

The Wethersfield Historic District Commission held a Public Hearing on May 11, 2010 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson
John Maycock, Vice Chairperson
Gary McLeod, Clerk
Mark Raymond, Alternate
Bette Botticello, Alternate

Members Absent: Susan O'Brien
Michael Rell
Lisa Wurzer, 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 McLeod, Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on April 30, 2010.

APPLICATION NO. 3810-10. Aspen Contracting seeking to replace the aluminum siding with vinyl siding at 123 Church Street.

Larry Keller of Aspen Contracting, 161 Mill Street, Berlin, appeared before the Commission. Originally an 8" vinyl siding was proposed for this project and it was decided that it would be too flimsy. He is proposing a 6 ½" vinyl with a beaded end which shall be white in color. The trim will be wrapped in white aluminum (same as existing). The porch windows will remain the same. The gutters 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.

APPLICATION NO. 3811-10. Aspen Contracting seeking to replace the aluminum siding with vinyl siding at 396 Main Street.

Marissa Plourde of Aspen Contracting, 161 Mill Street, Berlin, appeared before the Commission. She is proposing to replace the 6" aluminum siding with a 5" double lap Mastic Ovation vinyl siding in the color Scottish Thistle. Everything that is currently aluminum will be replaced with vinyl. There will be a 2" corner board to match the siding color. All trim will be wrapped in white aluminum. There will be no changes to windows, doors, or gutters.

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. 3812-10. Aspen Contracting seeking to replace the aluminum siding with vinyl siding at 109 Broad Street.

Michael Flores of Aspen Contracting, 161 Mill Street, Berlin, appeared before the Commission. The property currently has 4" aluminum siding. He is proposing to change from aluminum to vinyl in the same size and color. The right side and the back side window wraps are being replaced to match the existing. All materials will be white in color. One gutter will be replaced to match the 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. 3814-10. Catherine Mangiafico seeking to install replacement windows at 321 Middletown Avenue.

Anthony Gochi of 321 Middletown Avenue appeared before the Commission. He would like to replace two existing windows, one picture window and one bedroom window on the front of the house. He would like to use Andersen 400 Series triple pane thermal E glass windows. The windows will be new construction windows, not replacement windows. He has ordered snap-in grids. The outside of windows is a composite material and the inside is wood. The proposed light pattern will be 6 over 1. The current light pattern is 2 over 2. For the picture window, the center will be a single pane of glass and a 4 over 1 light pattern on the side lights. The remaining house windows will not be changed. The trim around the windows would be Andersen 3¼" mold board made of plywood wrapped in vinyl. The new windows will have no storm windows and they will have a full screen.

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. 3815-10. Bill Lostucco seeking to install replacement windows at 19 Meggat Park.

Bill Lostucco, 72 Styles Avenue, Newington, appeared before the Commission. The house currently has aluminum replacement windows. He would like to replace them with vinyl windows. The current light pattern is 2 over 2 and the proposed light pattern would be 1 over 1. The chimney has one window on each side. He would like to replace them with Mercury Excellum windows and change from double hung to casement windows with a crank since they're so small and difficult to reach.

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

Elizabeth Ennis of 17 Meggat Park spoke in favor of 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. 3816-10. Michael Fisher seeking to construct a 23' x 16' deck at 48 Elm Street.

Michael Fisher, 48 Elm Street, appeared before the Commission. He would like to construct a 23' x 16' composite deck on the back of his house. It will be constructed with composite Trex Accents material and the color will be Saddle. The stairs will be 6' wide. The railing will have square balusters and rail caps, all in the composite material. He would like to keep the bottom of the deck open (no skirting).

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. 3817-10. Becky Uricchio seeking to replace the gutters, wrap the wood trim in aluminum, and install vinyl vent soffits at 486-488 Hartford Avenue.

The application was withdrawn by the applicant on May 11, 2010.

APPLICATION NO. 3818-10. Thomas Bialek seeking to construct a 16' x 24' deck at 49 Foote Path Lane.

Thomas Bialek of 49 Foote Path Lane appeared before the Commission. He would like to construct a 16' x 30' deck, 3' off the ground with 18" railings and bench seating. There will be no skirting on the bottom of the deck. He will use pressure treated wood. The railing will be 18" high and will have square balusters with rail caps. The bench design is standard. There will be one step.

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. 3819-10. James Bankowski seeking to amend application number 3795-10 to change the placement of the overhead door and side entry door on the garage at 94 Hartford Avenue.

James Bankowski of 94 Hartford Avenue appeared before the Commission. His application for his garage was previously approved. He would like to change the front design of the overhead door for his garage. He will change the placement of the overhead door and entry door due to the property line requirements. He is using a steel insulated six panel door with no windows in the door. The dimensions did not change.

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

Elizabeth Ennis of 17 Meggat Park 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.

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

Aye: Garrey, Maycock, McLeod, Botticello, Raymond

APPLICATION NO. 3810-10. Aspen Contracting seeking to replace the aluminum siding with vinyl siding at 123 Church Street.

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

Discussion

Commissioner Garrey stated that he is very intrigued by this. This definitely has more character than the standard aluminum that's on the house and appears to have a much better profile than a standard vinyl product. This seems to be a more rigid product than standard vinyl.

Commissioner Botticello stated that the product seems flimsy.

Commissioner Raymond stated that before he votes on something like this, he would like to see it on a house.

Commissioner McLeod stated that the material has no rigidity – it's very thin.

Aye: Garrey, Maycock, McLeod, Botticello, Raymond

APPLICATION NO. 3811-10. Aspen Contracting seeking to replace the aluminum siding with vinyl siding at 396 Main Street.

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

1. The siding shall be Mastic Ovation with a 5" reveal in the color Scottish Thistle.
2. All the trim currently wrapped in aluminum shall be re-wrapped in aluminum.
3. All the existing wood and wood trim shall remain untouched and as it currently exists.

Discussion

Commissioner Maycock stated that it is an aluminum to vinyl replacement and they're replacing almost like for like products.

Commissioner Garrey stated that the color is very similar, the change is from 6" to 5", and if the change is from aluminum to vinyl, he prefers to go from 6" to 5" because then there is less bend.

Commissioner Raymond stated that this is a change from one artificial material to another. He'd love to see people in the District consider other options that would be a little bit more in character with the District such as cement board.

Aye: Garrey, Maycock, McLeod

Abstain: Botticello, Raymond

APPLICATION NO. 3812-10. Aspen Contracting seeking to replace the aluminum siding with vinyl siding at 109 Broad Street.

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 siding shall be Mastic Ovation with a 4" reveal in the color White.
2. All the trim shall be wrapped in aluminum

Discussion

Commissioner Maycock stated that the change is almost like for like, aluminum to vinyl, with the same reveal and the same trim wrap.

Aye: Garrey, Maycock, McLeod

Abstain: Botticello, Raymond

APPLICATION NO. 3814-10. Catherine Mangiafico seeking to install replacement windows at 321 Middletown Avenue.

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 windows shall be Andersen 400 series vinyl clad.
2. The center picture window shall have the side windows with a 4/1 light pattern and the muntins shall be permanently affixed to the exterior.
3. The front double hung windows shall have a 6/1 light pattern with the muntins permanently affixed to the exterior.

Discussion

Commissioner Maycock stated that the only question to answer is the light pattern change. The Commission has changed the light pattern on houses of similar design and he thinks it works well on that style house.

Commissioner Garrey agrees. A house of that period could have had either window pattern.

Aye: Garrey, Maycock, McLeod

Abstain: Botticello, Raymond

APPLICATION NO. 3815-10. Bill Lostucco seeking to install replacement windows at 19 Meggat Park.

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

1. The windows shall have a 2/2 light pattern.
2. The windows on either side of the chimney shall be casement style.

Discussion

Commissioner Garrey stated that the existing windows are already aluminum windows. The Commission generally doesn't love vinyl windows. The Commission has had precedent for aluminum to vinyl windows in condos on Spring Street and others. The issue is the proposed 1/1 light pattern. It is not an appropriate light pattern for the house.

Commissioner Maycock stated that this is the same argument as in the last application. This style of house could support several different light patterns.

Commissioner Raymond stated that he has vinyl windows on a property he owns and that he has major issues with them being warped and the windows now need to be replaced. He can't stand them.

Aye: Garrey, Maycock, McLeod, Botticello

Nay: Raymond

APPLICATION NO. 3816-10. Michael Fisher seeking to construct a 23' x 16' deck at 48 Elm Street.

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

1. The deck shall be made of the material Trex Accents in the color Saddle.
2. The design of the deck rail shall be as submitted.

Discussion

Commissioner Maycock stated that this has very minimal impact. It is a beautiful design. The material has been used before.

Commissioner Garrey stated that this is a very nice deck.

Commissioner Raymond stated that this is a very nice deck and it was a well put together application to help the Commission understand what will be done.

Aye: Garrey, Maycock, McLeod, Botticello, Raymond

APPLICATION NO. 3818-10. Thomas Bialek seeking to construct a 16' x 24' deck at 49 Foote Path Lane.

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 deck shall be a maximum of 33'x16' and shall be made of pressure treated wood.
2. The rail design shall be a standard colonial on the ends of the deck only and the back shall be steps down.
3. The bench design shall be as submitted with no backs.

Discussion

Commissioner Maycock stated that this is a nice wood deck design.

Commissioner Garrey stated that this is low visibility.

Aye: Garrey, Maycock, McLeod, Botticello, Raymond

APPLICATION NO. 3819-10. James Bankowski seeking to amend application number 3795-10 to change the placement of the overhead door and side entry door on the garage at 94 Hartford Avenue.

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

Discussion

Commissioner Maycock stated that this is a very minor change and he likes it better than what was originally submitted.

Commissioner Garrey stated that he likes the mirror image design with the garage next door even though the peak is different. This will not have a major impact.

Aye: Garrey, Maycock, McLeod, Botticello, Raymond

MINUTES OF APRIL 27, 2010

Upon motion by Commissioner Maycock, seconded by Commissioner McLeod and a poll of the Commission, the minutes of the April 27, 2010 meeting were approved as submitted.

Aye: Garrey, Maycock, McLeod, Botticello

Abstain: Raymond

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

None.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner McLeod, seconded by Commissioner Botticello and a poll of the Commission, it was voted to ADJOURN the meeting at 8:28 PM.

Aye: Garrey, Maycock, McLeod, Botticello, Raymond

Respectfully Submitted,

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Gary McLeod
Clerk