

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
DECEMBER 14, 2004**

The Wethersfield Historic District Commission held a public meeting on DECEMBER 14, 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
Robert Garrey
Vacek Miglus
Eric Hart, Alternate
Heidi Lane, Alternate
Sue O'Brien, Alternate

Members absent:

None

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 December 3, 2004.

APPLICATION NO. 3269-04. John A. Babcock seeking to install replacement windows and vinyl siding at 42 Northbrick Lane.

John Babcock of 42 Northbrick Lane appeared before the commission. Also present was Jim Griswold, local consultant for Champion (the siding and replacement window manufacturer). Mr. Babcock explained that the windows are old and not energy efficient. He also explained that he has lived in the home for three years and has had the house painted twice over that period. The east side of the house in particular holds a lot of moisture and the paint does not adhere to the current wood shingle siding.

The windows currently on the home are two over two with the profile on the outside. The replacement windows would also be two over two, but the profile is in between the panes of glass. Mr. Griswold indicated that his company does not make windows with the profile on the outside of the window.

Mr. Griswold indicated that the new siding would duplicate the current look of the house. There are no plans to replace the windows on the sunporch, but it will be sided to match the rest of the house. The shutters will be reused.

Commissioner Hart asked for clarification on the issue of the paint not adhering to the house. Mr. Babcock explained that the east side of the house gets no sun and seems to hold more moisture than the rest of the house. His neighbors seem to have the same problem. The primer remains intact, but the paint peels.

Commissioner Logan 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. 3270-04. Michael P. Henry seeking to replace chain link gate and install a satellite dish at 11 Meggat Park.

Michael Henry of 11 Meggat Park appeared before the Commission. He indicated that the chain link gate across his driveway and the satellite dish have already been installed. He indicated he was not aware that he needed approval to install the satellite dish and had ordered it before he moved into the home. He was not aware that it would be installed where it currently is located.

This is Mr. Henry's second application for a chain link gate. The first application was for a wooden or chain link gate. When the Commission discussed the first application, the Commission agreed that a wooden gate would be preferable, but did not specifically deny the request for the chain link gate. However, Mr. Henry installed a chain link gate instead of the wooden gate that had been approved.

Mr. Henry stated that his property at one time had a black chain link gate and that he was currently replacing "like with like". Commissioner Logan indicated that chain link gate that was previously on the property had been removed five years ago. In accordance with Building Department policy, any "like with like" replacement must be done within six months of removal of the original item. Otherwise, the Commission must approve the replacement.

Mr. Henry was asked whether the satellite dish could be installed in another location, such as the back of the house or on a part of the garage not seen from the public way. He indicated that he has not investigated this option with SBC.

Jack Gilmartin of 9 Meggat Park appeared before the Commission and spoke in favor of Mr. Henry's application. He indicated that the fence was installed in the 1970's by court order because the two neighbors did not get along. Over the years the fence fell into disrepair and was removed. He feels the chain link fence is more attractive, especially from the view from his home.

Commissioner Wolf read a letter dated December 2, 2004 from Jennifer Maycock of 13 Meggat Park who wrote in opposition to Mr. Henry's application. She indicated that chain link fences have no place in the historic district.

Commissioner Logan 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. 3264-04. - John T. Breglio seeking to construct a deck at 358 Middletown Avenue (CONTINUED FROM 11/23/04 WITH THE HEARING LEFT OPEN).

John Breglio of 132 Southwell appeared before the commission. He apologized for not appearing at the last hearing, but he did not realize that, even though he had given the construction plans to Robert Cook, he had to appear before the Commission.

Mr. Breglio explained that, due to a miscommunication between him and the contractor, the deck has already been installed. He provided the Commission with a picture of the deck, which is 10 by 24 feet. He is replacing a deck that was on the house, which measured 8 by 8 feet, and tried to duplicate the wood used by surrounding houses. He would like to enclose the deck with wood lattice.

Commissioner Wolf indicated that there was a memo to the file from Brian O'Connor, Chief Building Inspector, Building Department, stating that he had received a call from Beverly Norrin of 352 Middletown Avenue to speak in favor of the application.

Commissioner Logan 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. 3267-04. Janet A. Gullett seeking to install replacement windows at 41 Harmund Place (TABLED - Last meeting Date to Act On: January 25, 2005).

Curtis Gullett of 41 Harmund Place appeared before the Commission.

Commissioner Logan asked Mr. Gullett whether there was anything he wished to add since the site visit was held. He asked how he could go about reviewing the application for replacement windows and vinyl siding filed by a previous owner of his home. Commissioner Miglus advised Mr. Gullett that he should go to the building department at town hall and someone from that office will pull the application.

Commissioner Logan stated that she investigated the application filed by the owners of 28 Avalon Place. At the prior hearing Mr. Gullett had indicated that the owners of that home had replaced windows with the same material Mr. Gullett

wishes to use. Commissioner Logan indicated that the application filed by the owner of that home stated the owner wished to repair the windows, not replace them. The Commission did not approve an application for replacement of the windows at 28 Avalon Place.

Commissioner Logan 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 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.

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC MEETING
DECEMBER 14, 2004**

APPLICATION NO. 3269-04. John A. Babcock seeking to install replacement windows and vinyl siding at 42 Northbrick Lane.

DISCUSSION

Commissioner Miglus stated replacement windows Mr. Babcock wishes to install do not adequately duplicate the windows already on the house. He does not wish to see siding on the house. The house has clipped corners at the eaves that cannot be duplicated. Commissioner Lane indicated that the contractor stated he could duplicate what was already present on the house. Commissioner Miglus explained that the contractor stated he could duplicate the mitered corners. However, the manner in which the corners designed where the siding meets the eaves is unique and siding companies have yet not been able to duplicate that design. Commissioner O'Brien indicated she would gladly speak with Mr. Babcock about the problems he has been having with the paint adhering to the east side of the home.

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

Aye: Garrey, Hart, Logan, Miglus, Wolf Abst: Ovian

APPLICATION NO. 3270-04. Michael P. Henry seeking to replace chain link gate and install a satellite dish at 11 Meggat Park.

DISCUSSION

Commissioner Miglus indicated what might best serve the applicant, the district, and the neighbor would be to replace the chain link with some type of black thin picket. Commissioner Wolf stated that that suggestion might be appropriate if that was the request made in the application. However, she disagreed that the neighbor's view should not be taken into consideration.

Commissioner Ovian stated that he is not entirely opposed to chain link in the district. In this case, however, he feels that the Commission's decision on the applicant's previous application should not be ignored. That decision was that the appropriate material for the gate was wood, not chain link as used by the applicant. Commissioner Ovian also stated that he was opposed to the installation of the satellite dish.

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

Aye: Garrey, Logan, Miglus, Ovian, Wolf

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

(CONTINUED FROM 11/23/04 WITH THE HEARING LEFT OPEN).

DISCUSSION

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

- The deck shall be 10 by 24 feet, with 4 by 4 corner posts, a 2 by 4 top rail, 2 by 2 ballustrades, and shall incorporate the toe kick
- The bottom shall be enclosed with framed wood lattice at the top, bottom, and sides of each panel similar to 24, 28, and 57 Middletown Avenue, not like 209 Middletown Avenue.

Aye: Garrey, Lane, Logan, Miglus, Wolf Abst: Ovia

APPLICATION NO. 3267-04. Janet A. Gullett seeking to install replacement windows at 41 Harmund Place (**TABLED** - Last meeting Date to Act On: January 25, 2005).

DISCUSSION

Commissioner Miglus stated that the windows are in fairly good condition, but do need some maintenance. However, he would not be opposed to replacement windows that better duplicate the windows that are already on the house.

Commissioner Logan asked whether Robert Cook could speak with the applicant to discuss other products that better duplicate what is already on the house. Commissioner Miglus stated he would also speak with the applicant.

Upon motion by Commissioner Miglus, seconded by Commissioner O'Brien and a poll of the Commission, it was unanimously voted to DENY the subject application.

Aye: Logan, Miglus, O'Brien, Ovia Abst: Garrey, Wolf

Commission Miglus excused himself and left the meeting.

APPROVAL OF MINUTES OF: [November 9, 2004](#)

DISCUSSION

Commissioner Logan noted a correction to the minutes with regard to Application No. 3256-04. The minutes do not reflect that she recused herself and left the meeting. Commissioner Ovia acted as chairperson. Also, with regard to Application No. 3263-04, there is no mention of the wood fence that was approved. The approved fence was 6 feet at the front, tapering to 4 feet at the back.

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

Aye: Hart, Logan, Ovia, Wolf Abst: Garrey

APPROVAL OF MINUTES OF: [November 23, 2004](#)

Upon motion by Commissioner Wolf, seconded by Commissioner Ovia and a poll of the Commission, it was unanimously voted to APPROVE the above minutes as presented.

Aye: Lane, Logan, Ovia, Wolf Abst: Garrey

Commissioner Miglus returned to the meeting.

OTHER BUSINESS

Public Comment - None

Report of the Historic District Coordinator

Robert Cook did not attend the meeting, but Commissioner Logan reviewed the renovation of the Stillman Building. She toured the building with Mr. Cook. She reviewed the installation of a few windows and lights that were not approved by the Commission. Commissioners did not have a problem with the installations.

Commissioner Logan also mentioned that the landscaping around the transformers does not block them from public view. Commissioner Garrey noted that the bushes are very beautiful and in a few years will cover the transformers. Commissioner Logan suggested that Commissioners visit the site and make suggestions on what changes can be made to better block the transformers.

Commissioners are invited to attend a conference on Robert's Rules of Order scheduled for March 2005.

Commissioner Logan asked Commissioners how they want to handle the review of the changes made to the pamphlet. Commissioner Hart volunteered to incorporate the changes made by Tracy and by Mr. Cook into one document for further review by the Commissioners.

ADJOURNMENT

Upon motion by Commissioner Garrey, seconded by Commissioner Miglus and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 10:00PM.

Aye: Garrey, Logan, Miglus, Ovian, Wolf

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Jennifer Wolf
Clerk