

The Wethersfield Historic District Commission held a Public Hearing on September 27, 2011 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson
Michael Rell, Vice Chairperson
Bette Botticello, Clerk
Cynthia Greenblatt
Susan Gillanders, Alternate
Lisa Wurzer, Alternate (Arrived at 7:34 PM)

Members Absent: John Maycock
Mark Raymond, 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 Botticello, Clerk, read the Legal Notice as it appeared in the *Rare Reminder* on October 13, 2011.

APPLICATION NO. 3985-11. Darce Costello seeking to install a stainless steel chimney cap at 11 Kenwood Road.

Darce Costello, 11 Kenwood Road, appeared before the Commission. She would like to install a standard stainless steel chimney cap. An illustration with design and dimensions was 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. 3986-11. William Skarupa seeking to demolish the existing storage shed and construct a new storage shed and install a stainless steel chimney cap at 341 Middletown Avenue.

William Skarupa and Heather Willard, 341 Middletown Avenue, appeared before the Commission. He would like to demolish the existing shed which is approximately 8' x 10'. He wants to install a 10' x 16' shed off the back of the garage. It will be attached to the back of the garage. It will be flush to the ground and made of pressure-treated wood. The floor will be tongue and groove pressure treated wood. The roof will be rolled asphalt in standard black color. The outside paneling will be Wonder Panels. It has a texture to it and it will be painted blue to match the garage. There will be a small ramp to wheel equipment in and out of the shed. The ramp will be centered in the doorway to the shed. He would also like to install a chimney cap on the 3 flues. The chimney cap will be black galvanized steel. If he can't find one cap to cover all 3 flues, he might install one cap over the boiler flue or he might install nothing.

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. 3987-11. Paul Jacques seeking to install replacement windows at 66 Nott Street.

Paul Jacques, 66 Nott Street, appeared before the Commission. He would like to install replacement windows. Right now there are many different types of windows on the house. He would like to replace 21 of the 28 windows and keep 7 of the vinyl windows that are in good shape. He would like to use Andersen Silverline vinyl windows with simulated divided light on the top pane. The grids will be applied to the exterior. There are many light patterns now on the house. He will change all of the front windows including the upstairs two windows. All of the other upstairs windows will remain the same. He would prefer to use a 2/1 light pattern throughout the house and ½ screens. The casement windows in the kitchen windows will be replaced with two double-hung windows.

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

Vaclav Miglus, 31 Main Street, voiced concerns about the application.

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. 3988-11. Belgin Emlak LLC seeking to retain the current wood storage shed and the demolition of the previous metal storage shed at 80 Garden Street.

Ozlem Chamlie, 80 Garden Street, appeared before the Commission. The old shed was demolished. It was metal and it was beaten up and the doors fell apart. It became a hazard. The new shed has been installed. It is further back and in the left corner of the property. It is a wood shed that is 8' x 10' with a small ramp. Pictures of the old shed and the new shed were presented.

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. 3990-11. Paul and Clare Meade seeking to install an above ground propane tank at the southwest corner of the barn at 373 Main Street.

Clare Meade, 373 Main Street, appeared before the Commission. She would like to install a portable 100 gallon propane tank to heat areas of the barn. The propane tank will not be underground. The tank will get switched out when it needs to be refilled. The tank will be 30" x 58" high. It is 75' back from the sidewalk. It will be surrounded with an evergreen/shrub border. The tank will be placed close to the barn in the southwest corner with a 4' solid board fence with 12" of lattice on the top surrounding the tank.

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

Martha Koehler, 21 State Street, spoke against the application.

Martin Hart, 393 Main Street, spoke against the application.

Lorraine Therrien, 33 State Street, spoke against the application.

Judith Melchrite, 357 Main Street, asked questions about 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. 3991-11. Andrzej Skawinski seeking to extend the vinyl clapboard siding to cover a portion of the foundation and apply trim around the garage door at 59 Northbrick Lane.

Joseph Skawinski, 59 Northbrick Lane, appeared before the Commission. He would like to extend the siding by 17" around the whole house. The applicant will use the same siding and match the color. He will use two sections of double four siding. He will be framing out the door with the same trim as existing.

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. 3992-11. Elisabeth Peterson seeking to replace the wood garage doors with steel garage doors at 43 Kenwood Road.

Elisabeth Peterson, 43 Kenwood Road, appeared before the Commission. She would like to replace the existing wood garage doors that were damaged by a tree. She would like to replace them with steel garage doors. She would like to install a standard 16 panel door with lights to match existing, just steel instead of wood. The new hardware will match existing.

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 Botticello seconded by Commissioner Greenblatt, and a poll of the Commission, it was voted to close the public hearing on all applications and open the public meeting.

Aye: Garrey, Rell, Botticello, Greenblatt, Gillanders

APPLICATION NO. 3985-11. Darce Costello seeking to install a stainless steel chimney cap at 11 Kenwood Road.

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

Discussion

Commissioner Garrey stated that this is a standard stainless steel chimney cap.

Aye: Garrey, Rell, Botticello, Greenblatt, Gillanders

APPLICATION NO. 3986-11. William Skarupa seeking to demolish the existing storage shed and construct a new storage shed and install a stainless steel chimney cap at 341 Middletown Avenue.

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

1. The chimney cap shall be black galvanized steel and shall either be one cap that covers all three flues or one single cap that covers the flue for the furnace only.

Discussion

Commissioner Rell stated that he is concerned with the rolled asphalt roof versus shingles.

Commissioner Garrey stated that you can't put asphalt on a certain pitch. You won't be able to see it anyway.

Commissioner Greenblatt stated that the application stated a stainless steel chimney cap, but the applicant stated that it will be black galvanized steel.

Aye: Garrey, Rell, Botticello, Greenblatt, Gillanders

APPLICATION NO. 3987-11. Paul Jacques seeking to install replacement windows at 66 Nott Street.

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

Discussion

Commissioner Garrey stated that the Commission has approved these windows in previous applications, but there is a mix of windows on this property. The Commission needs to be clear on all of the windows being replaced and what the current light patterns are now. The Commission needs to take a look at the property again to review light patterns.

Commissioner Rell stated that he would like to see what the applicant plans on changing as far as all 21 windows, what is there now vs. what the applicant plans to install.

Aye: Garrey, Rell, Botticello, Greenblatt, Gillanders

APPLICATION NO. 3988-11. Belgin Emlak LLC seeking to retain the current wood storage shed and the demolition of the previous metal storage shed at 80 Garden Street.

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

Discussion

Commissioner Garrey stated that this is a very standard wood shed. There are many in the District. This is much improved over the dented metal shed that was there.

Commissioner Wurzer stated that she is questioning the placement of the shed. Is that an issue for Zoning?

Aye: Garrey, Rell, Botticello, Greenblatt, Gillanders

APPLICATION NO. 3990-11. Paul and Clare Meade seeking to install an above ground propane tank at the southwest corner of the barn at 373 Main Street.

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

Discussion

Commissioner Garrey stated that there are concerns in the neighborhood both from the size of the building and the safety issues regarding the fuel tank. The issue of the building has to go to the Building Department and any safety issues regarding the fuel tank would have to be brought to the Fire Marshall. This is a modern utility and the applicant is screening it from view. It is set way back from the road and it will be screened so there is almost no visibility of the tank from the street view. The tank is only temporary in that once it is empty; it will be removed and replaced with a full tank.

Commissioner Gillanders stated that this is a temporary tank. The tank is hidden. It's a modern way to go now. It's the most cost efficient way to go. The applicant is aware of the neighbors' concerns and she will do a good job sheltering it.

Commissioner Rell stated that the HDC is the first commission to hear this application. It will then need to go before other departments and/or commissions within the town for approval before it can be installed.

Aye: Garrey, Rell, Botticello, Gillanders Nay: Greenblatt

APPLICATION NO. 3991-11. Andrzej Skawinski seeking to extend the vinyl clapboard siding to cover a portion of the foundation and apply trim around the garage door at 59 Northbrick Lane.

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 Garrey stated that this is just extending siding over a very visible, large foundation. It's not going to read any differently to the naked eye.

Commissioner Greenblatt stated that this will be an improvement.

Aye: Garrey, Rell, Botticello, Greenblatt, Gillanders

APPLICATION NO. 3992-11. Elisabeth Peterson seeking to replace the wood garage doors with steel garage doors at 43 Kenwood Road.

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

Discussion

Commissioner Garrey stated that somehow on Kenwood steel doors have been installed. This is a modern cape that's been vinyl sided, the neighboring houses are vinyl. He really doesn't have a problem with this on a dead end street. He has no problem with these doors in this location. A steel door doesn't replicate a wood door, but on this application it is acceptable.

Commissioner Rell stated that he agrees. The garage doors on the surrounding houses are steel.

Aye: Garrey, Rell, Greenblatt, Gillanders Nay: Botticello

MINUTES OF OCTOBER 11, 2011

Upon motion by Commissioner Garrey, seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the minutes of the October 11, 2011 meeting as submitted.

Aye: Garrey, Rell, Botticello, Greenblatt, Gillanders

OTHER BUSINESS

Public comments on general matters of the Historic District

Clare Meade, 373 Main Street, stated that they had a meeting with the town officials - the town planner, the town manager, and the chief building official to talk about the barn project. Their contractor provided all of his measurements to the building department and they have approved the size of the barn. The barn is 24' x 44' and it has always had a second floor. The propane tank is too small to be buried underground so that is not an option. They are doing their best to replicate the old barn. This isn't the same barn, but it is awfully close.

Report of the Historic District Coordinator

The next meeting on November 8 will be held in a different room. The room is downstairs next to Social Services, Conference Room #1 on the ground floor.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Botticello, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to ADJOURN the meeting at 9:05 PM.

Aye: Garrey, Rell, Botticello, Greenblatt, Gillanders

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Bette Botticello
Clerk