

**WETHERSFIELD HISTORIC DISTRICT COMMISSION**  
**PUBLIC HEARING**  
**October 24, 2006**

The Wethersfield Historic District Commission held a Public Hearing on October 24, 2006 in the 1st Floor Conference Room at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Susan O'Brien, Chairperson  
Vacek Miglus, Vice Chairperson  
Jennifer Wolf, Clerk  
Gary McLeod  
Eric Hart, Alternate  
John Maycock, Alternate

Members Absent:

Robert Garrey  
Bette Botticello, Alternate

Also Present:

Kristin Stearley, Historic District Coordinator

Commissioner O'Brien, Chairperson, called the meeting to order at 7:31PM, and read the opening comments. Commissioner Wolf, Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on October 13, 2006.

**APPLICATION NO. 3447-06.** Janusz Klin seeking to construct an addition for a carport at 37-39 Alison Lane.

Janusz Klin of 90 Wynding Brook Drive in Rocky Hill appeared before the commission. He is the designer of the project. He explained that the homeowner had originally wanted a carport for one car. The original design was approved by the HDC. The homeowner would like to change the design of the carport so that it can accommodate two cars. Eventually the carport will be enclosed.

The carport will be 24' x 24'. The beams will be made of pressure treated wood. The shingles on the roof will match the existing roof on 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. 3448-06.** Lula C. Sudol seeking to install gutter shields at 15 Old Pewter Lane.

Charlene Mainville of 176 Clearfield Road appeared before the commission. She represents the manufacturer of the gutter shields, Master Shield Gutter Protection. A sample of the shield was displayed.

Ms. Mainville explained that the gutters are not being replaced. The shield will be attached to the existing gutters. Only one downspout will be replaced in-kind.

Ms. Mainville asked whether an approval of this application meant the product would be approved throughout the district. She was advised that any other proposed installation anywhere in the district would require individual certificates 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.

**APPLICATION NO. 3449-06.** Dawn and Richard Tavolieri seeking to remove the existing garage at 172-174 Main Street.

Dawn Tavolieri of 172-176 Main Street appeared before the commission. She explained that the existing garage is leaning. When the house was purchased and inspected, the inspector suggested the structure not be shored up. Photos of the garage were provided.

Ms. Tavolieri explained that she does not want to replace the garage once it is removed. She wants to leave the area as a parking lot for the tenants of the property. The existing garage is 150' from the road, and can only be seen when standing in front of the driveway.

Ms. Tavolieri asked what her options were once the garage was removed. Commissioner O'Brien indicated that the decision was up to the homeowner. The applicant asked whether a new application would have to be submitted if she decided to construct another structure. She was advised that another application would have to be filed. She asked whether approval would only be given to a structure that matched the style of the house even though the existing garage was built after the house and in a different style. She was advised that approval would depend on the proposed building rather than its specific style.

Commissioner Miglus indicated that he had heard the applicant was considering selling the property and wondered if the house were going to be sold, why the garage would be removed. He noted that the removal of the garage would devalue the property. He thought it would be better to shore up the garage to maintain the value of the property, and to allow the buyers to decide what to do with the structure. Ms. Tavolieri stated she did not know whether the house would be sold soon, but feels the garage cannot be repaired.

Commissioner Wolf asked the applicant whether the agreed upon work on the porch was completed. The applicant stated the work would be finished. The structure is complete, but the lattice needs to be painted. Commissioner Wolf advised the applicant that the porch must be finished before the house is put on the market. Otherwise, a lien will be placed on 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 NOS. 3340-05 and 3437-06.** Konstin M. McCue seeking to amend the approved Certificates of Appropriateness to restore house to original with cedar shakes and change out windows with one over one aluminum clad windows at 4 Wells Road.

Konstin McCue of 4 Wells Road appeared before the commission. He explained that since he is unable to have the windows he had originally chosen (windows with grids in between the glass) he is asking for approval for 1/1 windows. He will install either cedar shakes or clapboard depending on the commission's preference. He prefers clapboard.

Mr. McCue asked the commission what type of door he could install. His preference is a 6-panel door with windows, but asked the commission what would be approved.

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 Wolf 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.

Commissioner O'Brien asked Commissioner Maycock to vote in Commissioner Garrey's absence.

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

## **WETHERSFIELD HISTORIC DISTRICT COMMISSION**

**PUBLIC MEETING**  
**October 24, 2006**

**APPLICATION NO. 3447-06.** Janusz Klin seeking to construct an addition for a carport at 37-39 Alison Lane.

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

**Discussion**

Commissioner Miglus noted that when the original carport design was presented, there was a concern about the way the roofline would look. That two-car carport changes the roofline and addresses the concern with the original design. He also stated that there is a limited view of the structure.

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

**APPLICATION NO. 3448-06.** Lula C. Sudol seeking to install gutter shields at 15 Old Pewter Lane.

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

**Discussion**

The commissioners indicated that the proposed product is appropriate and will not have an impact on the look of the house.

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

**APPLICATION NO. 3449-06.** Dawn and Richard Tavolieri seeking to remove the existing garage at 172-174 Main Street.

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

**Discussion**

Commissioner Miglus noted that the garage is not an insignificant structure. It has many architectural details. Commissioner Wolf noted that the removal of the garage will make the property look like rental property. There will be nothing to hide the cars in the property lot. Commissioners Maycock and McLeod agreed.

Commissioner Miglus indicated that the removal of the existing building will create a large void in the streetscape that will be probably be used as a parking lot, which would not be appropriate for the house or neighborhood.

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

**APPLICATION NOS. 3340-05 and 3437-06.** Konstin M. McCue seeking to amend the approved Certificates of Appropriateness to restore house to original with cedar shakes and change out windows with one over one aluminum clad window at 4 Wells Road.

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

- Windows shall be 1/1 aluminum clad wood windows.

Exterior shall be wood clapboard.

- The door shall be a 6-panel door with 2 lights and 4 panels, wood or fiberglass.

## **Discussion**

Commissioner O'Brien stated the applicant appeared to be very interested in ensuring his home was appropriate for the district.

Aye: Maycock, McLeod, Wolf Nay: Miglus Abst: O'Brien

## **APPROVAL OF MINUTES OF: [September 12, 2006](#)**

Upon motion by Commissioner Maycock the minutes of the October 10, 2006 meeting were approved without objection.

## **OTHER BUSINESS**

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

None.

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

Kristin Stearley reported that she has released the letter to realtors. She has already received several calls.

The labels are almost ready for the letters that will be sent to new homeowners in the district. Commissioner McLeod asked that both letters be emailed to him. Commissioner O'Brien indicated that the letters had already been sent to the commissioners, but asked that they be resent.

Ms. Stearley reported that she is working on a list of properties requiring enforcement action.

## **CORRESPONDENCE**

None.

## **EXECUTIVE SESSION**

Upon motion by Commissioner Wolf and seconded by Commissioner O'Brien and a poll of the Commission, it was unanimously voted to go into Executive Session at 8:20PM.

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

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

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

## **ADJOURNMENT**

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

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

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Jennifer Wolf  
Clerk