

The Wethersfield Historic District Commission held a Public Hearing on May 24, 2016 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, Clerk
Jennifer Wolf
Chris Lyons
John Aforismo, Alternate

Members Absent: Daniel Bucknam, Alternate
Damien 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 Raymond read the Legal Notice as it appeared in the *Rare Reminder* on May 12, 2016.

APPLICATION NO. 4496-16. THD At Home Services seeks to install three (3) replacement windows at 34 Kenwood Road.

Eric Tunkle, 908 Boston Turnpike, Unit 1, Shrewsbury, MA, appeared before the Commission. The two windows being replaced are on the side of the house and one is in the back. The back window will be changed from a 3 panel casement to a two panel slider. On the side, the casement window will be updated. They will also change to a two panel slider on the side as well. Brand and model information for the windows was submitted. They currently have vinyl windows. The trim will be white, but only on the new windows. They can do a different color trim if necessary.

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. 4497-16. The Town of Wethersfield seeks to install a boulder with an attached 5"x7" memorial plaque in front of the copper beach tree on the south green of the Broad Street Green.

Kathy Bagley, Director of Parks & Recreation, Town of Wethersfield, 505 Silas Deane Highway, appeared before the Commission. They would like to place a boulder with a plaque honoring a resident in town in front of the copper beach tree on the south end of the green. Photos of similar boulders with plaques were provided. The plaque is 5"x7".

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. 4498-16. Matthew Hock seeks to replace the front and side doors with fiberglass doors at 50 Nott Street.

Matthew Hock, 50 Nott Street, appeared before the Commission. He would like to replace the front and side doors with fiberglass doors. Cut sheets were submitted with the application. The front door will be similar to existing. It is now ½ light single panel of glass and the new one will be as well with two (2) panels on the bottom half. The side door will have two panels with nine lights.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

James Pettit, 44 Nott Street, via written correspondence dated May 24, 2016, spoke against the application.

Commissioner Garrey asked whether there was anyone else 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. 4499-16. Victoria Oliveira seeks to construct a 6' vinyl privacy fence to enclose the rear yard at 72 Hartford Avenue.

Jackson Oliveira, 72 Hartford Avenue, appeared before the Commission. They would like to install a 6' vinyl fence to enclose the rear yard. A plot plan with an outline of the fence placement was submitted. A sample of the fence was provided. The fence will be grey with white posts. There will be three gates as noted on the drawings.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

Cindy Hughes, 14 Meggat Park, via written correspondence dated May 21, 2016, spoke in favor of the application.

Commissioner Garrey asked whether there was anyone else 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. 4500-16. Sandra Cook seeks to replace the existing wood garage door with a steel garage door at 26 Kenwood Road.

Sandra Cook, 26 Kenwood Road, appeared before the Commission. She would like to replace her existing wood 16 panel garage door as the mechanics no longer work. She would like to install a raised panel steel door in the color Almond with no windows. The existing trim is an almond color.

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. 4501-16. Roger and Karen Tabshey seek to recertify Certificate of Appropriateness Number 4217-15 to renovate the existing structure, construct a 36'x26' three (3) car garage with an elevator tower, and construct a 40'x12' front porch at 245 Main Street.

Roger and Karen Tabshey, 80 Hunters Ridge, Rocky Hill, appeared before the Commission. Drawings were submitted. They would like to move forward with the project with exactly what was submitted last time. They might screen the A/C unit and mechanics with a fence instead of evergreens. The fence will probably be three sided.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

James Campbell, 305 Hartford Avenue, spoke in favor of the application.

Cindy Hughes, 14 Meggat Park, voiced concerns about the noise coming from the mechanicals.

Matt Atwater, 400 Hartford Avenue, spoke in favor of the application.

Commissioner Garrey asked whether there was anyone else 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. 4502-16. Bryce Hardy seeks to retain the installation of an 18' round above ground pool, construct a deck surround for the pool and install a 6' wood privacy fence at 297 Hartford Avenue.

Bryce Hardy, 297 Hartford Avenue, appeared before the Commission. The pool has already been installed. It is an 18' round resin-based pool. Photos were submitted. He will plant evergreens around all sides of the pool. He would like to hold off on the decking and fencing for now.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

James Campbell, 305 Hartford Avenue, spoke in favor of the application.

Commissioner Garrey asked whether there was anyone else 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. 4503-16. Matthew Atwater and Margaret Downie seek to demolish the existing garage and construct a 24'x40' double tandem garage in the same location which shall be 24' tall and have a second story with partial basement at 400 Hartford Avenue.

Matthew Atwater and Margaret Downie, 400 Hartford Avenue, and Joana Jamo, Architect, 46 Hard Hill Road, Woodbury, appeared before the Commission. There are covenants on the property and restrictions on the entire property. The Wethersfield Conservation Trust will have to grant approval to make any changes to the property. Designs were submitted. They would like to demolish the existing garage and construct a double tandem garage in the same location. The proposed garage will be 25' high. They would like the width of the garage to be 26' instead of 24'. They will use vertical cedar barn board. They will use architectural shingles and solar shingles on the roof. They will only use the solar shingles on the south facing side of the roof. A sample of the asphalt was provided. They would like to put a stone veneer around the foundation. A sample of the stone was provided. They plan to use Brosco wood doors.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

Jean O'Keefe, 385 Hartford Avenue, voiced concerns about the application.

Joe Saber, 374 Hartford Avenue, stated that he had no objections with the application.

Commissioner Garrey asked whether there was anyone else 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. 4504-16. Rick Garofalo seeks to construct a 10'x12' vinyl pergola in the "traditional" style on the rear patio which shall include an EZ shade awning at 6 Avalon Place.

Rick Garofalo, 6 Avalon Place, appeared before the Commission. They would like to install a free standing vinyl pergola on the rear patio. It will be 10'x12' and white in color. It will be approximately 10' off the back of the house and almost 10' off the garage. The awning will roll out flat on the underside of the pergola. The color of the awning will be Westfield Mushroom.

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, Raymond, Wolf, Lyons

APPLICATION NO. 4496-16. THD At Home Services seeks to install three (3) replacement windows at 34 Kenwood Road.

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

1. The trim shall match the existing trim.

Discussion

Commissioner Ovia stated that he thinks that will create a situation where the new windows will match the old ones.

Aye: Garrey, Ovia, Raymond, Wolf, Lyons

APPLICATION NO. 4497-16. The Town of Wethersfield seeks to install a boulder with an attached 5"x7" memorial plaque in front of the copper beach tree on the south green of the Broad Street Green.

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

Discussion

Commissioner Ovia stated that whenever Kathy Bagley comes in, they are lucky because she tries to keep their interest at heart. The execution of this proposal will be a successful one.

Aye: Ovia, Raymond, Wolf, Lyons, Aforismo Abstain: Garrey

APPLICATION NO. 4498-16. Matthew Hock seeks to replace the front and side doors with fiberglass doors at 50 Nott Street.

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

Discussion

Commissioner Ovia stated that the comments of the neighbor are really important. He understands the concerns that he has but at the same time, it isn't so much that the material has to be a natural material if it's available, but it's can the material being presented replicate the look of natural if the owner chooses not to use natural materials. The doors are at some distance and this door is covered by a more substantial porch than the other.

Aye: Garrey, Ovia, Raymond, Lyons Nay: Aforismo Abstain: Wolf

APPLICATION NO. 4499-16. Victoria Oliveira seeks to construct a 6' vinyl privacy fence to enclose the rear yard at 72 Hartford Avenue.

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

Discussion

Commissioner Wolf stated that it's an extraordinary expanse of fence in a highly visible area. Reluctantly, over time, she has become more open to vinyl fencing in very limited circumstances - when it's well away from the road, in small portions, it has a minimal sight line - and none of those things apply to this. It's going to be giant and shiny. There are other options that may not be as maintenance-free as this one, but some other material needs to be considered.

Commissioner Lyons stated that he understands that it's low maintenance, but this is too prominent of a location.

Commissioner Raymond stated that it's exposed on all four sides as well.

Commissioner Ovian stated that the fact that the house is on a corner can't really be helped. It's not unusual for a fence to be behind a house on a corner lot. It's a young property and a new house. The plantings haven't matured. He's assuming there will be some landscaping that will soften the fence. He wouldn't say that there isn't a synthetic product option.

Aye: Garrey, Raymond, Wolf, Lyons

Abstain: Ovian

APPLICATION NO. 4500-16. Sandra Cook seeks to replace the existing wood garage door with a steel garage door at 26 Kenwood Road.

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

Aye: Garrey, Raymond, Ovian, Lyons

Nay: Wolf

Discussion

Commissioner Garrey stated that when they do replacement doors, the windows are rarely done well on the replacement doors. They are very artificial looking windows.

Commissioner Lyons stated that he would like to see light in this door.

Commissioner Ovian stated that the reason why this door works in the District is because there are so many of them.

APPLICATION NO. 4501-16. Roger and Karen Tabshey seek to recertify Certificate of Appropriateness Number 4217-15 to renovate the existing structure, construct a 36'x26' three (3) car garage with an elevator tower, and construct a 40'x12' front porch at 245 Main Street.

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

Discussion

Commissioner Garrey stated that it's a nicely executed design.

Commissioner Wolf stated that they can come back for an amendment if they decide to put fencing around the air-conditioner mechanicals.

Aye: Garrey, Ovian, Raymond, Wolf, Lyons

APPLICATION NO. 4502-16. Bryce Hardy seeks to retain the installation of an 18' round above ground pool, construct a deck surround for the pool and install a 6' wood privacy fence at 297 Hartford Avenue.

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

Discussion

Commissioner Ovian stated that this has a really minimal impact on the District.

Aye: Garrey, Ovian, Raymond, Wolf, Lyons

APPLICATION NO. 4503-16. Matthew Atwater and Margaret Downie seek to demolish the existing garage and construct a 24'x40' double tandem garage in the same location which shall be 24' tall and have a second story with partial basement at 400 Hartford Avenue.

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

Discussion

Commissioner Ovian stated that they need to give them an opportunity to explore the burdens from the covenant. There are some things he likes about the building and some that he doesn't like.

Commissioner Garrey stated that it was important to hear the application because it was on the agenda. Tabling at this point is probably a good way to go. It has some nice features, but it's a difficult location.

Aye: Garrey, Ovian, Raymond, Lyons, Aforismo

Abstain: Wolf

APPLICATION NO. 4504-16. Rick Garofalo seeks to construct a 10'x12' vinyl pergola in the "traditional" style on the rear patio which shall include an EZ shade awning at 6 Avalon Place.

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

Discussion

Commissioner Ovian stated that pergolas come and go like everything else. They are ornamental and they aren't inappropriate for the location.

Commissioner Wolf stated that it's a very narrow sight line behind the house.

Aye: Garrey, Ovian, Raymond, Wolf, Lyons

MINUTES OF MAY 10, 2016

Upon motion by Commissioner Lyons, seconded by Commissioner Aforismo and a poll of the Commission, it was voted to APPROVE the minutes of the May 10, 2016 meeting as submitted.

Aye: Ovian, Lyons, Aforismo

OTHER BUSINESS

Public Comments on General Matters of the Historic District

Claire Carney, 16 Raynor Lane, discussed an application for a front door and asked for some guidance on materials.

Report of the Historic District Coordinator

The dedication ceremony for the Heritage Walk will be held on Saturday at 12 noon.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Wolf, seconded by Commissioner Raymond and a poll of the Commission, it was voted to ADJOURN the meeting at 9:30 PM.

Aye: Garrey, Ovian, Raymond, Wolf, Lyons

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Mark Raymond
- Clerk -