

**WETHERSFIELD HISTORIC DISTRICT COMMISSION  
PUBLIC HEARING  
NOVEMBER 23, 2004**

The Wethersfield Historic District Commission held a public meeting on November 23, 2004 at 7:30PM in the Council Conference Room of the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Billye Logan, Chairperson  
Douglas Ovian, Vice Chairperson  
Jennifer Wolf, Clerk  
Vacek Miglus  
Eric Hart, Alternate  
Heidi Lane, Alternate  
Sue O'Brien, Alternate

Members absent:

Robert Garrey  
Tracey McDougall, Alternate

Also Present:

Robert Cook, Wethersfield Historic District Coordinator

Chairperson Logan called the meeting to order at 7:30PM and read the opening comments. Clerk Wolf read the Legal Notice as it appeared in the *Hartford Courant* on November 12, 2004.

**APPLICATION NO. 3264-04.** John T. Breglio seeking to construct a deck at 358 Middletown Avenue.

John Breglio did not appear before the Commission. Due to his absence, the application could not be discussed. No one from the public had appeared.

**APPLICATION NO. 3265-04.** Paula Larsen seeking to add a door to the south side of the house at 271 Main Street.

Paula Larsen of 271 Main Street appeared before the Commission. She brought a floor plan showing the location of the proposed door. She explained that she wishes to add a door to that location of the house in order to facilitate delivery of ice cream and other goods. In addition, there are counters and windows in other locations making it difficult to select another location for the door.

Commissioner Logan asked about the proximity of the window to the proposed location of the door and was told that the window is close to the door. Commissioner Ovian asked whether the window could be moved. Ms. Larsen explained that a lavatory was to be placed in the back of the store. However, in order to accommodate a wheelchair, she was advised that the lavatory had to be moved to the front of the store. The new placement of the lavatory limits the space available for a window.

Commissioner Miglus indicated that the commission's concerns centered around maintaining the overall symmetric look of the house. He asked whether Ms. Larsen had considered putting the door where the rear window is currently located. This would mean moving the door approximately 18 inches. Although it would not be directly across from the stairs leading to the basement, the door could still be easily used for deliveries. Commissioner Ovian suggested that additionally the window be moved to break up a large area where no door or window is located. If the window interferes with counter or sink space in the store, the window could be covered on the inside. On the outside it would look like a functioning window.

Commissioner Miglus asked about the three windows above the addition. Ms. Larsen explained that the proposed

windows cut into the floor and would have to be false windows. Although she has received positive comments about windows above the addition, she is not sure they are necessary. Commissioner Logan indicated it may be worth it have a site visit before making a decision on those windows.

Commissioner Logan asked whether there was anyone else who wished to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3266-04.** - Linda Piscatelli seeking to add a stone chimney cap, a storm door to the front of house and, remove shutters at 47 Middletown Avenue.

Linda Piscatelli of 47 Middletown Avenue appeared before the commission. A picture of the proposed storm door was made available. Ms. Piscatelli explained that the front door is very beautiful and large and she wishes to install the storm door to protect the front door. She chose a particular storm door because she felt it showed as much of the front door as possible. Commissioner Logan explained that the storm door does not have to be approved by the Commission unless it contains grillwork, which the proposed door does not.

Ms. Piscatelli explained that the mason doing work on her home suggested putting a stone cap on top of the chimney to keep water from getting in. The cap fits on top of the chimney and is made of blue stone.

Commissioner Miglus asked Ms. Piscatelli why she wants to remove the shutters. She explained there are too many shutters making the house look too cluttered. She plans on painting the house and the shutters will detract from the look of the house. If the Commission approves the removal of the shutters, Commissioner Miglus suggested that Ms. Piscatelli keep them in case she decides later to reinstall shutters.

Commissioner Logan asked whether there was anyone else who wished to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3267-04.** Janet A. Gullett seeking to install replacement windows at 41 Harmund Place.

Janet and Curtis Gullett of 41 Harmund Place appeared before the Commission.

Robert Cook explained that the letter about the hearing was sent to whom he thought was the homeowner. The town's records had not been changed to reflect the new homeowner and the letter was sent to the former owner in error. However, the current owners did receive a letter since they are the individuals who filed the application.

Ms. Gullett explained that she has lived in the house for one year and wishes to replace the windows to cut down on heating costs. She wishes to get windows that will have the same grids and in order to maintain the current look of the house. The Commission was provided with the manufacturer's brochure with pictures of the proposed windows.

Commissioner Ovian asked where the grids were on the proposed windows. Ms. Gullett indicated that the grids are in between the panes of glass. Commissioner Ovian asked whether the manufacturer had available windows with grids on the outside. Mr. and Mrs. Gullett indicated that the manufacturer did not indicate that type of window was available. Commissioner Logan indicated that there are manufacturers of wood clad windows with grids on the inside and outside, and with grids on the outside only.

Robert Cook indicated that in previous conversations with Mr. and Mrs. Gullett they had indicated that other homes on Harmund Place had the windows with grids between the glass and that the Gulletts had selected windows that were the same as had been installed in those homes. Mr. Gullett indicated the manufacturer had provided photos of other homes where that type of window had been installed. The photos were provided to the Commission. One of the homes is located at 20 Avalon Place. Commissioner Ovian indicated that perhaps an earlier Commission approved the installation of the windows in the other homes and that he would want to look at those installations to see if they were successful.

Mr. Gullett expressed a concern that he had already put a deposit on the windows and that the manufacturer had indicated that the glass had already been cut. Commissioner Logan explained that the manufacturer has done work in

the historic district before and is aware that approval for this type of work is needed. Robert Cook indicated he would assist the Gulletts in getting the return of their deposit, if necessary.

Commissioner Logan asked whether there was anyone else who wished to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3268-04.** Stephen P. Davis seeking to replace the fence at 116 Center Street.

Stephen Davis of 116 Center Street appeared before the Commission. He provided pictures of the current fence and the proposed new fence. He would like to add a piece to the back of the fence that will go to the property line. The new fence will be six feet tall, with four feet being solid and two feet lattice top. Currently there are four sections of fence. Mr. Davis would like to install five sections.

Commissioner Logan asked whether there was anyone else who wished to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

There being no further business, the public hearing was declared closed.

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**APPLICATION NO. 3259-04.** T.J. Bialek and Tara Gentile seeking to replace front and garage doors, replace windows, install vinyl siding, close in back porch, and add a deck at 49 Foote Path Lane (TABLED - Last Meeting Date to Act On: January 11, 2005).

Tara Gentile of 49 Foot Path Lane and her father, Fran Gentile, appeared before the Commission.

Commissioner Wolf abstained from the discussion because she did not attend the site visit.

Commissioner Miglus asked whether drawings of the back porch were available. Mr. Gentile indicated that he did not have drawings because he had provided pictures of the windows that they wish to use. He also stated that, with the exception of the new wall, which will be sided with whatever material is already being used in the rest of the house, the porch is the same.

Commissioner Miglus asked whether there was any additional information the applicants wished to provide beside what was provided at the site visit. The applicants did not have any additional information to present. They indicated that they are willing to maintain the shingle siding, but do feel the windows they have selected are in keeping with the look of the house.

Commissioner Logan asked whether there was anyone else who wished 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 Wolf and a poll of the Commission, it was unanimously voted to close the public hearing and open the public meeting on all the aforementioned items reviewed.

**APPLICATION NO. 3264-04.** John T. Breglio seeking to construct a deck at 358 Middletown Avenue.

Upon motion by Commissioner Miglus, seconded by Commissioner Wolf and a poll of the Commission, it was unanimously voted to CONTINUE this application until the next meeting with the hearing left open.

Aye: Lane, Logan, Miglus, Ovian, Wolf

**APPLICATION NO. 3265-04.** Paula Larsen seeking to add a door to the south side of the house at 271 Main Street.

## **DISCUSSION**

Commissioner O'Brien asked whether a third door was necessary for a shop that size. There was discussion that beside the fact that the applicant feels a door is needed for deliveries, a door in that location would enhance the look of the building.

Commissioner Logan asked whether the Commission wished to do a site visit to address the issue of the three windows above the addition. Commissioners will visit the location at their leisure.

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

1. A door should be added to the north side of the building no closer that 18 inches from the westerly edge of the addition.
2. The more westerly window shall be moved to be centered on the wall.
3. The door shall match the new doors on the south side of the building.

Aye: Lane, Logan, Miglus, Ovian, Wolf

**APPLICATION NO. 3266-04.** - Linda Piscatelli seeking to add a stone chimney cap, a storm door to the front of house and, remove shutters at 47 Middletown Avenue.

## **DISCUSSION**

Commissioner Ovian echoed comments made during the public hearing suggesting the homeowner keep the shutters and hardware. Commissioner Logan suggested the hardware be kept on the house. Commissioner Hart indicated he could argue that the shutters should be kept on the house because they are working shutters. However, he agrees with the motion and the suggestion that the shutters be saved.

Robert Cook indicated that a building permit is required for the chimney cap.

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

Aye: Lane, Logan, Miglus, Ovian, Wolf

**APPLICATION NO. 3267-04.** Janet A. Gullett seeking to install replacement windows at 41 Harmund Place.

## **DISCUSSION**

Commissioner Ovian explained that he would like a decision on this application tabled because there are various factors to consider and feels a site visit would be helpful in fully evaluating the application. The site visit was scheduled for Saturday, December 4, 2004 at 9AM.

Upon motion by Commissioner Ovian, seconded by Commissioner Wolf and a poll of the Commission, it was unanimously voted to TABLE the subject application and to keep the public hearing open.

Aye: Hart, Logan, Miglus, Ovian, Wolf

**APPLICATION NO. 3268-04.** Stephen P. Davis seeking to replace the fence at 116 Center Street.

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

1. There shall be five sections of six-foot high board fence with lattice top as shown in the application.

Aye: Lane, Logan, Miglus, Ovian, Wolf

**APPLICATION NO. 3259-04.** T.J. Bialek and Tara Gentile seeking to replace front and garage doors, replace windows, install vinyl siding, close in back porch, and add a deck at 49 Foote Path Lane (TABLED - Last Meeting Date to Act On: January 11, 2005).

## **DISCUSSION**

Commissioner Lane expressed a concern about the various directives to the homeowners. Commissioners Logan, Miglus, and Ovian discussed the Commission's role in protecting all homes in the historic district.

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

1. The front door shall be replaced in kind and the storm door shall be maintained.
2. The garage door shall be replaced in kind.
3. Windows shall be simulated divided by clad wood windows with panes in the same proportion and similar in size as front windows.
4. Vinyl siding shall not be installed.
5. Rear porch shall be enclosed with a new wall and simulated divided like windows above with panes the same proportion and similar in size as front windows.
6. Deck shall be installed as submitted.

Aye: Hart, Logan, Miglus, Ovian Nay: Lane Abst: Wolf

## **APPROVAL OF MINUTES OF: [October 26, 2004](#)**

## **DISCUSSION**

Commissioner Hart noted a correction to the minutes with regard to Application No. 3256-04 (pages 7-8). The minutes indicate that he abstained from voting, when he actually voted Nay.

Upon motion by Commissioner Miglus, seconded by Commissioner Wolf and a poll of the Commission, it was unanimously voted to APPROVE the above minutes with the noted correction.

Aye: Lane, Logan, Miglus, Ovian, Wolf

## **OTHER BUSINESS**

### **Public Comment -**

Bill Donahue of 360 Hartford Avenue addressed the Commission to discuss the town's Strategic Plan. A Strategic Plan was developed in 1995. This past August, the Town Council and the Town Manager appointed a seven-member group to update the plan, which was reviewed in 2000 and in 2003. Mr. Donahue is a member of the group reviewing the plan. The group's final report is due in March 2005.

Mr. Donahue distributed copies of the current Strategic Plan and asked that the Commission review it and decide whether the Commission wants to add anything to the latest update of the plan.

Commissioner Wolf discussed the amendment submitted by the Bradys of 88 Hartford Avenue. They were approved to install imitation slate roofing tiles and would like to change the materials used on the home and addition.

Commissioner Miglus suggested this item be discussed at the Commission's next meeting. He will call the homeowners to advise them.

Commissioner Logan discussed the following:

1. Marnie Van Dyke, 56 Marsh Street - the temporary vinyl lattice fence that has been up for six months needs to be removed immediately.
2. 104 Church Street - the porch has still not been fixed and needs to be done immediately.
3. New zoning regulations - Commissioner Logan attended a meeting and noted that a new design review committee has been formed that will be active in town, including in Old Wethersfield.

The PUBLIC MEETING was closed and the PUBLIC HEARING was reopened.

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With Commissioner Ovian as Acting Chair, Billye Logan of 318 Hartford Avenue addressed the Commission regarding

**APPLICATION NO. 3240-04.** To improve water drainage, she would like to change the roof on her addition. Computer drawings were provided to the Commission.

Upon motion by Commissioner Miglus, seconded by Commissioner Hart and a poll of the Commission, it was voted to APPROVE an amendment to the subject application reflecting the use of design #1 or design #2 as submitted.

Aye: Hart, Lane, Miglus, Ovian Abst: Wolf

The PUBLIC HEARING was closed and the PUBLIC MEETING was reopened, with Commissioner Ovian remaining as Acting Chair.

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**Report of the Historic District Coordinator**

Robert Cook asked whether anyone noticed that the fence at 36 Marsh Street had recently been painted. None of the Commissioners had noticed.

Mr. Cook asked for Commissioner Lane and Commissioner O'Brien's email addresses.

Mr. Cook delivered the laptop to Tracy McDougall to go through the Commission's recommendations. She will put together the guideline documentation for the Commission.

Mr. Cook has completed the revisions of the Commission's pamphlet. He will distribute it to the new members so that they will have an opportunity to provide feedback before the pamphlet is put into use.

Mr. Cook indicated that the owners of 11 Meggat Park have been advised that the chainlink fence must be removed within nine days. If it is not removed, the building department will make arrangements to have it removed.

Mr. Cook welcomed the Commission's new member, Sue O'Brien.

Mr. Cook suggested that the meeting minutes reflect that the opening comments were read at the beginning of the meeting. He also suggested that a description of what applicants can expect at a meeting before the Commission be included on the reverse side of the application form.

Mr. Cook welcomed the Commission's new recording secretary, Phyllis Garcia.

**ADJOURNMENT**

Upon motion by Commissioner Wolf, seconded by Commissioner Miglus and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 9:55PM.

Aye: Lane, Logan, Miglus, Ovian, Wolf

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Jennifer Wolf  
Clerk