

The Wethersfield Historic District Commission held a Public Hearing on October 28, 2014 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson  
Douglas Ovian, Vice Chairperson  
John Maycock, Clerk  
Chris Lyons  
Mark Raymond  
Lisa Wurzer, Alternate

Members Absent: Damian Cregeau, Alternate  
John Aforismo, Alternate

Also Present: Kristin Stearley, Historic District Coordinator  
Linda Messina, Recording Secretary

Commissioner Garrey called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Maycock, read the Legal Notice as it appeared in the *Rare Reminder* on October 14, 2014.

**APPLICATION NO. 4321-14.** Jordan and Christopher Coe seek to remove the existing garage doors and replace with two (2) barn wood sash windows on the eastern exposure, remove the T-111 siding on the garage and replace with cedar siding, install new lighting on the eastern exposure of the garage, and install a black or stainless steel stove pipe on the western exposure of the garage at 47 Middletown Avenue.

Christopher Coe, 47 Middletown Avenue, appeared before the Commission. Drawings were submitted. They would like to remove the existing wood garage doors and replace them with barn wood sash windows on the eastern exposure. They will be trimmed out in white. There will be cedar clapboard siding with a 4" exposure all around. The corner boards will match the existing. There will be a light centered between the windows. There will be a stove pipe centered on the western exposure. The pipe can be black or stainless steel, but the homeowner prefers stainless steel.

Commissioner Garrey asked whether there was anyone 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. 4322-14.** Carlos Couto seeks to construct a 6' wood stockade privacy fence along the property line on property located at 330 Middletown Avenue.

Peter Alter, Attorney, 701 Hebron Avenue, Glastonbury, appeared before the Commission. Plans and photos were submitted. They would like to construct a 6' wood stockade privacy fence along the property line. It will be 2' off the property line and there are no plans for any additional fencing. The fence will be approximately 601' long.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

Mike Turner – Town Engineer, via written correspondence dated October 15, 2014, voiced a concern regarding the possible requirement of a wetlands permit for this application.

Damir and Danielle Akaratovic, 276 Middletown Avenue, spoke against the application.

Louis Sanzaro, 41 Robeth Lane, spoke in favor of the application.

A petition dated October 21, 2014 against the installation of a 6' stockade fence in the back of 276 Middletown Avenue was presented and signed by 10 property owners on Middletown Avenue.

Commissioner Garrey 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. 4323-14.** Damir Akaratovic seeks to construct a 4' wood split rail fence along the rear property line at 276 Middletown Avenue.

Damir and Danielle Akaratovic, 276 Middletown Avenue, appeared before the Commission. Photos of the proposed fence were submitted. They are not opposed to a boundary, but they feel that a 6' fence as presented in the previous application is excessive. They would like to instead construct a 4' wood split rail fence with two rails along rear of their property and adjacent to 330 Middletown Avenue.

Commissioner Garrey asked whether there was anyone 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. 4324-14.** C.J. Picard Corp. seeks to construct a two story addition on the rear of the property with the dimensions of 14'x20' and 8'x8' at 83 Hartford Avenue.

Mark Picard, C.J. Picard Corp., 50 Cranston Avenue, appeared before the Commission. Drawings were submitted. They would like to construct a single story and two story addition to the rear of the structure. The additions will be 14'x20' and 8'x8'. The 8'x8' addition is to replace a porch that will be removed. It will have a concrete foundation. The addition is stepped in from both sides of the house. The door is a steel, nine light, two panel entry door. The existing windows on the house will be relocated. The new windows will be Lincoln single glaze with same true divided light and a mill finished storm on the outside. The window patterns will match existing. There will be an entry light next to the back door. It will be a black lantern style light.

Commissioner Garrey asked whether there was anyone 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. 4325-14.** Samuel Spratlin seeks to replace the existing windows with energy efficient windows and replace the aluminum siding on the bay window with Hardie Board siding at 115 Broad Street.

Samuel Spratlin, 115 Broad Street, appeared before the Commission. He would like to replace the existing windows with double-pane windows with fixed grills. The existing windows are 8/8. The bay window is 10/10 with 4/4 on the sides. The windows will be replaced with the same patterns. The bay will be three separate windows. He would like to use Jeld-Wen windows. The windows are simulated divided light with muntins on the interior and exterior. It has a metal clad exterior and will be white in color. The muntins are 7/8". They would like to replace the aluminum siding below the bay window with Hardie board siding. He will use the same exposure to match the gables.

Commissioner Garrey asked whether there was anyone 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. 4326-14.** Jason and Elizabeth Slemmer seek to install solar panels on the rear of the house and on the roof of the garage at 16 Howard Avenue.

Jason Slemmer, 16 Howard Avenue, appeared before the Commission. The pattern of panels on the roof was submitted. They would like to install solar panels on the garage and the back roof of the house. The wiring will be underground and the breakers will be inside the garage and in the house. The panels will be 4" off the roof.

Commissioner Garrey asked whether there was anyone 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 Raymond, and a poll of the Commission, it was voted to close the public hearing on all applications and to open the public meeting.

Aye: Garrey, Ovian, Maycock, Raymond, Lyons

**APPLICATION NO. 4321-14.** Jordan and Christopher Coe seek to remove the existing garage doors and replace with two (2) barn wood sash windows on the eastern exposure, remove the T-111 siding on the garage and replace with cedar siding, install new lighting on the eastern exposure of the garage, and install a black or stainless steel stove pipe on the western exposure of the garage at 47 Middletown Avenue.

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

### **Discussion**

Commissioner OviaN stated that it looks like a garage but other people have converted their garages successfully.

Commissioner Garrey stated that it's an interesting change. They are nice wood windows. It's an outbuilding on a colonial structure so it's not inappropriate.

Commissioner Raymond stated that he likes the clapboard siding.

Aye: Garrey, OviaN, Maycock, Raymond, Lyons

**APPLICATION NO. 4322-14.** Carlos Couto seeks to construct a 6' wood stockade privacy fence along the property line on property located at 330 Middletown Avenue.

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

1. The good side of the fence shall face out toward the neighbors.

### **Discussion**

Commissioner Garrey stated that this is a very difficult issue. You have 600' of linear fence. It's not something you see in a commonplace application but it is someone's yard. They are leaving a setback to maintain the fence. It's not inappropriate.

Commissioner OviaN stated that it's easy to assume that because we approve 6' stockade in a number of places, that this is that and we don't have the option to do something different. Because the property isn't inhabited in the same way that a privacy fence would normally be used combined with the length of this fence, makes it different than the average approval. Typically it affects four abutters at most. This is a substantial fence and while sympathetic with the property owner, it does seem to be that there are other ways a fence in that area could maintain the feel of the existing area in terms of the scale and the property. The caps are a little too much for a rural area. They could obtain control of the property with a 4' fence.

Commissioner Raymond stated that the Webb Deane Stevens fence is a massive fence on a private property. When you are looking at this fence, you will be seeing a section of fence and then a house. The fence is very far back from I-91.

Commissioner Wurzer stated that the elaborate caps are too much for the fence. She would like to see a simpler post. This is a large mass of fence that can be invasive on a lot of people without truly gaining that much benefit for the owner, in fact, it's a lot of maintenance for him.

Commissioner Lyons stated that this is what the property owner wants to do. It's a huge mass. He would like to see less ornate posts, but it is appropriate.

Aye: Garrey, Maycock, Raymond, Lyons                      Nay: Ovia

**APPLICATION NO. 4323-14.** Damir Akaratovic seeks to construct a 4' wood split rail fence along the rear property line at 276 Middletown Avenue.

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

**Discussion**

Commissioner Ovia stated that you should let him have the fence because it's far enough away from the other fence.

Aye: Garrey, Ovia, Maycock, Raymond, Lyons

**APPLICATION NO. 4324-14.** C.J. Picard Corp. seeks to construct a two story addition on the rear of the property with the dimensions of 14'x20' and 8'x8' at 83 Hartford Avenue.

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

1. All new windows to be installed shall be Lincoln true divided light wood windows and shall match the existing design and light patterns.

**Discussion**

Commissioner Garrey stated that it's great to see the original windows re-used.

Commissioner Ovia stated that this is a good proposal from a contractor who has had successful projects in the District before.

Commissioner Raymond stated that he loves how they're utilizing what is there.

Aye: Garrey, Ovia, Maycock, Raymond, Lyons

**APPLICATION NO. 4325-14.** Samuel Spratlin seeks to replace the existing windows with energy efficient windows and replace the aluminum siding on the bay window with Hardie Board siding at 115 Broad Street.

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

1. The windows shall be Jeld Wen simulated divided light windows with the muntins permanently affixed to the exterior and interior of the windows.
2. All light patterns and design of the windows shall match the existing.
3. The texture of the composite siding shall match the texture of the existing aluminum siding.

**Discussion**

Commissioner Ovian stated that the proposed window is perfect for this house. It will look very nice.

Aye: Garrey, Ovian, Maycock, Raymond, Lyons

**APPLICATION NO. 4326-14.** Jason and Elizabeth Slemmer seek to install solar panels on the rear of the house and on the roof of the garage at 16 Howard Avenue.

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

**Discussion**

Commissioner Ovian stated that he has some concern over the rear garage but it's far enough back that it's probably doable.

Commissioner Garrey stated that the last one that they approved was far more visible.

Aye: Garrey, Ovian, Maycock, Raymond, Lyons

**MINUTES OF OCTOBER 14, 2014**

Upon motion by Commissioner Lyons, seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the minutes of the October 14, 2014 meeting as submitted.

Aye: Garrey, Ovian, Lyons

**OTHER BUSINESS**

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

None.

**Report of the Historic District Coordinator**

None.

**Correspondence**

None.

**ADJOURNMENT**

Upon motion by Commissioner Raymond, seconded by Commissioner Garrey and a poll of the Commission, it was voted to ADJOURN the meeting at 9:00 PM.

Aye: Garrey, Ovian, Maycock, Raymond, Lyons

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

John Maycock  
-Clerk -