

**WETHERSFIELD HISTORIC DISTRICT COMMISSION**  
**PUBLIC HEARING**  
**August 22, 2006**

The Wethersfield Historic District Commission held a Public Hearing on August 22, 2006 in the 1st Floor Conference Room at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Susan O'Brien, Chairperson  
Robert Garrey  
Vacek Miglus  
Bette Botticello, Alternate  
Eric Hart, Alternate  
John Maycock, Alternate

Members Absent:

Jennifer Wolf, Clerk  
Gary McLeod

Also Present:

Kristin Stearley, Historic District Coordinator

Commissioner O'Brien, Chairperson, called the meeting to order at 7:33PM, and read the opening comments. Commissioner Garrey, Acting Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on August 11, 2006.

Commissioner O'Brien asked Commissioner Botticello to vote in Commissioner Wolf's absence, and Commissioner Maycock to vote in Commissioner McLeod's absence.

**APPLICATION NO. 3429-06.** Philip Pasternak seeking to construct a kitchen addition on the rear of the house and install a hatchway at 28 Chesterfield Road.

Philip Pasternak of 28 Chesterfield Road appeared before the commission. Also appearing was the applicant's brother, Tom Pasternak, of 787 Mott Hill Road in South Glastonbury. Drawings of the proposed project were provided.

The proposed windows in the addition are Anderson CN235 vinyl clad casement windows. The windows on the rest of the house are 6/6, with the exception of the windows in the family room addition which are casement windows. The proposed deck will be wood and will have no railing.

The applicant described two types of doors, but indicated he preferred to install a steel door with grills. Commissioner Miglus asked why grills were preferred when there is no other grill work in the back of the house. The applicant explained that he did not consider the fact that the proposed windows had no grillwork when choosing the door. He indicated he felt the grillwork on the door was appropriate and would match the 6/6 windows above.

The red cedar trim and siding will match existing. The proposed roof will also match existing.

Mr. Pasternak described the location of the proposed hatchway. Kristin Stearley indicated that it would not be visible. The hatchway will be located behind the chimney. There is no existing hatchway. The applicant plans on landscaping the area to cover the proposed hatchway.

The proposed hatchway is fiberglass and has paneling. Commissioner Miglus asked whether the door was available without the paneling. He explained that hatchways were not uncommon during the time the house was built, but the hatchways were usually made with flat planks. Mr. Pasternak explained that he prefers the look of the paneling, and feels the door matches better with other ornamental features of the house.

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. 3422-06.** Belgin Emlak LLC seeking to revisit porch separation and propose keeping porch open without separation at 121 Main Street (Tabled from July 25, 2006 meeting - Last date to act on is September 26, 2006).

Kristin Stearley reported that she had received a letter from the applicants asking that the application be tabled once again. The applicants asked for a meeting with Ms. Stearley to discuss questions they had.

Commissioner O'Brien asked whether the practice has been to decide on applications at the meeting immediately before the last date to act. Commissioners Garrey and Miglus indicated that a vote does not have to be taken until that last meeting. Commissioner Hart stated that if that meeting is cancelled for any reason, a special meeting can be called.

**APPLICATION NO. 3418-06.** Jeff Coyle seeking to amend the approved Certificate of Appropriateness to change the approved windows at 11 Middletown Avenue.

Jeff Coyle of 1 Pratt Street Rocky Hill appeared before the commission. He provided pictures of the deck and door that have already been installed. While doing the work, he noticed that the frame of the windows that are to be replaced are taller than the previously approved windows. He found one of the windows in the basement and noted that the original windows were 6/6. He would like to have the Certificate of Appropriateness amended so that he can install a taller 6/6 window instead of the previously approved windows.

The proposed windows are vinyl clad simulated divided light Anderson 400 Series. The proposed windows are 6/6 and are 5 1/2' tall.

Commissioner Miglus asked whether the applicant considered installing casement windows on the porch rather than double-hung. Mr. Coyle explained that he had considered casement windows, but felt they provide too much exposure to the outside.

Commissioner Miglus asked whether consideration had been given to finishing underneath with something other than the same siding on the house. It would make the porch look more like a separate part of the house. Mr. Coyle indicated that he had not considered that option, but would consider it. Commissioner Miglus indicated that if the applicant decides to change the siding, he can then ask for another amendment to the Certificate of Appropriateness.

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.

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

Aye: Botticello, Garrey, Maycock, Miglus, O'Brien

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**APPLICATION NO. 3429-06.** Philip Pasternak seeking to construct a kitchen addition on the rear of the house and install a hatchway at 28 Chesterfield Road.

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

- Door shall be Jeld-Wen steel door 2-panel with nine lights.

### **Discussion**

Commissioner Miglus stated that the addition is well designed and will go well with the house.

Aye: Botticello, Garrey, Maycock, Miglus, O'Brien

**APPLICATION NO. 3418-06.** Jeff Coyle seeking to amend the approved Certificate of Appropriateness to change the approved windows at 11 Middletown Avenue.

Upon motion by Commissioner Miglus, seconded by Commissioner Botticello and a poll of the Commission, it was voted to AMEND the approved Certificate of Appropriateness with the following stipulation:

- Windows shall be double-hung 400 Series Anderson simulated divided light approximately 5 1/2 feet in height.

### **Discussion**

Commissioner Miglus stated the proposed windows are appropriate for the house.

Aye: Botticello, Garrey, Maycock, Miglus, O'Brien

**APPLICATION NO. 3422-06.** Belgin Emlak LLC seeking to revisit porch separation and propose keeping porch open without separation at 121 Main Street (Tabled from July 25, 2006 meeting - Last date to act on is September 26, 2006).

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

### **Discussion**

Commissioner O'Brien stated that she would like to finalize a decision on the application at the September 12 meeting rather than wait until the September 26 meeting. She also expressed her feeling that the applicants are toying with the commission by choosing when to appear before the commission depending on which commissioners are present.

Commissioners Garrey and Miglus indicated it was not appropriate to make an assumption that the applicants did not attend the hearing because certain commissioners were or were not present, rather than because they were not prepared. Commissioner O'Brien stated that the applicants did not attend a past hearing because Commissioner Miglus was not present, and that she is getting a sense that the applicants chose not to attend the present hearing for the same reason. She has worked hard as a commissioner to address this application and does not feel the applicants are doing their share.

Commissioner Garrey stated the commission should be prepared to make a decision at the September 26 meeting if the applicants do not appear at the September 12 hearing. Commissioners O'Brien and Botticello indicated that a decision has to be made at the September 12 meeting. Commissioner Garrey indicated that, although it may be a good practice to finalize the application at the September 12 meeting, the commission must recognize that the applicants have until the September 26 meeting to present their application.

Commissioner O'Brien asked commissioners to think about how they would like the porch to be designed, and to provide Kristin Stearley with options to present to the applicants.

Commissioner Miglus indicated that he had no objection to removing the glass from the front of the porch, but there needs to be a partition on the left. He drew a picture of his proposal. Commissioner O'Brien indicated that she did not like his design stating that the wrapped columns are a problem making the design inappropriate for the district.

There was discussion whether a redesign of the porch would result in a building code requirement for a landing in front of the door. Commissioner Maycock stated that the building code must be taken into consideration. He stated he likes the design already approved by the commission, and asked whether it is appropriate for the commission to suggest a design. Commissioner Hart stated the commission has an obligation to work with the public to develop acceptable options.

Commissioner O'Brien stated that, if the applicants want an open porch, the siding and columns should be changed. Her preference is that the glass in the front of the porch be kept.

Ms. Stearley indicated that the commission had provided some options that she could discuss with the applicants.

Aye: Botticello, Garrey, Maycock, Miglus, O'Brien

#### **APPROVAL OF MINUTES OF: [August 8, 2006](#)**

Commissioner Miglus suggested the review of the minutes be tabled until the next meeting in order to give commissioners sufficient time to review them.

#### **OTHER BUSINESS**

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

None.

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

Kristin Stearley reminded the commission that a list of approved minutes is kept in the Vote book. When minutes are approved, a notation is made in the book.

A meeting on Robert's Rules and Freedom of Information is scheduled for September 12, 2006.

A Historic District Forum is scheduled for September 28, 2006.

Wethersfield Shopkeepers Association meeting is scheduled for August 24, 2006 from 5:30PM to 7:30PM at the Village Tavern.

#### **CORRESPONDENCE**

None.

#### **ADJOURNMENT**

Upon motion by Commissioner Miglus and seconded by Commissioner Garrey and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 8:27PM.

Aye: Botticello, Garrey, Maycock, Miglus, O'Brien

Respectfully Submitted  
TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Robert Garrey

Clerk Pro Tem