

The Wethersfield Historic District Commission held a Public Hearing on July 12, 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  
Jennifer Wolf  
Chris Lyons  
John Aforismo, Alternate

Members Absent: Mark Raymond, Clerk  
Daniel Bucknam, Alternate  
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 Raymond read the Legal Notice as it appeared in the *Rare Reminder* on June 30, 2016.

**APPLICATION NO. 4511-16.** Victoria Oliveira seeks to construct a 6' privacy fence to enclose the rear yard which shall be Azek or similar composite materials with gates at 72 Hartford Avenue. (Tabled at the June 28, 2016 meeting. The last date to act is July 26, 2016.)

Victoria Oliveira, 72 Hartford Avenue, and Tony Guerrero, 194 Catherine Drive, Rocky Hill, appeared before the Commission. New plans were submitted. They would like to use arborvitaes to surround the yard. There will be a 12' white cedar gate and a 4 – 6' gate by the sidewalk. The gates will be 6' high and they will gradually slope down to 5'. A sample of the white cedar was provided.

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

Cindy Hughes, 14 Meggat Park, spoke in favor of the application and a letter dated July 12, 2016 was read into the record.

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. 4514-16.** Renewal by Andersen seeks to replace the existing patio door with a clad wood 200 Series Perma-Shield gliding patio door at 36 Towne House Lane.

Applicant not present.

**APPLICATION NO. 4517-16.** Paul Serbaniewicz seeks to 1) restore three (3) front porches and one (1) side porch to the original designs; 2) restore the front window in the gable to the original design; 3) replace the doors on the front, north and south porches; 4) remove the half window on the rear gable and replicate the design from the lower south gable; and 5) replace the front downspouts at 172-176 Main Street.

Paul Serbaniewicz, 172-176 Main Street, and Steve Bielitz, Glastonbury Restoration, 80 Newell Lane, Glastonbury appeared before the Commission. They would like to restore the porches to the original design. Drawings and photos were submitted. They would like to have 31" railings from the floor to the top of the handrail and they will use Azek for the bottom rail. The treads will be 11" and the risers will be 7½". For the front window in the gable, they will remove the triple window and replicate the other gable window. It will be a custom built cedar window. Everything will be replicated identically. On the rear gable, they will replicate the wing addition motif. They will remove the ½ round window. The trim work will be replicated. There are two doors with flat panels that are slightly raised. They are different style doors. Both doors have glass but there is no balance and symmetry. A sample door was provided. They found a door in the basement and it is almost identical to the front door. They would like to install it in place of one of the existing glass doors and replicate the same design in a new door which will be custom built to replace the other glass door. It will provide balance and symmetry. The gutters are in the two upper front corners of the house. If possible, they will be eliminating the two downspouts. If not, they are proposing copper gutters. Photos were submitted.

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. 4518-16.** Nutmeg Mechanical Services, Inc. seeks to replace the existing central air conditioning system with new equipment which shall include the replacement of the condenser unit which shall be place on a plastic pad and leveled with bluestone and the installation of an external line set to be enclosed in Slimduct on the west elevation at 25 Summerfield Drive.

Anthony Condoluci, 130-3 Utopia Road, Manchester, appeared before the Commission. They are replacing the existing air handler/condenser. The line set is currently behind the walls and has soldered line sets, so they need to run a new line set down the side of the house. They will cover it with a Slimduct 100. A sample was provided. It will conceal the line set. It is PVC plastic and it can be painted. The condenser will sit on a 2" composite plastic pad that will have crushed bluestone underneath 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.

**APPLICATION NO. 4519-16.** Renewal by Andersen seeks to install five (5) replacement windows on the west and north elevations at 7 Old Pewter Lane.

Shawn Maynard, 800 Corporate Road, Cromwell, appeared before the Commission. They would like to replace five windows on the back and side of the home. They will be like for like replacements. They will have the same grid pattern. They will use Renewal by Andersen which is a composite window. The windows will be a cream color and the homeowner plans to paint them. The muntin is ¾" and will be placed on the exterior, interior and have a spacer bar for shadowing.

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. 4520-16.** Melinda and James Robidoux seek to replace seven (7) windows with a Bi-Glass of CT system at 263 Hartford Avenue.

Melinda Robidoux, 263 Hartford Avenue, appeared before the Commission. They would like to use the Bi-Glass restoration system on 7 of the windows. Eventually, they will do all of the windows. They will keep the existing frames and replace with double-paned glass. They will put in new pulley systems and take the window weights out and insulate the windows. They will no longer use the storm windows.

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. 4521-16.** Allison Read seeks to install a central air conditioning system which shall include a line-set on the south elevation, relocate the rear door to the location of an existing window on the rear, and install two (2) period appropriate windows in place of the relocated door at 468 Main Street.

Allison Read, 468 Main Street, appeared before the Commission. They would like to install air conditioning on the second floor. The compressor will be on the south side of the house. The line set will be on the back of the house and they will also try to consolidate all wires. They will use evergreens or fencing to conceal the compressor. They would also like to relocate the rear door and install two windows. A cut sheet for the door was submitted. The door and windows will be wood and true divided light.

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 Wolf, 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, Wolf, Lyons

**APPLICATION NO. 4511-16.** Victoria Oliveira seeks to construct a 6' privacy fence to enclose the rear yard which shall be Azek or similar composite materials with gates at 72 Hartford Avenue. (Tabled at the June 28, 2016 meeting. The last date to act is July 26, 2016.)

Upon motion by Commissioner Ovian seconded by Commissioner Lyons and a poll of the Commission, it was voted to APPROVE the application as submitted and modified with the installation of two gates constructed of wood.

**Discussion**

Commissioner Garrey stated that there were several attempts for this application and this is a nice resolution. This is a nice gate design and material.

Commissioner Ovian stated that the greenery seems to be working out nicely on the two sides. On the third and fourth sides with a small amount of gate space, it will be equally inviting.

Commissioner Lyons stated that if the arborvitaes die, with the gates, they can continue that same design.

Aye: Garrey, Ovian, Wolf, Lyons

**APPLICATION NO. 4514-16.** Renewal by Andersen seeks to replace the existing patio door with a clad wood 200 Series Perma-Shield gliding patio door at 36 Towne House Lane.

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

**Discussion**

Commissioner Garrey stated that the sight line is minimal. He has no concern on the rear of the property.

Commissioner Ovian stated that given the circumstances of this particular complex, in choosing this door, they are choosing it for the whole complex.

Aye: Garrey, Ovian, Lyons

ABSTAIN: Wolf

**APPLICATION NO. 4517-16.** Paul Serbaniewicz seeks to 1) restore three (3) front porches and one (1) side porch to the original designs; 2) restore the front window in the gable to the original design; 3) replace the doors on the front, north and south porches; 4) remove the half window on the rear gable and replicate the design from the lower south gable; and 5) replace the front downspouts at 172-176 Main Street.

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

**Discussion**

Commissioner Ovian stated that all of the changes were well documented. The changes enhance the structure.

Commissioner Garrey stated that it's exciting when you have a homeowner who wants to bring the building back to its original character.

Aye: Garrey, Ovian, Wolf, Lyons, Aforismo

**APPLICATION NO. 4518-16.** Nutmeg Mechanical Services, Inc. seeks to replace the existing central air conditioning system with new equipment which shall include the replacement of the condenser unit which shall be placed on a plastic pad and leveled with bluestone and the installation of an external line set to be enclosed in Slimduct on the west elevation at 25 Summerfield Drive.

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

1. The Slimduct conduit line cover must be painted to match the exterior of the home.
2. The condenser unit must be screened with evergreens of an appropriate height to screen from all public view.

**Discussion**

Commissioner Ovian stated that it's an area where there are already some mechanicals.

Aye: Garrey, Ovian, Wolf, Lyons, Aforismo

**APPLICATION NO. 4519-16.** Renewal by Andersen seeks to install five (5) replacement windows on the west and north elevations at 7 Old Pewter Lane.

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

**Discussion**

Commissioner Garrey stated that the nice thing about this window is the muntin design and the homeowner plans to paint it.

Aye: Garrey, Ovian, Wolf, Lyons, Aforismo

**APPLICATION NO. 4520-16.** Melinda and James Robidoux seek to replace seven (7) windows with a Bi-Glass of CT system at 263 Hartford Avenue.

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

1. The Certificate of Appropriateness has been expanded to include all the windows on the house.

**Discussion**

Commissioner Ovian stated that this system has been successfully used in other parts of the District.

Aye: Garrey, Ovian, Wolf, Lyons, Aforismo

**APPLICATION NO. 4521-16.** Allison Read seeks to install a central air conditioning system which shall include a line-set on the south elevation, relocate the rear door to the location of an existing window on the rear, and install two (2) period appropriate windows in place of the relocated door at 468 Main Street.

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

**Discussion**

Commissioner Garrey stated that it is minimal impact, but you gain with the consolidation of the wiring.

Commissioner Ovian stated that this application reflects a great deal of thought on the part of the homeowner.

Aye: Garrey, Ovian, Wolf, Lyons, Aforismo

**MINUTES OF JUNE 28, 2016**

Left open.

**OTHER BUSINESS**

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

None.

**Report of the Historic District Coordinator**

1. A stop work order was issued at 229-231 Hartford Avenue. They were installing vinyl replacement windows on the whole building without a building permit or Certificate of Appropriateness. They used Harvey Slimline windows.
2. The next meeting shall be brief. There are only two applications. They will have the election of officers and vote on the meeting dates for 2017.

**Correspondence**

None.

**ADJOURNMENT**

Upon motion by Commissioner Wolf, seconded by Commissioner Aforismo and a poll of the Commission, it was voted to ADJOURN the meeting at 8:45 PM.

Aye: Garrey, Ovian, Wolf, Lyons, Aforismo

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Douglas Ovian  
- Clerk Pro Tem-