

The Wethersfield Historic District Commission held a Public Hearing on April 26, 2011 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: John Maycock, Vice Chairperson  
Gary McLeod, Clerk  
Michael Rell  
Lisa Wurzer, Alternate  
Susan Gillanders, Alternate

Members Absent: Robert Garrey, Chairperson  
Bette Botticello  
Mark Raymond, Alternate

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

Commissioner Maycock called the meeting to order at 7:30 PM, and read the opening comments. Commissioner McLeod, Clerk, read the Legal Notice as it appeared in the *Rare Reminder* on April 14, 2011.

**APPLICATION NO. 3916-11.** Douglas and Virginia Buck seeking to amend application number 3629-08 to 1) use graphite curbing instead of posts on south side of parking area; 2) change a portion of sidewalk from brick to asphalt; 3) use crushed stone in place of cobblestone in patio area; 4) use a steel post instead of granite for handicapped parking sign; 5) extend a portion of the brick sidewalk; 6) modify the planting schedule for 431 Hartford Avenue.

Applicant not present at meeting and application left open.

**APPLICATION NO. 3917-11.** Peter Spangenberg and Christina LaMorte seeking to amend application number 3881-10 to change the fence style from a cedar dog eared panel to a cedar framed tongue and groove panel with 5" posts and post caps, extend the fence to enclose two (2) sides of the yard and one section of fence on the third side of the yard to wrap around the shed at 15 Old Pewter Lane.

Peter Spangenberg and Christina LaMorte, 15 Old Pewter Lane, appeared before the Commission. They would like to change the fence style from a cedar dog eared panel to a fence from Rustic Fence in Southington, Style #400WO, wood tongue and groove. The fence looks the same on both sides and it will have 5" posts. They would also like a beveled trim piece on the top of the fence. They would like to extend the fence to enclose the two sides of the yard and add an "L" shaped section of fence by the shed.

Commissioner Maycock 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. 3918-11.** Thomas Shokite seeking to construct 12' x 10' storage shed at 11 Hartford Avenue.

Thomas Shokite, 11 Hartford Avenue, appeared before the Commission. He would like to construct a wood shed with smart siding wood product. The shutters, doors and windows will be the same as the model. The shutters are vinyl and will match the shutters on the house. It will be set on crushed stone. The roofing material is black shingles to match the house. It will have no gutters. It will have a 5' standard wood ramp.

Commissioner Maycock 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. 3919-11.** Dr. Bernard Shapiro seeking to construct new front steps with a landing at 65 Garden Street.

Dr. Bernard Shapiro, 65 Garden Street, appeared before the Commission. He would like to extend the landing on his stairs. The stairs will be rounded instead of straight. He will use the same materials, blue stone and brick. There will be one 3' high small tower/pillar on each side, also made of brick and blue stone. There will be a wrought iron railing in the center.

Commissioner Maycock 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. 3920-11.** Mark Buskey seeking to change the split rail fence to a wood picket fence at 88 Hartford Avenue.

Mark Buskey, 88 Hartford Avenue, appeared before the Commission. He currently has a split rail fence that is falling down. He would like to move the fence back from the front edge of the house to the rear edge of the house. He wants to replace it with a wood 4' picket fence. It will have wood caps with beveled corners. There will be three gates – two will be walk-through gates and the third will be large enough for a mower. The good side of the fence will face out toward the neighbors. The hardware will be standard black wrought iron.

Commissioner Maycock 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. 3921-11.** Diane McCue seeking to install a 12" x 24" sign at 287 Main Street.

Diane McCue, 287 Main Street, appeared before the Commission. She would like to install an LED sign that is 12" x 24". It is script lettering and only the lettering will light up. It will say "Open" and will hang in the inside window.

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

Celia Perez, 4 Fairmont Street, spoke in favor of the application.

Commissioner Maycock 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. 3922-11.** Laura Collagan seeking to construct a 24' above ground pool with a wood picket fence at 64 Harmund Place.

Tom and Laura Collagan, 64 Harmund Place, appeared before the Commission. They would like to install an above ground swimming pool. It is a standard 24' Namco pool. The model is Willow. They would also like to install a ladder that folds up and locks. There is currently a 4' picket fence surrounding the yard. The pool is 52" high. The mechanicals are all standard and will be located off to the side so they are not visible from the road. There are trees on both sides to block the view from the neighbors.

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

Ballou Tooker, 65 Harmund Place, spoke in favor of the application.

Paula Ciraletto, 14 Harmund Place, spoke against the application via written correspondence dated April 16, 2011.

Joseph and Francis Lawrence, 18 Harmund Place, spoke against the application via written correspondence.

Commissioner Maycock 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. 3923-11.** Daniel Sehl seeking to construct a 34' x 25' two (2) story addition and install vinyl siding at 293 Middletown Avenue.

Applicant not present at meeting and application left open.

**APPLICATION NO. 3924-11.** Doug and Amy Clark seeing to demolish the existing barn and construct a 24' x 48' garage, remove the rear chimney, remove the decorative wheel trim, and add exterior lighting at 108 Hartford Avenue.

Doug Clark, 108 Hartford Avenue, and CJ and Mark Picard of Picard Corporation, appeared before the Commission. They would like to remove the rear chimney. They think it was originally built for a kitchen and some heating. There is no kitchen. There is an old coal stove, but they are not going to use it. Since it's in total disrepair, they would like to remove it. It is only visible from the north side of the house.

There are some decorative wheels and a dental trim that were added to the house. They would like to remove the wheels. They will keep the dental trim.

Right now there is one light above the main entrance door and they would like to remove it and add two side lights on each side instead for more light and a more uniformed look. They are Bellacor lights and the model is Market Square medium. They are 6¾" wide and 19½" high.

There is a barn right on the property line, but it is in bad disrepair. They wanted to use it for their cars. Part of the foundation is missing. The foundation is not below the frost line, so it will keep moving. The roof has been ignored for many years and the ceiling joists are rotted where they meet the top carrying beam, the rafters are rotted, and the main carrying beam is rotted as well. They would like to remove the existing barn board, remove the existing window and repair it, remove the port hole

windows on the sides, then they would build a new structure with a new foundation within zoning regulations, reusing the barn board on the outside and the barn board on the overhead doors which would face the street. The applicant thinks there is enough barn board to redo the face, the two sides, and the overhead doors. There will not be enough to do the back. There is an existing back door that's being removed. They could repair that door and use it for the side entry door. It is only 1¼" door, so it isn't very secure. They will move the new garage in on the property so that it meets zoning regulations. The roof will be black asphalt. They will reuse the windows if possible. There will be no gutters. They will use Bellacor lights and the model is Market Square large. The foundation will be standard 10" concrete and will have a stucco finish. The driveway leading up to the garage will be crushed stone. The rear of the barn will be clapboard to match the house 1 x 6 horizontal. If not clapboard, it will be vertical rough sawn. The new garage will be 24' wide x 28' deep x 9' tall.

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

Mitch Knight, 307 Main Street, spoke in favor of the application.

Commissioner Maycock 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. 3910-11.** Jeffery and Megan Collins seeking to enlarge two (2) front windows for egress at 22 Harmund Court. (Tabled from the March 22, 2011 and April 12, 2011 meetings. The last date to act is May 10, 2011.)

Megan Collins, 22 Harmund Court, appeared before the Commission. She would like to replace all of the windows on the house except for those on the sunroom and the bay window. The window she would like to use is Window World 4000. It is an all vinyl window. The windows are currently single pane horizontal 2 over 2. She would like to replace the windows with a 6 over 6 light pattern with contoured white grids between the glass. The picture window will stay the same. The two side windows will be replaced. All window sizes will be the same as existing.

Commissioner Maycock 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. 3914-11.** R.A. Parady & Sons seeking to install replacement windows at 223 Main Street. (Tabled from the April 12, 2011 meeting. The last date to act is May 24, 2011.)

Steve Parady, R.A. Parady & Sons, 5 Matthews Drive, East Haddam, and Linda Pinn, 223 Main Street, appeared before the Commission. They will use a full wood sash window instead of a vinyl replacement window. They will use Marvin new construction windows. There is 5½" between the window units. They will use half screens. The new windows have 5/8" mullions and the old windows had ¾" mullions. The sills and the 5½" divide will be Azek. The arch on the north side will also be Azek. They will replace all of the windows on one side of the building at a time. They will replace 105 windows in total.

Commissioner Maycock 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 Rell seconded by Commissioner McLeod, and a poll of the Commission, it was voted to leave application numbers 3916-11 and 3923-11 open and close the public hearing on all other applications and open the public meeting.

Aye: Maycock, McLeod, Rell, Wurzer, Gillanders

**APPLICATION NO. 3917-11.** Peter Spangenberg and Christina LaMorte seeking to amend application number 3881-10 to change the fence style from a cedar dog eared panel to a cedar framed tongue and groove panel with 5" posts and post caps, extend the fence to enclose two (2) sides of the yard and one section of fence on the third side of the yard to wrap around the shed at 15 Old Pewter Lane.

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

1. The fence shall be style number 400 wood tongue and groove.
2. The fence shall be located as submitted.
3. There shall be 5" posts with beveled caps and beveled top caps.

**Discussion**

Commissioner Maycock stated that this is a nice change. The applicant was already approved for a wood fence and he's changing the style from dog eared to tongue and groove. It's a major upgrade on a wood fence and it will be very attractive.

Aye: Maycock, McLeod, Rell, Wurzer, Gillanders

**APPLICATION NO. 3918-11.** Thomas Shokite seeking to construct a 12' x 10' storage shed at 11 Hartford Avenue.

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

**Discussion**

Commissioner Maycock stated that this is simply a wood shed. It's a nice style shed. The house is vinyl and this is a wood shed which is a plus. The applicant has a small backyard, but it's a nice style shed.

Commissioner Rell stated that he likes that the applicant is trying to replicate the color of the shutters on the shed to match the shutters on the house.

Aye: Maycock, McLeod, Rell, Wurzer, Gillanders

**APPLICATION NO. 3919-11.** Dr. Bernard Shapiro seeking to construct new front steps with a landing at 65 Garden Street.

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

**Discussion**

Commissioner Maycock stated that the drawings were very vague as far as dimensions. The Commission has a basic idea of the concept, but the dimensions were very misleading. Better drawings of the elevations are needed. It's out of proportion.

Commissioner McLeod stated that he agrees. It was confusing.

Commissioner Rell stated that the square footage went from about 28 square foot existing up to 81 square feet.

Aye: Maycock, McLeod, Rell, Wurzer, Gillanders

**APPLICATION NO. 3920-11.** Mark Buskey seeking to change the split rail fence to a wood picket fence at 88 Hartford Avenue.

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

1. The good side of the fence shall face out towards the neighbors.

**Discussion**

Commissioner Maycock stated that the applicant is replacing a wood fence with a wood fence. The style is changing. He has no problem with picket fences. It's the same height. It will give the applicant a little more seclusion. He thinks a picket fence will look good with that house. The owner is very meticulous about his property.

Commissioner Wurzer stated that visually it will be a big impact, especially on that corner, but there was a stockade fence there at one time.

Commissioner Rell stated that it was good to see the photos.

Aye: Maycock, McLeod, Rell, Wurzer, Gillanders

**APPLICATION NO. 3921-11.** Diane McCue seeking to install a 12" x 24" sign at 287 Main Street.

Upon motion by Commissioner Maycock, seconded by Commissioner Rell and a poll of the Commission, it was voted to DENY the application.

**Discussion**

Commissioner Maycock stated that he understands the reasoning for needing the sign, but there are many more attractive sign options. Neon signs are not in keeping with the District, especially LED.

Aye: Maycock, McLeod, Rell, Wurzer, Gillanders

**APPLICATION NO. 3922-11.** Laura Collagan seeking to construct a 24' above ground pool with a wood picket fence at 64 Harmund Place.

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

**Discussion**

Commissioner Maycock stated that he needs to drive by the property to see how much of an impact it's going to have. Above ground pools should be screened. He doesn't know what condition the fence is in and how much it actually hides the pool. The drawing was very deceiving.

Commissioner Gillanders stated that she needs to drive by the property to see it.

Commissioner Rell stated that the width of the backyard is approximately 50' and with a 24' pool, that leaves only about 12' on either side, not including the mechanicals.

Commissioner Wurzer stated that those lots are very small and because of the way it's situated, there are several yards that are facing the other direction and it's actually adjacent to four or five yards.

Aye: Maycock, McLeod, Rell, Gillanders

ABSTAIN: Wurzer

**APPLICATION NO. 3924-11.** Doug and Amy Clark seeing to demolish the existing barn and construct a 24' x 48' garage, remove the rear chimney, remove the decorative wheel trim, and add exterior lighting at 108 Hartford Avenue.

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

1. The back of the garage shall be finished with a rough sawn vertical board if there is a shortage of barn board from the original structure.
2. The foundation exposure shall be kept to a minimum. Exposed foundations shall be rough finished with no visible formation lines.

### **Discussion**

Commissioner Maycock stated that the chimney is not an issue. Taking off the wheels is not an issue at all. He thinks it will make the house more attractive. The big question is the barn. The barn is in sad shape. In his opinion, that barn needs too much repair to be saved. He's glad to see that the owner is going to try to reuse the material wherever possible to simulate the old barn. Some size and mass will be lost.

Commissioner Rell agrees with the chimney and the wheels and the lights, he has no problem. He really likes the lights and they look more attractive. The barn is an eyesore. From the outside, it is a danger for anyone who would enter it. He likes that the owner is looking to re-use the salvageable barn siding. With the window as well, keeping that and fixing it up would be great. If done correctly, it will make a dilapidated barn into a good looking garage.

Commissioner McLeod stated that there is definitely an attention to detail. He thinks the owner will do a wonderful job and this will be a beautiful project when done.

Aye: Maycock, McLeod, Rell, Wurzer, Gillanders

**APPLICATION NO. 3910-11.** Jeffery and Megan Collins seeking to enlarge two (2) front windows for egress at 22 Harmund Court. (Tabled from the March 22, 2011 and April 12, 2011 meetings. The last date to act is May 10, 2011.)

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

### **Discussion**

Commissioner Maycock stated that he thinks it is a huge change going from 2 over 2 to 6 over 6 and going from wood to vinyl. There are many other options out there, like vinyl clad windows, which would be appropriate for that house. Not sure if the proposed light pattern change will look appropriate on the house.

Commissioner Rell stated that this application has been before the Commission prior for the two windows in the front. Now the applicant is proposing windows for the entire house, excluding the sunroom. They have proposed a light pattern change from 2 over 2 to 6 over 6 and a material change from wood to vinyl.

Aye: Maycock, McLeod, Rell, Gillanders

ABSTAIN: Wurzer

**APPLICATION NO. 3914-11.** R.A. Parady & Sons seeking to install replacement windows at 233 Main Street. (Tabled from the April 12, 2011 meeting. The last date to act is May 24, 2011.)

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

1. The application shall cover all 2<sup>nd</sup> and 3<sup>rd</sup> floor windows and any 1<sup>st</sup> floor windows on the back of the building.
2. The light pattern shall match the existing with the muntins permanently affixed to the exterior.
3. All trim and casement material shall be replaced with Azek in the same dimensions and style as existing.

### **Discussion**

Commissioner Maycock stated that he is glad the applicant came back with a much more appealing window. He thinks it's going to look nice there. It will look almost as if they were there the whole time. The mullions are a little smaller. He's glad to see that the windows are going to be wood and glad to see that the original craftsmanship with the wide board is going to remain. The Azek is a good material and when painted, it looks like wood.

Aye: Maycock, McLeod, Rell

ABSTAIN: Wurzer, Gillanders

### **MINUTES OF APRIL 12, 2011**

Upon motion by Commissioner Maycock, seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the minutes of the April 12, 2011 meeting as submitted.

Aye: Maycock, McLeod, Rell, Gillanders ABSTAIN: Wurzer

### **OTHER BUSINESS**

#### **Public comments on general matters of the Historic District**

None.

#### **Report of the Historic District Coordinator**

Nothing to report.

#### **Correspondence**

None.

**ADJOURNMENT**

Upon motion by Commissioner Rell, seconded by Commissioner McLeod and a poll of the Commission, it was voted to ADJOURN the meeting at 9:42 PM.

Aye: Maycock, McLeod, Rell, Wurzer, Gillanders

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Gary McLeod  
Clerk