimney where brick was required; the model and manufacturer change for the garage door; the installation of wood steps with a wood railing where brick steps were required on the rear of the property and to install a bluestone cap on the front brick stairs at 15 Jordan Lane.

Upon motion by Commissioner Ovian seconded by Commissioner Lyons and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Ovian stated that the thing he likes least is the brick face that was chosen for the top of the chimney. It doesn't replicate the look of brick. It's hard to overlook. The other elements of the house are pretty successfully executed. The chimney looks small for the house but the other elements are nice. He doesn't want to see the removal of the chimney as an alternative. He would like to see it faced otherwise. It is a new construction building so to a certain extent there are certain liberties that we might be able to live with.

Commissioner Garrey stated that he agrees with Commissioner Ovian. It's a new house. It reads as a new house with nice reproduction design. He personally doesn't like the chimney, but it's not necessarily significant enough not to approve the application.

Commissioner Aforismo stated that he believes the chimney should have been a little bit bigger.

Commissioner Lyons stated that because of the low profile, your eye doesn't really go to the chimney. The doors are nice and so is the garage door.

Commissioner Bucknam stated that he is fine with it. It's close to a reproduction, but the chimney should be more in perspective with the rest of the house. He doesn't know if they should request changing to brick at this point.

Aye: Garrey, Ovian, Raymond, Lyons, Bucknam

**APPLICATION NO. 4397-15.** Rich Rotundo seeks to amend Certificate of Appropriateness Number 4194-13 to retain the change in number and location of basement windows at 19 Jordan Lane.

Upon motion by Commissioner Raymond seconded by Commissioner Bucknam and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Ovian stated that it's a minor change and it's logical given the elevation.

Commissioner Garrey stated that given the concerns about water, it makes sense.

Aye: Garrey, Ovian, Raymond, Lyons, Bucknam

**APPLICATION NO. 4398-15.** Baker Creek Heirloom Seeds seeks to amend Certificate of Appropriateness Number 4239-14 to modify the design of the parking lot to include a walkway and a stone driveway where landscaping had previously been located at 263 Main Street.

Upon motion by Commissioner Ovian seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

1. The driveway to the green house shall be constructed of either crushed stone or brick pavers.

**Discussion**

Commissioner Garrey stated that it's really a nice project and the pavers are beautiful. He doesn't think in that particular location that it matters whether it's crushed stone.

Commissioner Ovian stated that lots of people walk in that back area and just from the pedestrian point of view, now that the grounds are more stable, they are less apt to have people trip and fall if they do pavers all the way, but that's maybe an insurance question more than anything.

Aye: Garrey, Ovian, Raymond, Lyons, Bucknam

**MINUTES OF MAY 12, 2015**

Upon motion by Commissioner Ovian, seconded by Commissioner Aforismo and a poll of the Commission, it was voted to APPROVE the minutes of the May 12, 2015 meeting.

Aye: Ovian, Lyons, Aforismo

**MINUTES OF JUNE 9, 2015**

Upon motion by Commissioner Garrey, seconded by Commissioner Bucknam and a poll of the Commission, it was voted to APPROVE the minutes of the June 9, 2015 meeting.

Aye: Garrey, Ovian, Aforismo, Bucknam

**OTHER BUSINESS**

**Public Comments on General Matters of the Historic District**

None.

**Report of the Historic District Coordinator**

None.

**Discussion of Solar Panel Installation in the Historic District**

Everyone reviewed the materials that Kristin provided. The town attorney said that the Commission has the purview to regulate solar panels in the district. The state statute states that "No application for a certificate of appropriateness for an exterior architectural feature, such as a solar energy system, designed for the utilization of renewable resources shall be denied unless the commission finds that the feature cannot be installed without substantially impairing the historic character and appearance of the district". Kristin found materials on how other historic districts both in the state of Connecticut and nationwide have been handling solar panels. For the most part, they are very sensitive to the front façade of homes. They try to put them in other places on the home. They are cautious if they may take away any of the distinctive architectural features of the home and refer to the guidelines set out by the National Trust for Historic Preservation. Some may require that the roof shingles and panels be black to minimize the view. Most need to be symmetrical. Some say that they should be ground mounted and screened from public view. It leaves a lot of room for interpretation. Each application will be unique and based on its own merits.

**Correspondence**

None.

**ADJOURNMENT**

Upon motion by Commissioner Raymond, seconded by Commissioner Bucknam and a poll of the Commission, it was voted to ADJOURN the meeting at 8:40 PM.

Aye: Garrey, Ovian, Raymond, Lyons, Aforismo, Bucknam

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Chris Lyons  
- Clerk Pro Tem-