

The Wethersfield Historic District Commission held a Public Hearing on September 22, 2015 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
Mark Raymond, Clerk
John Aforismo, Alternate

Members Absent: Chris Lyons
Jennifer Wolf
Damien Cregeau, Alternate
Daniel Bucknam, 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 Ovian read the Legal Notice as it appeared in the *Rare Reminder* on October 1, 2015.

APPLICATION NO. 4431-15. Baker Creek Heirloom Seed Company seeks to amend Certificate of Appropriateness Number 4239-14 to change the dumpster enclosure from the approved shadow box fencing to stockade fencing and to change the gates from shadow box fencing to metal framed gates with either black chain link or stockade panels applied to them at 263 Main Street. (Left open at the September 22, 2015 meeting. The last date to act is November 10, 2015.)

Applicant was not present. Leave application open.

APPLICATION NO. 4432-15. Lisa Bowman seeks to 1) replace the existing wood windows with Andersen Woodwright replacement windows; 2) install one (1) window on the rear of the home; 3) demolish the storage shed; 4) construct a new 12'x14' storage shed; 5) replace the garage door with a fiberglass door; and 6) enclose the breezeway at 26 Foote Path Lane.

Lisa Bowman, 26 Foote Path Lane, appeared before the Commission. They would like to demolish the existing storage shed and replace it with a Kloter Farms shed (documentation was submitted). The new shed will be in the same location as the current shed and it will be front facing. A plot plan was submitted. The shed will have T-111 siding and two vinyl windows and shutters as shown. The garage door will have the original wood strap hardware. The new door will be a fiberglass, four panel, two light door. Photos were submitted. A photo of the proposed breezeway and porch design were submitted. They will keep the existing arch, but will go behind the arch. The door will be an Andersen 400 Series with full divided light. They would like to replace all windows with Andersen Woodwright replacement windows. They will be the same size and light pattern.

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. 4433-15. Justin DiMarco seeks to construct a 4' split-cedar wood picket fence in a portion of the yard at 12 Middletown Avenue.

Justin DiMarco, 12 Middletown Avenue, appeared before the Commission. Photos were provided. The fence is already installed. The fence is about 250 linear feet in distance. The fence is 2' inside the property line. There are three gates, one toward the door, another parallel to the first gate on the driveway side, and one on the side close to the garage. The gates have standard black hardware. The posts have a cedar top.

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. 4434-15. Mark and Kristin Hacker seek to remove an existing window and replace a vent on the west side of the house at 32 Old Pewter Lane.

Mark Hacker, 32 Old Pewter Lane, appeared before the Commission. They would like to remove an existing window because they are doing a bathroom remodel and the window falls in the middle of the shower. They will replace the existing vent with something more updated. The ductwork will go through the ceiling and go out through the side of the house. Photos and plans were submitted. The vent is a standard 9x9 size and it will be painted the same color as the house.

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. 4435-15. Srinivas Bangalore and Sunitha Mahabeleshwara seek to construct an 11'x8" storage shed in the rear of the property at 104 Harmund Place.

Srinivas Bangalore and Sunitha Mahabeleshwara, 104 Harmund Place, appeared before the Commission. They would like to construct a new storage shed. A plot plan was submitted. The shed faces the side of the house. The street view will be the side of the shed. It will have standard black hardware, a wood ramp and no lighting.

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. 4436-15. Richard and Laura DeMoncada seek to replace the existing garage door and to replace and install new sections of wood fence either 5' or 6' in height at 11 Oldham Road.

Richard and Laura DeMoncada, 11 Oldham Road, appeared before the Commission. Photos and a plot plan were submitted. The existing door is a steel door. They would like to replace it with an insulated steel door. It will have arched windows. It will have the same design and hardware as the existing door. The existing fence came down. They would like to replace with the new fence. They will remove the hemlocks which they will replace with fence. They will match existing fence. It is a standard stockade fence with no caps, no gates, and round posts in between the sections.

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

Lisa Mackler, 54 Main Street, spoke in favor of the application and also asked questions about the application.

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. 4437-15. Jennifer Kelly and Lee Hurn seek to replace the existing windows with Harvey Majesty replacement windows at 94 Garden Street.

Jennifer Kelly and Lee Hurn, 94 Garden Street, appeared before the Commission. They would like to use Harvey Majesty replacement windows in the same size and light patterns. They are aluminum clad and will have 5/8" muntins. The porch windows on the back of the house will not be replaced. They will be simulated divided light and they will have full screens. The existing trim will remain. The windows will be white.

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

Vacek Miglus, 31 Main Street, spoke against the application.

Kevin Oulundsen and Rebecca Cutkomp, 163 Church Street, spoke in favor of the application.

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. 4438-15. Rebecca Cutkomp and Kevin Oulundsen seek to amend Certificate of Appropriateness Number 4423-15 to retain the placement of the shed from right rear corner to the left rear corner at 163 Church Street.

Rebecca Cutkomp and Kevin Oulundsen, 163 Church Street, appeared before the Commission. The shed was placed in the left rear corner of their property instead of the right rear corner. Photos were submitted.

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

James and Karen Memmott, 14 Dorchester Road, via written correspondence, spoke against the application.

John and Geraldine Noel, 20 Dorchester Road, via written correspondence, spoke against the application.

James Memmott, 14 Dorchester Road, spoke against the application.

James Watts, 20 Dorchester Road, spoke against the application.

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. 4439-15. Trinity Episcopal Church seeks to replace the roof on the church hall and parish office with a new roofing system and to replace the existing wood fascia boards and T-111 siding with Azek materials at 300 Main Street.

Billye Logan, 318 Hartford Avenue, and J. Victorick, J Associates, 84 Market Square, Newington, appeared before the Commission. Drawings were submitted. They will be replacing the roof on the church hall and the parish office. They have 3 tab asphalt shingles now. The additions have a nail able concrete deck now. They tested it to see if it could support nails and it cannot. The alternate solution is to put a new deck system. It's a sleeper system that will be placed onto the existing decking. The original slate roof will not be changing. The new asphalt shingles are GAF slate grey architectural shingles. A sample of the shingles was provided. The new roof will sit 2 1/8" over the original roof. They will paint the fascia and the rake boards the same color as what is there now but replace with an Azek-type material. There will be a ridge vent at peak. They will keep the existing gutters. The existing T-111 siding will be replaced in the same design with an Azek-type material.

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. 4440-15. Daniel and Deborah Sehl seek to demolish the existing garage and construct a new 24'x35' garage at 293 Middletown Avenue.

Daniel and Deborah Sehl, 293 Middletown Avenue, appeared before the Commission. A plot plan was submitted. It will stay straight in line with existing, but move forward 1 foot. There will be a 12' single door on the front that will be off center. It will be a standard steel door with 5 lights. The rear will have a door, but no windows. The siding will be T-111. The trim will be white. There will be motion sensor lights.

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. 4441-15. Seth Collins seeks to replace the wood railings with a new wood railing design at 231 Hartford Avenue.

Seth Collins, 231 Hartford Avenue, and Brett Collins, 229 Hartford Avenue, appeared before the Commission. They would like to have a standard turned wood baluster. It will have a top rail and a bottom toe kick. It will be 36" high. They are just changing the rails. The existing columns will be staying. The stair rails will match the porch rails. There will be caps at the top of the stair rail. They will be salvaged.

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. 4442-15. The Town of Wethersfield seeks to amend Certificate of Appropriateness Number 4430-15 to change the stipulated 1/2 screens to full screens on the replacement windows at 150 Main Street.

Kristin Stearley, 505 Silas Deane Highway, appeared before the Commission. They would like to change the application to full screens instead of 1/2 screens.

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. 4443-15. Vacek Miglus seeks to amend Certificate of Appropriateness Number 4345-15 to 1) change the eave overhangs from 12" to 18"; 2) add a man door; 3) relocate garage doors and windows due to brace wall considerations; and 4) to extend the expiration date from February 10, 2016 to February 10, 2017 at 31 Main Street.

Vacek Miglus, 31 Main Street, appeared before the Commission. Updated drawings were submitted. The overhangs will be 18" instead of 12" for aesthetics – all around the dormers. A wood door was added to match the other door. There were some windows that needed to shift slightly to allow for brace wall installation.

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 except 4431-15 and to open the public meeting.

Aye: Garrey, Ovian, Raymond, Aforismo

APPLICATION NO. 4432-15. Lisa Bowman seeks to 1) replace the existing wood windows with Andersen Woodwright replacement windows; 2) install one (1) window on the rear of the home; 3) demolish the storage shed; 4) construct a new 12'x14' storage shed; 5) replace the garage door with a fiberglass door; and 6) enclose the breezeway at 26 Foote Path Lane.

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

Discussion

Commissioner Ovian stated that all of the changes requested are in keeping with that particular property and other renovations on similar properties and employ the use of materials that are very good at replicating the look of the existing.

Commissioner Garrey stated that he likes the breezeway sitting behind the existing arch.

Aye: Garrey, Ovian, Raymond, Aforismo

APPLICATION NO. 4433-15. Justin DiMarco seeks to construct a 4' split-cedar wood picket fence in a portion of the yard at 12 Middletown Avenue.

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

Discussion

Commissioner Ovian stated that you get a chance to see what you're voting on and it's a nice fence.

Aye: Garrey, Ovian, Raymond, Aforismo

APPLICATION NO. 4434-15. Mark and Kristin Hacker seek to remove an existing window and replace a vent on the west side of the house at 32 Old Pewter Lane.

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

Discussion

Commissioner Ovian stated that these kinds of changes are common on the utility side or less showy side to the house. The house can take the reduction in windows.

Aye: Garrey, Ovian, Raymond, Aforismo

APPLICATION NO. 4435-15. Srinivas Bangalore and Sunitha Mahabeleshwara seek to construct an 11'x8" storage shed in the rear of the property at 104 Harmund Place.

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

Discussion

Commissioner Ovian stated that the shed is consistent with other sheds that have been approved in the area, and given the other construction that the applicant has taken recently; this will be executed with similar care.

Aye: Garrey, Ovian, Raymond, Aforismo

APPLICATION NO. 4436-15. Richard and Laura DeMoncada seek to replace the existing garage door and to replace and install new sections of wood fence either 5' or 6' in height at 11 Oldham Road.

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

Discussion

Commissioner Ovian stated that the garage door is an improvement over the current door.

Commissioner Garrey stated that it was an existing fence. They are replicating what was existing.

Aye: Garrey, Ovian, Raymond, Aforismo

APPLICATION NO. 4437-15. Jennifer Kelly and Lee Hurn seek to replace the existing windows with Harvey Majesty replacement windows at 94 Garden Street.

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

Discussion

Commissioner Ovian stated that simulated divided light windows are becoming more common. Are the mass market SDLs good enough for Old Wethersfield? This is almost exactly the same building as previously approved.

Aye: Garrey, Ovian, Raymond, Aforismo

APPLICATION NO. 4438-15. Rebecca Cutkomp and Kevin Oulundsen seek to amend Certificate of Appropriateness Number 4423-15 to retain the placement of the shed from right rear corner to the left rear corner at 163 Church Street.

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

Discussion

Commissioner Ovian stated that it's mostly a Zoning issue. There isn't a lot of regard to the abutters. It's not in their purview.

Commissioner Garrey stated that it's an outbuilding. It's an incredibly common location for a shed. It is within Zoning guidelines. From his perspective, the current location is appropriate.

Commissioner Aforismo stated that the shed is appropriate.

Aye: Garrey, Ovian, Raymond, Aforismo

APPLICATION NO. 4439-15. Trinity Episcopal Church seeks to replace the roof on the church hall and parish office with a new roofing system and to replace the existing wood fascia boards and T-111 siding with Azek materials at 300 Main Street.

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

Discussion

Commissioner Ovian stated that it's a sympathetic effort to mediate the problems with those buildings.

Commissioner Garrey stated that at least the color is a little more sympathetic to the slate.

Aye: Garrey, Ovian, Raymond, Aforismo

APPLICATION NO. 4440-15. Daniel and Deborah Sehl seek to demolish the existing garage and construct a new 24'x35' garage at 293 Middletown Avenue.

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

Discussion

Commissioner Ovian stated that there is no public view.

Commissioner Garrey stated that it's a very deep lot. It's an existing garage. It's larger than the existing, but there's no massing issue. He's not in love with the fact that there are no windows or man-doors, but he's not going to require them. He doesn't like the off-center door, but he understands that because of where it's located that they need it there.

Aye: Garrey, Ovian, Raymond, Aforismo

APPLICATION NO. 4441-15. Seth Collins seeks to replace the wood railings with a new wood railing design at 231 Hartford Avenue.

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

Discussion

Commissioner Garrey stated that he has a concern about the radical change to the rail design. The property has lost a lot of its historic fabric. He wants to see something more period or less common than a standard baluster.

Aye: Garrey, Ovian, Raymond, Aforismo

APPLICATION NO. 4442-15. The Town of Wethersfield seeks to amend Certificate of Appropriateness Number 4430-15 to change the stipulated ½ screens to full screens on the replacement windows at 150 Main Street.

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

Discussion

Commissioner Garrey stated that the full screens are a welcome addition.

Aye: Garrey, Ovian, Raymond, Aforismo

APPLICATION NO. 4443-15. Vacek Miglus seeks to amend Certificate of Appropriateness Number 4345-15 to 1) change the eave overhangs from 12" to 18"; 2) add a man door; 3) relocate garage doors and windows due to brace wall considerations; and 4) to extend the expiration date from February 10, 2016 to February 10, 2017 at 31 Main Street.

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

Discussion

Commissioner Garrey stated that it's a beautiful building. There are no radical changes to the original design.

Aye: Garrey, Ovian, Raymond, Aforismo

MINUTES OF SEPTEMBER 22, 2015

The minutes will be reviewed/approved at the next meeting.

OTHER BUSINESS

Public Comments on General Matters of the Historic District

None.

Report of the Historic District Coordinator

The Building, Zoning, and Planning and Zoning Departments will be meeting with a person who is interested in constructing a “tiny house”. What is being proposed is a mobile structure that will be placed in the rear yard of a property within the Historic District.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Ovian, seconded by Commissioner Raymond and a poll of the Commission, it was voted to ADJOURN the meeting at 9:30 PM.

Aye: Garrey, Ovian, Raymond, Aforismo

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Mark Raymond
- Clerk -