

**WETHERSFIELD HISTORIC DISTRICT COMMISSION  
PUBLIC HEARING  
APRIL 25, 2006**

The Wethersfield Historic District Commission held a Public Hearing on April 25, 2006 in the Town Council Conference Room at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Susan O'Brien, Chairperson  
Jennifer Wolf, Clerk  
Vacek Miglus  
Bette Botticello, Alternate  
Eric Hart, Alternate  
Gary McLeod, Alternate

Members Absent:

Douglas Ovian, Vice Chairperson  
Robert Garrey

Also Present:

Robert Cook, Historic District Coordinator

Commissioner O'Brien, Chairperson, called the meeting to order at 7:33PM, and read the opening comments. Commissioner Wolf, Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on April 14, 2006.

**APPLICATION NO. 3381-06.** Sharon R. McGee seeking to install a fence at 79-81 Church Street.

Sharon McGee of 79-81 Church Street appeared before the commission. She explained that she wishes to install a fence between her property and that of her neighbor to help block out the light from her neighbor's flood light, to help keep leaves from blowing into her property, and to provide privacy.

Ms. McGee provided pictures of the property and noted where the fence would be located. Robert Cook confirmed that no plot plan is available. The proposed fence will be stockade, 6 feet high, and will consist of four 8' wide sections. The fence will be stained.

Commissioner Miglus asked whether the applicant had considered a transitional piece of fence to soften the view of the fence. Ms. McGee was not sure what was meant by a "transitional" piece of fence. Mr. Cook advised the applicant to contact him and he would further explain.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. Marilyn Treach of 58 Church Street asked whether the commission would require a transitional fence. Commissioner O'Brien advised that no decision had yet been made, and would not make a decision until the public meeting. Ms. Treach expressed some concern that a transitional fence may not help block the light from the neighbor's house, and that no other homeowner has been required to install such a transitional fence. Commissioner O'Brien indicated that it was the commission's responsibility to make these types of decisions for projects within the district. Mr. Cook advised Ms. Treach to contact him for more information on the procedures and process followed by the HDC.

Commissioner O'Brien 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. 3382-06.** Paul Fazzino seeking to install replacement windows at 317-319 Garden Street.

Paul Fazzino of 61 Berlin Street, Middletown, appeared before the commission. He is the contractor on the project. Also appearing was the homeowner, Frederick Davis of 319 Garden Street. Mr. Fazzino indicated that work had already started on the project, but a stop-work order was issued. One window had been replaced when the order was issued. Mr. Davis stated he was not aware that he needed to file an application to replace the windows.

Mr. Fazzino described the proposed windows as being vinyl replacement windows with colonial grids between the panes. All the windows in the house will be replaced except those on the porch.

The current windows are wood, but Mr. Davis explained that the house is aluminum-sided.

Mr. Fazzino explained that he had a sample of the window in his truck. However, Commissioner Wolf indicated that the commission does not traditionally approve vinyl replacement windows, especially with grids between the glass. She explained that usually Robert Cook will meet with homeowners and contractors to discuss the types of windows that have been approved by the commission, such as aluminum clad windows with light divisions to match existing. As a result, she did not feel Mr. Fazzino had to proceed with bringing the window into the meeting. Mr. Cook offered to meet with the contractor and the homeowner to discuss other products.

**APPLICATION NO. 3383-06.** Andrew G. Evans seeking to remove two windows and replace with one window at 223 Hartford Avenue.

Andrew Evans of 223 Hartford Avenue appeared before the commission. He explained that he wishes to remove two windows in the kitchen in order to create more space for cabinets. One window will be installed in the middle of the two removed windows. The windows are located on the first floor of the SW side of the house.

The proposed replacement window is aluminum clad exterior, 1/1, and with a sill. It is manufactured by Jeld-Wen, and is from their Caradco collection. The intent is for the new window to look exactly like the other windows.

Commissioner McLeod asked whether one of the removed windows could be installed in the new space. Mr. Evans explained that the windows are in disrepair and cannot be used.

Mr. Evans confirmed that he has enough replacement shingles to install where needed.

Commissioner O'Brien 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. 3378-06.** Charles & Joanne Stula seeking to install replacement windows at 53 Nott Street (Tabled from April 11, 2006).

Joanne and Charles Stula of 53 Nott Street appeared before the commission. Mr. Stula explained that the applicants have looked at other products and are proposing different products for their project.

For the second floor windows that have grids, Marvin Tilt Pack aluminum clad windows with matching grids are proposed.

The stained glass windows will be repaired and storm windows will be installed. The storm windows will be made of wood.

The 1/1 windows on the back and side of the house will be replaced with aluminum clad windows as well.

Commissioner O'Brien 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. 3384-06.** Town of Wethersfield seeking to remove a 6' bench on the Town apron at 211 Main Street.

Robert Cook, Historic District Coordinator, appeared before the commission on behalf of the town. He explained that

the town wishes to remove the bench because it is hit by snow plows when they go through the parking lot. The museum and the town would like to remove it and put it in storage for future use.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. Anne Kuchro of 471 Main Street spoke before the commission. She is President of the Webb Deane Stevens Museum Board. She appeared to speak in favor of the project. The museum is in the process of landscaping the area, and wishes to have the bench removed.

Commissioner O'Brien 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. 3385-06.** Town of Wethersfield seeking to install a 6' bench on the Town apron at 271 Main Street.

Commissioner Wolf read an email from Bonnie Therrien dated April 21, 2006. The email indicates that the application is being withdrawn. Ms. Therrien has instructed the town to plant grass in the area, and has also instructed that the idea of installing a bench in that location not is raised again as it has already been debated.

**APPLICATION NO. 3386-06.** Billye Logan seeking to replace 16 wood columns on front porch with permacast columns at 318 Hartford Avenue.

Robert Cook advised the commission that he had received an email from Jack Logan advising that the applicant was unable to attend the hearing, and asking that the application be tabled.

**APPLICATION NO. 3375-06.** Ellen Eastwood seeking to install replacement windows at 14 Garden Street (Tabled from April 11, 2006).

Robert Cook reported that the contractor has been unable to meet to discuss options for replacement windows. A note from Ms. Eastwood was received on April 24, 2006 asking that the application be tabled once again.

**APPLICATION NO. 3379-06.** Belgin Emlak, LLC seeking to remove front storm door and open part of porch, replace front stairs, remove garage, add parking in rear and attach signage to the building at 121 Main Street (Tabled from April 11, 2006).

Robert Cook reported that the applicants have asked that the application be tabled once again because they have just had the opportunity to meet with the fire marshal. New plans will be presented at the next meeting.

Upon motion by Commissioner Wolf and seconded by Commissioner Hart and a poll of the Commission, it was voted to close the public hearing on discussed applications and to open the public meeting on those applications.

Aye: Botticello, McLeod, Miglus, O'Brien, Wolf

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PUBLIC MEETING  
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**APPLICATION NO. 3381-06.** Sharon R. McGee seeking to install a fence at 79-81 Church Street.

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

- The first section of fence shall start no higher than 4', transition to 6', and continue to meet the rest of the fence.
- The "good side" of the fence shall face the neighbors.

## Discussion

Commissioner McLeod agreed with the stipulation that a transition piece be installed. He also suggested that some type of planting also be put at the beginning of the fence to soften the look. Commissioner Wolf indicated that she was not sure a planting could be put in that area because of the size of the roots of a nearby tree.

Aye: Botticello, Hart, McLeod, Miglus, Wolf Abst: O'Brien

**APPLICATION NO. 3382-06.** Paul Fazzino seeking to install replacement windows at 317-319 Garden Street.

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

## Discussion

Commissioner Miglus thought the homeowner and contractor would want to meet with Robert Cook based on the discussion at the public hearing. Commissioner Wolf suggested the homeowner should be counseled to return the vinyl windows already purchased.

Commissioner Hart asked whether the fact that windows had already been replaced prior to the application being filed was relevant to the discussion. He indicated he asked because he wants to make sure that if the fact is relevant, it should be known before the application appears before the commission. The consensus was that the fact is not relevant to how the application is reviewed and decided upon.

Commissioner McLeod asked what can be done to ensure that all residents in the district are aware of the rules. Mr. Cook advised that he would speak more about that during his report.

Aye: Botticello, Hart, McLeod, Miglus, Wolf Abst: O'Brien

**APPLICATION NO. 3383-06.** Andrew G. Evans seeking to remove two windows and replace with one window at 223 Hartford Avenue.

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

- Window shall be installed between the last two openings on the first floor left side.
- Existing openings to be patched with matching siding.

## Discussion

Commissioner O'Brien asked Commissioner Miglus whether he thought there was a balance issue. He indicated he did not think it was an issue since the design of the house did not depend on symmetry.

Aye: Botticello, Hart, McLeod, Miglus, Wolf Abst: O'Brien

**APPLICATION NO. 3384-06.** Town of Wethersfield seeking to remove a 6' bench on the Town apron at 211 Main Street.

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

## Discussion

Commissioner Wolf stated she agreed with the Town Manager's comments that the approval to remove the bench

should not result in another application to install the bench in front of The Creamery. She agreed that it is an issue that has already been discussed in previous meetings.

Aye: Botticello, Hart, McLeod, Miglus, Wolf Abst: O'Brien

**APPLICATION NO. 3378-06.** Charles & Joanne Stula seeking to install replacement windows at 53 Nott Street (Tabled from April 11, 2006).

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

- All windows to be replaced shall be aluminum clad Marvin Tilt Pack, simulated divided light to match existing grid patterns.

### **Discussion**

Commissioner Miglus explained that he did not address the storm windows because there is a standing approval for storm windows, and the repair of the stained glass is not regulated by the commission. Commissioner O'Brien stated she was very pleased by the amount of work done by the applicants and by the decisions they made.

Aye: Botticello, Hart, McLeod, Miglus Abst: O'Brien, Wolf

**APPLICATION NO. 3386-06.** Billye Logan seeking to replace 16 wood columns on front porch with permacast columns at 318 Hartford Avenue.

- Upon motion by Commissioner Miglus, seconded by Commissioner Wolf and a poll of the Commission, it was voted to TABLE the application.

### **Discussion**

Aye: Botticello, Hart, McLeod, Miglus, Wolf Abst: O'Brien

**APPROVAL OF MINUTES OF:** [April 11, 2006](#)

Upon motion by Commissioner McLeod the minutes were approved without objection.

### **OTHER BUSINESS**

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

Commissioner Wolf received a letter from Jack Bradley, town attorney, indicating that Barbara Clancy's attorney, Jack Odell, was not successful in his appeal before the Zoning Board of Appeals. A building permit will not be issued to allow for installation of the windows denied by the HDC. Robert Cook indicated that he received a notice that a suit has been filed in Superior Court against the ZBA.

Commissioner Wolf also reported that Mr. Bradley has asked to meet with the HDC. She suggested Mr. Bradley be invited to the next meeting. Commissioner O'Brien suggested that one person, perhaps Commissioner Wolf, should meet with Mr. Bradley. Mr. Cook indicated that he has spoken with Ms. Therrien and advised her that he could facilitate a meeting, and asked that Ms. Therrien get back to him with a decision. Commissioner Wolf stated she would respond to Mr. Bradley and advised him that perhaps he will be invited to the next HDC meeting.

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

Robert Cook advised the commission that a letter has been sent to all contractors and suppliers who have done business in the district. He has received some responses with information about various window products. One company provided information on a specific window and offered to attend a meeting to discuss the product. Commissioner Wolf reminded the commissioners that the commission cannot recommend specific products. Commissioner Miglus suggested that the town may want to invite some of the vendors to present their products.

Mr. Cook advised that he attended a conference/lecture sponsored by the CT Preservation Trust on how to sell historic homes. He approached the Trust to determine whether they would be willing to make a presentation to the town. The Trust appeared responsive to the idea.

The CT Preservation Trust is sponsoring a lecture on barns on May 6, 2006.

Tom and Erin Kennedy of 50 Center Street sent a letter dated April 19, 2006 asking for a review of their project and asking whether they can use new construction windows rather than replacement sashes. Their letter was read into the record. Commissioners Miglus and Wolf indicated that they had no problems with the request. An amendment to the Certificate of Appropriateness can be issued once they send a letter describing the change. Commissioner Miglus suggested the letter include a statement that the sash size will remain identical to the existing.

A homeowner has asked whether windows on the porch of his home can be replaced with sliders. Mr. Cook believes the property is at 6 River Road. Since the proposed windows are different from what currently exists, the commission indicated an application must be filed before the windows can be replaced.

### **CORRESPONDENCE**

None.

### **ADJOURNMENT**

Upon motion by Commissioner Miglus and seconded by Commissioner Wolf and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 8:43PM.

Aye: Botticello, Hart, McLeod, Miglus, Wolf Abst: O'Brien

Respectfully Submitted  
TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Jennifer Wolf  
Clerk