

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
SEPTEMBER 27, 2005**

The Wethersfield Historic District Commission held a Public Hearing on September 27, 2005 in the Council Conference Room of the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Susan O'Brien, Chairperson
Douglas Ovian, Vice Chairperson
Robert Garrey
Vacek Miglus
Eric Hart, Alternate

Members Absent:

Jennifer Wolf, Clerk

Also Present:

Robert Cook, Historic District Coordinator

Chairperson O'Brien called the meeting to order at 7:30PM, and read the opening comments. Commissioner Garrey, Acting Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on September 16, 2005.

APPLICATION NO. 3339-05. Tom & Maryann Drennen seeking to install a fence on Hanmer parking lot side of property at 246 Garden Street.

Tom Drennen of 246 Garden Street appeared before the commission. He explained that approximately four years ago he appeared before the commission to request permission to install a fence. Approval was given, but the fence was never installed. The town has now installed a fence near the Drennen property, and the applicant wants to install a fence to continue the one installed by the town.

Commissioner O'Brien asked whether the applicant had a picture of the proposed fence. He stated he did not, but stated the fence is the same as the one previously 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.

APPLICATION NO. 3340-05. Konstin McCue seeking to remove old vinyl siding and replace with Red Cedar clapboard at 4 Wells Road.

Konstin McCue of 4 Wells Road appeared before the commission. He explained he wants to remove the green vinyl siding on the house, and replace it with cedar clapboard. The rough side will be out. The cedar will be natural clear. The trim will be white.

Commissioner Miglus asked whether the brick will be removed. The applicant confirmed it would be 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. 3342-05. Matthew & Katherine Walas seeking to enclose the breezeway area between the garage and front door at 32 Old Pewter Lane.

Katherine and Matthew Walas of 32 Old Pewter Lane appeared before the commission. Ms. Walas explained that she

would like to enclose the breezeway for a variety of practical reasons. The material used will be the same as what currently exists on the house. The siding will be cedar shakes, and the door will have four raised panels and four lights above. One wood double hung 4/4 window will be installed.

Commissioner Miglus asked about a window that was pictured in the drawing provided to the commission. The applicants explained that the window opens to the kitchen. The window will remain.

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. 3343-05. Matthew Durbois seeking to add on top of a small portion of one story home and build a moveable storage shed in back corner of property at 164-166 Main Street.

Matthew Durbois of 164/166 Main Street appeared before the commission. Also appearing was Bob Durbois, father of the applicant. Robert Cook indicated that the proposed shed is in the very rear of the property, and barely visible from the public way.

Matt Durbois provided the commission with a plot plan and with an elevation. He described the addition as a small bumpout about 9 x 16 in size. It will be constructed on the backside of the house and over an existing portion of the house. Siding will be cedar painted white to match the existing siding on the house. Two existing windows will be removed and installed in the addition. Commissioner O'vian indicated that, from the elevation, it appeared the windows did not fit. Matt Durbois indicated the windows will fit.

Mr. Cook indicated that only a small part of the addition is visible from the public way.

Matt Durbois confirmed that only a portion of one wall of the shed would be visible from Main Street, and possible only when the leaves are off the trees. Commissioner Miglus asked what a "moveable shed" meant. Matt Durbois explained that the shed will have no foundation. Commissioner O'vian asked whether the applicant planned on leaving the shed in the approved location, and move it only if another application with the HDC is filed. Matt Durbois stated he does not plan on moving the shed once approved.

The siding on the shed will be vertical T-111, and the roof will be asphalt shingles. The shed will have one window, which will be vinyl. However, the applicant indicated he would install whatever type of window the commission approved. Commissioner O'vian asked whether the shed would be heated. The applicant stated it would not be heated. Commissioner O'Brien asked whether the window was visible. Mr. Cook restated that it was not visible when he visited the property, but may be visible once the leaves are off the trees. The window would be moveable, and 2/2. The windows on the house are vinyl.

APPLICATION NO. 3337-05. Paolo Ficara seeking to construct an addition in the rear of the house at 81 Harmund Place. (Tabled from September 13, 2005).

Robert Cook reported that he had just spoken with the applicant who indicated that the information the commission had requested is not yet ready to be presented. The applicant asked that the application be tabled until the next meeting.

APPLICATION NO. 3341-05. Douglas Cobb seeking to install a split rail fence north and east side of his property at 34 Main Street.

Douglas Cobb of 34 Main Street appeared before the commission. He explained that he wishes to install the same type of fence that was installed by his neighbor to the south. The materials, look, and supplier will be the same. The fence will be located up the driveway and on the property line.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application.

Pam Greenwell of 40 Main Street asked to speak. She indicated that she had spoken with the applicant about his plan to install a fence on the property line, but wanted to clarify how much, if any, of the fence would cross into her property. Mr. Cobb stated the fence would be right on the property line. Ms. Greenwell stated that, since the fence posts would cross on to her property, she wanted to confirm how much of the posts would be on her property. Mr. Cobb confirmed that some of the posts would be on the Greenwell property. Ms. Greenwell stated that she had some concerns she did not think of when she originally spoke with the applicant, such as care of and liability for the fence, if any part of the fence is on her property. Mr. Cobb indicated he would go on record to say that he would take responsibility for the care and maintenance of the fence.

Although she understood that Mr. Cobb would care for the fence, Ms. Greenwell stated she also had a concern about the possible ramifications, such as additional liability, if she were to cede some of her property to her neighbor. Mr. Cook stated that the HDC could not comment on the property issue, but that if the fence were on someone else's property, that property owner would have to join in the application. A plot plan exists, but was not attached to the application. Mr. Cook stated that perhaps the commission should table the application to allow time to clarify the location of the fence, and to ensure that all interested parties appear on the application. Commissioner O'Brien stated that further discussion about the commission's options would take place during the public hearing.

APPLICATION NO. 3336-05. Jeffrey Morrisette request for an amendment to the approved Certificate of Appropriateness to install replacement windows at 55 Center Street.

Jeffrey and Christine Morrisette of 55 Center Street appeared before the commission. Mr. Morrisette explained his wife appeared before the commission on September 13, 2005, but did not stay for the public hearing. When they received the letter outlining the commission's decision, they did not feel the stipulation was reasonable. However, it forced them to look at other options. They have another option to propose, and are looking for an amendment to the prior approval.

Ms. Morrisette explained that they originally selected a window recommended by the contractor. After looking at other windows, she agrees there are other windows that look more appropriate. She has spoken to homeowners who have Eagle windows. She likes the look of the Eagle window and prefers aluminum clad. A sample of the proposed window was shown, although not in the proposed color.

The windows on the porch will be refurbished.

Commissioner O'Brien thanked the applicants for returning, and for working so hard to find the right product.

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. 3334-05. Mark & Donna Rich seeking to demolish the shed and replace it with a new shed and to replace all upstairs windows to match downstairs windows at 399 Main Street. (Tabled from September 13, 2005).

Donna Rich of 399 Main Street appeared before the commission. A sample of the window was provided.

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 Ovian, seconded by Commissioner Garrey and a poll of the Commission, it was voted to close the public hearing on all the discussed applications, except Application 3337-05, and to open the public meeting on those applications.

Aye: Garrey, Hart, Miglus, O'Brien, Ovian

WETHERSFIELD HISTORIC DISTRICT COMMISSION PUBLIC MEETING

SEPTEMBER 27, 2005

APPLICATION NO. 3339-05. Tom & Maryann Drennen seeking to install a fence on Hanmer parking lot side of property at 246 Garden Street.

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

Discussion

Commissioner Ovian stated that in spite of the lack of documentation, he felt the type of fence being proposed could be assumed based on what already exists. He also stated that the prior approval was further proof that the proposed fence would be acceptable. Commissioner O'Brien stated that proper documentation should be included with every application, but agreed with Commissioner Ovian's comments.

Aye: Garrey, Hart, Miglus, O'Brien, Ovian

APPLICATION NO. 3340-05. Konstin McCue seeking to remove old vinyl siding and replace with Red Cedar clapboard at 4 Wells Road.

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

- The siding shall have 4" corner boards.
- Windows and door trim shall be either brick mold or 4" flat stock in wood.

Discussion

Commissioner Ovian indicated he thought the application was a good one because it returns the house to natural materials. However, what is not returning is the pattern of the siding. Currently there is 4" reveal siding.

Commissioner Miglus suggested that stipulations be added for brick or wood molding.

Aye: Garrey, Hart, Miglus, O'Brien, Ovian

APPLICATION NO. 3342-05. Matthew & Katherine Walas seeking to enclose the breezeway area between the garage and front door at 32 Old Pewter Lane.

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

- The window shall be a 4/4 double hung wood window installed at the right of the door.

Discussion

Commissioner Ovian stated that the proposed change will help the look of the house because it will have a more prominent front door.

Aye: Garrey, Hart, Miglus, O'Brien, Ovian

APPLICATION NO. 3343-05. Matthew Durbois seeking to add on top of a small portion of one story home and build a moveable shed in back corner of property at 164-166 Main Street.

Upon motion by Commissioner Ovian, seconded by Commissioner Garrey and a poll of the Commission, it was voted

to APPROVE the application with the following stipulation:

- The window on the shed shall be 1/1 vinyl or wood.

Discussion

Commissioner Ovian stated he felt the addition is more appropriate for the house and the district than the addition the applicant had previously proposed. Therefore, he was inclined to allow the applicant to proceed with the addition as requested. However, he had some concerns about the shed having vinyl windows. Commissioner Garrey stated the window's material would be less noticeable if the window were 1/1.

Commissioner O'Brien asked for information about the commission's history with respect to approving sheds. The commission has approved sheds in the past, but most have not had windows. Robert Cook also stated that very few sheds made of T-111 have been approved. He stated he had spoken with the applicant about putting siding on the shed. Commissioner Garrey stated he was not too concerned about the look of the building since it is barely visible. In addition, both the house and the shed will be white.

Commissioner Ovian also stated he thought a stipulation that the window in the shed be wood should be added. Commissioner O'Brien stated that a wood window would be ideal, but an unreasonable expectation for a shed. Commissioner Miglus suggested that a stipulation could merely state that the window should be either vinyl or wood.

Aye: Garrey, Hart, Miglus, O'Brien, Ovian

APPLICATION NO. 3341-05. Douglas Cobb seeking to install a split rail fence north and east side of his property at 34 Main Street.

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

Discussion

Commissioner Ovian discussed tabling the application in light of the question as to which property the fence would be located. It would allow time for the proper notice to be given and/or to resolve any questions the property owners may have.

Commissioner Garrey asked Robert Cook whether a permit is needed to install a fence. Mr. Cook stated that in some cases a permit is necessary, but not in this case. However, he suggested the commission may want to review a plot plan. Commissioner Garrey indicated that he did not need a plot plan to judge the appropriateness of the fence since he knew exactly where the fence would be located. However, because there were questions about whose property the fence would be on, he suggested that other town departments may have to get involved in resolving any questions.

Commissioner Hart stated the application was submitted for the installation of a fence at 34 Main Street. If approved, the fence must be installed on that property. If it is found that the fence will be somewhere other than at 34 Main Street, a new application is necessary.

Aye: Garrey, Hart, O'Brien, Ovian Abst: Miglus

APPLICATION NO. 3336-05. Jeffrey Morrisette request for an amendment to the approved Certificate of Appropriateness to install replacement windows at 55 Center Street.

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

Discussion

Commissioner Garrey indicated that the new windows have a very different muntin profile than the window previously proposed, and are much more appropriate for the house. Commissioner O'vian mentioned that his only concern is that the muntin appears to be very wide and somewhat inconsistent with the age of the house. Robert Cook stated that the muntin looked bigger in the sample. The muntin will appear more proportional in a bigger window. Commissioner Miglus stated the windows are available with muntins 7/8", 1 1/8", and 1.5" wide. The muntin on the sample provided was 7/8" wide. He agreed with Mr. Cook's comment that the muntins will look more proportional in a bigger window.

Aye: Garrey, Hart, Miglus, O'Brien Abst: O'vian

APPLICATION NO. 3334-05. Mark & Donna Rich seeking to demolish the shed and replace it with a new shed and to replace all upstairs windows to match downstairs windows at 399 Main Street. (Tabled from September 13, 2005).

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

Discussion

Commissioner Miglus stated the proposed windows will do a reasonably good job of replicating the current windows. Ideally, he would like to see wood true divided light windows, and hopes that at some time that type of window will be installed. Commissioner O'Brien stated she feels all windows in the district should be made of wood true divided light. In this case, she feels the simulated divided light windows work well. Commissioner Garrey stated the house has different windows on the first level, and that replacing the upstairs windows with the windows proposed unifies the house.

Commissioner O'vian stated he struggles with approving simulated divided light windows for 17th and 18th century houses. Commissioner Garrey stated he thought it was unrealistic to expect that homeowners in a living historic district will want to replace windows with single-pane glass.

Aye: Garrey, Hart, Miglus, O'Brien Nay: O'vian

APPROVAL OF MINUTES OF: August 9, 2005 & September 13, 2005

Upon motion by Commissioner Hart, seconded by Commissioner Miglus and a poll of the Commission, it was voted to APPROVE [the minutes of August 9](#) and [September 13, 2005](#) as submitted.

Aye: Garrey, Hart, Miglus, O'Brien, O'vian

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

Robert Cook stated he needed to meet with Commissioner Miglus to discuss the DiPalma application for a garage door.

Mr. Cook received two letters addressed to Commissioner O'Brien. The letters were given to her.

Mr. Cook has told the owner of the Creamery that the commission is looking for an application for the flowerbed and for the sign. The property owner has refused to submit an application, and Bonnie Therrien will address this matter.

Commissioner Wolf (who joined the meeting during this portion of the public hearing) advised the commissioners of discussions she has had with the property owner's sister. Mr. Cook then relayed an incident involving a landscaper working on the property. The landscaper went on the adjacent property belonging to Shirley Alderman. The landscaper was asked to leave. He refused, and Brian O'Connor was called. When the landscaper again refused to leave, the police were called and arrested the landscaper for trespassing. Commissioner O'Brien was called to confirm whether the landscaper was performing work approved by HDC. She indicated she did not believe there was any agreement, and suggested Ms. Therrien proceed as she felt was appropriate.

Commissioner O'Brien suggested that commissioners visit the Creamery to see the work that was done. It is her feeling that the way the flowerbed was constructed will result in runoff after a strong rain. Mr. Cook stated that Ms. Therrien supports HDC in its efforts to get the required applications for the flowerbed and sign.

Paula Larsen has entered into an agreement with David Longley hiring him as a representative and giving him the authority to speak on her behalf. Mr. Cook has received a lot of documents from Mr. Longley, and invited the commissioners to go to the office to review the correspondence.

Mr. Cook has drafted a letter to those applicants whose applications have been denied. The letter asks the applicants to remove any unapproved changes.

Mr. Cook reported that a neon sign was installed at Hallmark Ice Cream. He advised the owners that the sign has to be removed until it is approved by the HDC.

Commissioner Miglus gave to Mr. Cook an ad for a tape recorder since the recorder currently in use to record the HDC meetings has not been working easily or properly.

CORRESPONDENCE

Mr. Cook received an email from Amanda DelMastro on behalf of Edward DelMastro dated September 27, 2005 regarding his application heard on September 13, 2005. He contends that some of the commissioners did not understand the motion made by Commissioner Miglus during the public hearing. He asked that, if that were the case, whether it was possible for the motion to be explained and for a second vote to be taken. The email was read into the record. Mr. Cook asked whether any commissioner felt he/she did not understand the motion. The commissioners indicated that they understood the motion when it was presented.

Mr. Cook received a letter from the Shared Services committee asking for a legal opinion as to whether the HDC has jurisdiction over bollards. Commissioner O'Brien stated the HDC fully understands its role, which is one of approving the look of the bollards, not its necessity. A legal opinion is an expense she did not feel was necessary.

ADJOURNMENT

Upon motion by Commissioner Garrey, seconded by Commissioner Hart and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 9:19PM.

Aye: Garrey, Hart, Miglus, O'Brien, Ovian

Respectfully Submitted
TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Robert Garrey
Clerk Pro Tem