

WETHERSFIELD HISTORIC DISTRICT COMMISSION  
PUBLIC HEARING

MAY 13, 2008

The Wethersfield Historic District Commission held a Public Hearing on May 13, 2008 in room S-2 at the Pitkin Community Center, 30 Greenfield Street, Wethersfield, Connecticut

Members Present: Robert Garrey, Chairperson  
Eric Hart, Vice Chairperson  
John Maycock, Clerk  
Susan O'Brien  
Gary McLeod  
Mark Raymond, Alternate

Members Absent: Bette Botticello, Alternate

Also Present: Kristin Stearley, Historic District Coordinator

Commissioner Garrey, Chairperson, called the meeting to order at 7:33 p.m. and read the opening comments. Commissioner Maycock, Clerk read the Legal Notice as it appeared in the *Hartford Courant* on May 2, 2008.

**APPLICATION NO. 3588-08.** Scott Guay seeking to remove and replace existing 4' chain-link fence and install 4' fencing at 25 Wilcox Street.

Scott Guay of 25 Wilcox Street appeared before the commission. He explained he is seeking to remove a chain link fence which will be replaced with a black vinyl coated chain link fence, pictures submitted. The wood fence to be installed will match the fence at 27 Wilcox Street as shown on the plot plan. This will match the fence of the neighbor, which will go across the driveway. There is a 6' or 7' piece of wood stockade that is existing on the property facing the house on the left-hand side and will be replaced with the proposed fencing. On the right of the house facing the house a wood 4' fence with gates (2 gates) is proposed. The existing 140' chain link will be replaced with new chain link. The gates will be 36" wide (each section) all hardwood to the inside so there is no exposure.

Commissioner Garrey asked if there were any questions or any correspondence to be read into the record.

Commissioner Hart read a letter from Ruth Main who resides on 23 Wilcox Street who spoke in favor of the application

Commissioner Garry asked whether there was anyone else wishing to speak in favor or in Opposition of this application. There being no one this portion of the hearing was declared closed.

**APPLICATION NO 3589-08.** James Clynych seeking to install a hatchway, re-build handicap ramp, and install a vinyl or wood 4' fence at 105 Marsh Street.

James Clynych of 903 Ridge Road appeared before the commission. Mr. Clynych stated that a fence is necessary because of the culverts which pose a safety hazard when mowing the lawn. He has owned the house for a year and wishes to put up a fence for his own safety. He wants something maintenance free and that looks good. He wants to put it along the line of the culvert. Kristin Stearley stated he will need to contact the Inland Wetland Commission because the proposed fence is in the 100 year flood plain. Mr. Clynych stated he would put up a wood fence (not painted) or vinyl. At the rear of the house there is a handicap ramp that goes straight

to the pavement. He would like to install a wood ramp. (no dimensions or rail design stated). The material will be pressure treated wood. He then spoke about the hatchway stating the current material is wood and he is proposing a metal door.

Commissioner Garrey asked if 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. 3590-08** James Pawlak seeking to remove existing 2 bay garage and replace with a 3 bay garage and install storage shed at 47 Church Street.

Bill Livingston of 74 Brussels Avenue appeared before the Commission. He is the builder and he stated the existing garage is too small for Mr. Pawlak who resides at 47 Church Street which is a two family dwelling. At present the owner is using the existing garage for storage. He cannot park his car in the garage and the garage is leaning. He would like the three bay garage to rectify this problem. The proposed garage will be 24'x23', which is 792 sq feet. A plot plan has been submitted to the town but a permit has not been pulled yet. Commissioner O'Brien asked what the size of the existing garage is and the height of the new garage? Mr. Livingston replied the existing garage is 18'x22' or 24' he thinks (never measured it) and the height of the new garage will be 22', with a 10-12 pitch. Mr. Livingston stated that they will remove the whole garage and remove concrete. They will be off the property line 5'5" and from the back it is 47' from the corner. Mr. Pawlak needs space to back in and drive out. The main house has windows with a 2/2 grill pattern. The house is vinyl sided with aluminum clad wood trim and moldings.

The garage will have 3 bays, 4" corner posts, and a raised panel steel garage door insulated with 4 lights on top. The color will be white no other colors since the existing house is white, and the window is aluminum clad wood 2x2. The window looks historical with a 2" sill and it is a composite window. Mr. Pawlak prefers not to have windows on the first level for security purposes. The window trim is plastic PVC but looks like wood when painted. The door on the east side is Harvey fiberglass raised panel with no lights. Mr. Livingston stated that the pitch looks like 8'x12' but is not sure he did not measure it. Commissioner O'Brien stated that this garage looks pretty big and needs a second look. She also stated that this will have a full 33' blacktop that goes out to the neighbor's property (Osgoods) and asked if the Commission regulates it. Mr. Livingston does not have any information on the storage shed, since Mr. Pawlak left for Poland today.

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

Brian Freeman of 59 Church Street spoke against the proposal. Mr. Freeman is in agreement that the current garage is too small, but the proposed garage is too big, too long, and very tall. The existing structure is wood clapboard siding and the proposed garage will be vinyl. The size and square footage is nearly 800 square feet, considering the size of the lot, which is 60' wide. The 792sq feet proposed garage is twice as big as the current garage and bigger than a horse barn in the back of their property. Most of the garages in the neighborhood seem to be single car garage. The most significant factor is that it is a 3 bay garage and are very view in the neighborhood and they are on oversized lots. Mr. Freeman is also concerned about the driveway and says it sounds like it's more than 11' wide and lastly the shed just adds a lot of mass and bulk.

Mrs. Jean Freeman of 59 Church Street stated that Mr. Pawlak mentioned he was to build 3 ½' off the property line and she now heard tonight it will be 5'. She wants wanted to make sure that was the official plan.

Kristin Stearley stated they received a phone call from Mrs. Melba Osgood of 45 Church Street and she spoke in support of the garage.

Commissioner Hart received a letter written to the Commission from Mr. Brian Freeman of 59 Church Street and Mr. Freeman waived the reading of this letter at the meeting.

Commissioner Garrey asked if 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. 3591-08 George Urbanik** seeking to install 4' vinyl siding at 2 Wilcox Street.

George Urbanik of 2 Wilcox Street appeared before the commission. He stated the reveal on the siding is 5" and not 4" as stated. He also wants to include shutters. He has 12 shutters on the south side and the east side of the house that are wood and completely rotted out and he would like to replace those with vinyl instead of wood. The awning around the window will stay the same, which is white. The trim will be white. The color of the siding will be Timber Stone. The house is dark brown presently. He's going from a 7" to a 5" exposure. The vinyl siding will be placed on the garage as well.

Commissioner Garrey asked if 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. 3592-08 Rick and Beverly Garofolo** seeking to remove existing above ground pool with deck and replace with an in-ground pool and spa and install 6' wood stockade and 4' aluminum fencing with gates at 6 Avalon Place.

Rick Garofolo of 6 Avalon Place appeared before the commission. He stated he wants to put a pool in the back yard. He currently has an above ground pool and wants to replace it with an in ground pool in the same location. The layout is 34' x 23' and there is an existing stockade fence presently that will be replaced in kind. Mr. Garofolo will put a black aluminum 4' high fence to enclose the pool. The pool equipment will be placed behind the garage.

Chairman Garrey asked if there would be any ladders, slides or diving boards. Mr. Garofolo stated there will be none. Commissioner O' Brien asked if there were any dimensions of the black fencing. Mr. Garofolo stated it what was submitted was in 20 scale. He continues to work on the plan to use a minimum of the proposed aluminum fencing.

Commissioner Garrey asked if 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. 3593-08 Sebastian and Karen Bazzano** seeking to remove and replace vinyl siding, remove and replace aluminum gutters, install new front landing with railings, install wood landing with stairs at rear and side entrances, install a 6' wood fence, and install a 12' x 16' shed at 11 Fernwood Street.

Sebastian Bazzano of 11 Fernwood Street appeared before the Commission. He stated he wants to replace the vinyl siding with the same vinyl siding but with a different color. The color

change will be Cameo (off white). The trim and the corner boards will be the same color, Cameo. Mr. Bazzano will remove the existing K-style gutters that are aluminum and will reinstall them in white. There is no front landing and he will replace the steps with new wood steps in kind. Commissioner Garrey asked about the railings and Mr. Bazzano said they will be replaced in kind with a turned newel post with a ball top. Mr. Bazzano stated there are three entrances and exits to the house and the stairs and railings will mimic that of the front entrance. There will also be a 4'x4' or 6'x6' post which will attach the overhang coming off the addition. He is leaning toward 4x4 right now. Commissioner Hart asked if the railings on the deck will match the stair railings that are there now, and Mr. Bazzano stated the railings will match and they will be 1"x1". In the rear of the house there is currently a door with stairs and no landing. The current code requires a landing before the stairs begin.

Commissioner Garrey asked Mr. Bazzano what the dimensions of the stairs would be and Mr. Bazzano stated that the stairs are 48" in width. There will be a 5' square landing. The material will be pressure treated wood. Commissioner O'Brien asked about the width of the boards and Mr. Bazzano replied they are 5-1/2" wide.

Mr. Bazzano presented a picture of his proposed shed. He stated the shed will not have a dormer and the windows are an option. The shed will be 12'x16' and placed in the left rear corner of the property. Commissioner Garry asked what options Mr. Bazzano was electing for the shed. Mr. Bazzano stated it will have a double door, two (2) 4'x4' windows, siding to match the house, flexible on door design, and no shutters. Mr. Bazzano stated he wants to put in an in ground pool in next year. He will be putting a 6' gothic wood fence and enclose the perimeter of the rear yard with it. He will run the fence parallel to the existing fence.

Commissioner Garrey asked if 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. 3594-08** Eric Cavoli seeking to install vinyl siding and vinyl windows at 36 Harmund Place.

Eric Cavoli of 36 Harmund Place appeared before the Commission. He stated he has a very ugly house, very high-energy bills, and a very small budget. He is in need of help and wants to put in vinyl windows and vinyl siding. He doesn't want any grids in the windows. He currently has wood windows with varying light patterns. He prefers no grids not only from an aesthetic standpoint but also from a budget standpoint. Commissioner Hart asked what is the manufacturer of the proposed windows and Mr. Cavoli stated they are from a local company. Commissioner O'Brien asked if the vinyl siding replicates what is currently on the house. Mr. Cavoli replied that he wants to switch what is currently on the house, which is shakes, and he prefers to go with vinyl clapboards. They measure double 4" in dark gray and the trim will be white. There will be no shutters, and the detached garage will be wrapped in the same way.

Commissioner Garrey asked if 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. 3595-08** Frank and Susan Falvo seeking to expand existing sunroom at 121 Broad Street.

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Joe Stefano, Stefano Construction of 52 Black Birch appeared before the Commission. There is an existing sunroom and the proposal is to bump it out 6' with very minimal aesthetic changes. The proposal is to go straight out 6' and remain a foot above grade. The roofing

material will match the existing. The proposed slider is 16' Harvey vinyl patio slider with no grids and the same dimensions as the existing door. Commissioner Hart asked if the door is currently at the end and Mr. Stefano replied that there is a door in the middle and he will put a 5' slider where there is a 2' Window, everything else will be identical.

Commissioner Garrey asked if 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. 3596-08** Anthony and Ann Bascetta seeking to install vinyl siding and stone façade at 36 Northbrick Lane.

Ann and Anthony Bascetta of 36 Northbrick Lane and John Console 38 Ivy Lane appeared before the Commission. They are proposing to install vinyl siding and put a stone façade on the front of the house. They will start with stone from the right of the door to the end of the house to the tops of the windows and the peak will be vinyl sided. They are proposing narrower shutters than the existing, and the trim will be white. Commissioner Hart asked what would be used for transition from the stone to the vinyl? John Console replied it will be like a J-channel type of strip that will go behind the stone and the siding will start from there it will be finished off like a flashing. Commissioner Hart stated that the fieldstone color will be Bucks County. John Console stated the foundation will stay the same.

Commissioner Garrey asked if 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 3582-08** Anthony and Ann Bascetta seeking to enclose existing porch at 36 Northbrick Lane. (Application tabled from April 22, 2008 meeting. Last date to act on is May 27, 2008)

Commissioner Garrey asked if the commission had all the necessary information regarding materials for this application. All that needed was the dimensions of the porch & windows. Mrs. Bascetta stated those dimensions are 12'x18' for the porch and there supposed to be 2- windows on the west side and 2-windows on the south in the back. They will match and be the same size. The windows are Andersen casement windows, aluminum clad. This existing porch dimensions will remain the same. Information on the siding materials were provided in application no. 3596-08.

Commissioner Garrey asked if 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. 3597-08** Gordon Clark seeking to amend application no. 3569-08 to change the location of the satellite dish at 250 Main Street.

Gordon Clark of 70 Elm Street, Enfield CT appeared before the Commission. Mr. Clark stated the Church found a good location that will please everybody. Initially the Church submitted an application to put the dish on this building (shown in the pictures) on the brick façade and the application was approved with stipulations that it be placed on the Caldwell Building. The installer came in and said that it was impractical, too much effort and work and Bob Kelleher the property manager agreed with this. The installer came up with a solution that is good for everybody. He presented a new location (shown in pictures) behind evergreen bushes and

behind the walkway that connects the main building with the adjacent building on Marsh Street. This dish will not be visible from Marsh Street or Main Street. Commissioner Hart asked if it will be pointing towards the intersection and how high will it rise? Mr. Clark stated it did not need to

be put on the façade, and said it will be on a small pole or pillar, and the dish is about 90cm(35"). It should not be seen from the other side of the street. Commissioner Hart asked if it would not rise above the walkway for the connector between the buildings. Mr. Clark stated it would not go higher than 5'.

Commissioner Garrey asked if 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 Hart, and seconded by Commissioner O'Brien and a poll of the Commission, it was voted to open the public meeting on the discussed applications.

Aye: Garrey, Hart, Maycock, McLeod, O'Brien

**APPLICATION NO 3588-08** Scott Guay seeking to remove and replace existing 4' chain-link fence and install 4' wood fencing at 25 Wilcox Street.

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

**Discussion:**

Commissioner O'Brien stated she thinks that the application is in keeping with the district and will improve on old fencing and improve what exists in the neighborhood.

Aye: Garrey, Maycock, McLeod, O'Brien, Hart

**APPLICATION NO. 3589-08** James Clynch seeking to install a hatchway, re-build handicap ramp, and install a vinyl or wood fence at 105 Marsh Street.

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

- 1) The fence shall be a 3 rail split fence with the rail on the diagonal.
- 2) The fence shall be positioned on the Marsh Street culvert.
- 3) The caps shall be flat on posts.
- 4) The fence shall be wood.
- 5) The handicap ramp shall be pressure treated wood.
- 6) The rail design on the handicap ramp shall be 1"x1" balusters with a flat handrail.
- 7) The rail on the handicap ramp shall have a toe kick.

**Discussion:**

Commissioner Hart stated a 3-rail split fence will fit in nicely and if the ramp is put in to our stipulations, it will conform as to most ramps of similar construction. Commissioner Garrey stated the rail design is very important to the structure and the ramp has to be a lot bigger than what is currently there. The fence design will look nice along the culvert and the rail shall be diagonal not perpendicular.

Aye: Garrey, Maycock, McLeod, O'Brien, Hart

**APPLICATION NO. 3590-08** James Pawlak seeking to remove existing 2 bay garage and replace with a 3 bay garage and install a storage shed at 47 Church Street.

Upon motion by Commissioner O'Brien, seconded by Commissioner Hart and a poll of the Commission it was voted to TABLE the application.

**Discussion**

Commissioner Garrey stated it was hard to drive by the property and picture what is being proposed. Commissioner Garrey would like the owner to stake out the garage and have the Commission individually visit the site to view where the building is staked out. Commissioner O'Brien would like to see the building and black top staked out. Commissioner Garrey is also concerned with the amount of black top that is being proposed. Commissioner Garrey stated that even though the property is a 2 family house the lot is unique, very narrow and very long,

and it's a long big building being proposed. The Commission also needs information regarding the materials of the shed and the shed size. Commissioner Hart questioned the need for the shed if the upper part of the garage to be used for storage.

Aye: Garrey, Hart, McLeod, O'Brien, Maycock

**APPLICATION NO. 3591-08** George Urbanik seeking to install 4" vinyl siding at 2 Wilcox Street

Upon motion by Commissioner Hart and seconded by Commissioner O'Brien and a poll of the Commission, it was voted to APPROVE the application with stipulations.

**Discussion:**

Commissioner Hart stated that what is being presented is appropriate but he has concerns about the corners of the house and would prefer a mitered corner and knows there are certain limitations with the siding to be put on the house. Commissioner Garrey stated that the Commission has seen vinyl cedar shake to replicate vinyl cedar shake and the Commission has had applications for vinyl clapboard to replace other synthetic clapboard, but this an unique siding, it's 7" flat clapboard with mitered corners. Not something easy to replicate.

Aye: McLeod & Maycock

Nay: Garrey, O'Brien, Hart

Motion fails.

Upon motion by Commissioner O'Brien and seconded by Commissioner Hart and a poll of the Commission, it was voted to TABLE the application.

Aye: Garrey, Hart, Maycock, O'Brien, McLeod, Raymond

**APPLICATION NO. 3592-08** Rick and Beverly Garofolo seeking to remove existing above ground pool with deck and replace with an in-ground pool and spa and install 6' wood stockade and 4' aluminum fencing with gates at 6 Avalon Place.

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

**Discussion:**

Aye: Garrey, Hart, Maycock, McLeod, O'Brien

**APPLICATION NO. 3593-08** Sebastian and Karen Bazzano seeking to remove and replace vinyl siding, remove and replace aluminum gutters, install new front landing with railings, install wood landing with stairs at rear and side entrances, install a 6' wood fence, and install a 12x16' shed at 11 Fernwood Street.

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

**Discussion:**

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Commissioner O'Brien stated that this could be a fine application in many respects; there are so many unanswered questions about the size of the decks, placement and types of the rails. Commissioner Garry also stated the need for diagrams and sample of materials. His concern is the fence since there is an existing fence

Aye: Garrey, Hart, Maycock, McLeod, O'Brien

**APPLICATION NO 3954-08** Eric Cavoli seeking to install vinyl siding and vinyl windows at 36 Harmund Place.

Upon motion by Commissioner Garrey and seconded by Commissioner O'Brien and a poll of the Commission, it was voted to TABLE the application.

**Discussion:**

Commissioner O'Brien stated that this could be a great application but the applicant needs to give more thought and consideration to the materials. Commissioner Garrey also believes there are alternate products available that will replicate what currently exists while maintaining energy efficiency.

Aye: Garrey, Hart, Maycock, O'Brien, McLeod, Raymond

**APPLICATION NO 3595-08** Frank and Susan Falvo seeking to expand sunroom at 121 Broad Street.

Upon motion by Commissioner Hart and seconded by Commissioner O'Brien and a poll of the Commission it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Hart stated that this is very hard to see the sunroom from any angle. What is proposed is a nice project using a lot of material that is already on the house. Commissioner Garrey stated there is some view when coming down Garden Street especially when the foliage is not there however, this will be a very nice enhancement.

Aye: Garrey, Hart, McLeod, O'Brien, Maycock

**APPLICATION NO 3596-08** Anthony and Ann Bascetta seeking to install vinyl siding and stone façade at 36 Northbrick Lane

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

**Discussion:**

Commissioner Hart stated what is being proposed for this structure is appropriate for the district; the applicant has taken care with the design and incorporation of the stone façade in relation to the other siding on the house. Commissioner Garrey stated he thinks the siding needs to be stipulated and would like to see Cedar Impressions. Commissioner Hart withdrew his motion.

Upon motion by Commissioner Hart and seconded by Commissioner O'Brien and a poll of the Commission it was voted to APPROVE the application with the following stipulation:

- 1) The siding shall be 4" exposure and the stone shall be Dutch Lap Sandstone.

**Discussion:**

Commissioner Garrey stated that he doesn't think the siding proposed adequately replicates the existing siding. What is existing looks like a 7" cedar shake. He thinks cedar 7" impressions.

Nay: Garrey, Hart, McLeod, O'Brien, Maycock, Raymond

Motion Fails.

Upon motion by Commissioner Garrey and Seconded by Commissioner O'Brien and a poll of the Commission it was voted to APPROVE the application with the following stipulation:

- 1) The siding shall be Cedar Impressions 7" reveal in Sandstone.

Aye: Garrey, McLeod, Maycock, O'Brien

Nay: Eric Hart

**APPLICATION NO. 3582-08** Anthony and Ann Bascetta seeking to enclose existing porch at 36 Northbrick Lane (Tabled from April 14, 2008 meeting. Last date to act on is May 27,2008)

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

**Discussion:**

Commissioner Garrey stated this is a nice porch, it will remain on the existing foot print and the windows and doors are complementary to the house. Commissioner O'Brien withdrew her motion based on the siding material proposed.

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

- 1) The siding shall be Cedar Impressions 7" reveal in Sandtone.

Aye: Garrey, Hart, McLeod, O'Brien, Maycock

**APPLICATION NO. 3587-08** Gordon Clark seeking to change the location of the satellite dish at 250 Main Street.

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

**Discussion:**

Commissioner Garrey stated this was a very nice application and a great location for the satellite dish. This will almost be invisible from Public way and will address the churches needs.

Aye: Garrey, Hart, McLeod, O'Brien, Maycock

**APPROVAL OF MINUTES OF: April 22,2008**

Upon motion by Commissioner Garrey, seconded by Commissioner O'Brien and a poll of the Commission, the minutes of the April 22, 2008 meeting were approved without objection.

**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 Hart, seconded by Commissioner O'Brien and a poll of the Commission it was unanimously voted to ADJOURN the meeting at 10:10PM.

Aye: Garrey, Hart, McLeod, Maycock, O'Brien

Respectfully Submitted,  
TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

John Maycock  
Clerk