

The Wethersfield Historic District Commission held a Public Hearing on April 12, 2016 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
Chris Lyons
Jennifer Wolf
Daniel Bucknam, Alternate

Members Absent: Mark Raymond, Clerk
John Aforismo, Alternate
Damian Cregeau, Alternate
Kristin Stearley, Historic District Coordinator

Also Present: 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 March 31, 2016.

APPLICATION NO. 4480-16. Karen Parker seeks to replace the existing garage doors with steel garage doors and to construct a 6' wood privacy fence with gates to enclose the rear yard at 24 Center Street.

Karen Parker, 24 Center Street, appeared before the Commission. They would like to replace the existing garage doors with Gallery Series Clopay Steel Overhead Door with arched windows and black strap hardware. A plot plan was submitted. The fence will be tongue and groove with a lattice topper. It will have a gate on either side – standard 4' wide gates with no lattice, but 6' high. They will use the existing fence in the neighbor's yard. Their fence matches the neighbor's fence.

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. 4481-16. Gregory Tyler seeks to construct a 6' wood privacy fence transitioning to a 3 ½' wood privacy fence with gates to enclose the rear yard at 12 Meggat Park.

Gregory Tyler, 12 Meggat Park, appeared before the Commission. Photos were submitted. The fence will be 6' stockade with a 3½' transition to wood privacy fence in the back. There will be a small gap on the left side which has been discussed with the neighbor. There will be a 4' gate on the left side and a double 4' gate on the right side. The posts will be behind the fence and there will be no topper.

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

Cindy Hughes, 14 Meggat Park, voiced concerns over the application via email dated April 12, 2016.

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. 4482-16. Wethersfield Historical Society seeks to replace the existing wood shingle roofing on the garage with asphalt shingle roofing at 212 Main Street.

Bruce Bockstael, 10 Pasture Trail, Howard Willard, Historical Society Advisory Board, and Amy Whittorf, Historical Society Advisory Board, appeared before the Commission. The wood shingle roof on the garage was damaged and they did an emergency repair with rolled asphalt and then repaired it again with ice and water shield. They would like to install architectural shingles in a weathered wood color from the preapproved list. The building is owned by the Historical Society.

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. 4483-16. Nicholas Oliva seeks to construct a 58' section of 6' wood privacy fencing having one transition piece along a portion of the southern property line at 345 Hartford Avenue.

Nicholas Oliva, 345 Hartford Avenue, appeared before the Commission. They would like to install a wood privacy fence. The location of the fence was shown on the plot plan. There will be a 5/8" gap between the 4" boards. The end caps will be as shown in submitted photos. There will be a transition at the street end.

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. 4484-16. Power Home Remodeling Group seeks to amend Certificate of Appropriateness Number 4459-15 to change the muntin profile from SDL to grids between the glass in an effort to more adequately replicate the original snap-in grids at 4 Town House Lane.

Tyler Coty, 2108 Harbor View Drive, Rocky Hill, appeared before the Commission. Their company can't do SDLs with vinyl. The wood SDLs are much more expensive. They would like to change the windows to grids between glass. The window has a low E that is not noticeable from the exterior. They are replacing all windows in the unit and they are 6/6. The grill does have a profile.

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. 4485-16. Lisa Macker seeks to construct a 4' wood picket fence in portions of the rear yard to enclose it at 54 Main Street.

Lisa Macker, 54 Main Street, appeared before the Commission. An updated plot plan was submitted. They would like to install a 4' wood picket fence in the rear yard. It will be a natural cedar fence with no caps. A photo of the neighbor's existing fence was provided. There will be two gates.

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 Wolf, seconded by Commissioner Lyons, 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, Lyons, Wolf, Bucknam

APPLICATION NO. 4480-16. Karen Parker seeks to replace the existing garage doors with steel garage doors and to construct a 6' wood privacy fence with gates to enclose the rear yard at 24 Center Street.

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

Discussion

Commissioner Ovian stated that he has a reservation about what the front gates are going to look like. The whole fence is quite visible and it's a nice looking fence. Maybe on its own the door will look fine. She can come back and ask for an amendment to change the width of the door.

Commissioner Garrey stated that he asked the applicant and he was told the gates would be 6' solid doors and they will be custom built.

Aye: Garrey, Ovian, Lyons, Wolf, Bucknam

APPLICATION NO. 4481-16. Gregory Tyler seeks to construct a 6' wood privacy fence transitioning to a 3 ½' wood privacy fence with gates to enclose the rear yard at 12 Meggat Park.

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 Garrey stated that they didn't get a sense from the abutter whether she was in favor or opposed. They have talked in the past about applications that are wood fence near wood fence. This is an iron fence that gives you a sight line through and there appears to be an adequate separation for the property owner to maintain the fences.

Commissioner Ovian stated that it's pretty clear that Mrs. Hughes has some concerns. Two feet isn't a lot but it's better than having a fence almost touching another fence. Less fence is almost always more attractive than more so if they transition to a lower fence, it's a pleasant change.

Commissioner Wolf stated that it's an odd sight line with the 6' sections in the portion closer to the road and then transitioning to a lower fence. Her problem is with that. She understands the neighbor's issue of having a wood fence in back of her nice wrought iron fence, but that is her bigger problem visually with the fence. You will see the massing of the fence close to the road.

Aye: Garrey, Ovian

Nay: Lyons, Wolf, Bucknam

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

1. The 6' fence shall go as far back as the metal fence on the adjacent property then transition.

Discussion

Commissioner Garrey stated that there's some uniformity.

Commissioner Ovian stated that it's a same height wooden fence next to the metal fence. The alternative is to have the lower height the whole way and they would have to rely on landscaping. As a District, they don't gain much in having a 6' fence in the part that you don't really see.

Commissioner Lyons stated that the owner gave valid reasons for transitioning, but most fences start lower and go to the privacy in the back. They could table the application and have them come back.

Aye: Garrey, Ovian, Bucknam

Nay: Lyons, Wolf

APPLICATION NO. 4482-16. Wethersfield Historical Society seeks to replace the existing wood shingle roofing on the garage with asphalt shingle roofing at 212 Main Street.

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

Discussion

Commissioner Garrey stated that it's well set back.

Commissioner Ovian stated that it's an accessory building and asphalt roofing on an accessory building is not inappropriate even on a historical museum property. The shed doesn't invoke a very historic stature itself. It could be from a different time.

Aye: Garrey, Ovian, Lyons, Wolf, Bucknam

APPLICATION NO. 4483-16. Nicholas Oliva seeks to construct a 58' section of 6' wood privacy fencing having one transition piece along a portion of the southern property line at 345 Hartford Avenue.

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

Discussion

Commissioner Garrey stated that it's a very nice fence. It provides privacy.

Commissioner Ovian stated that it will have a minimal impact on the District.

Aye: Garrey, Ovian, Lyons, Wolf, Bucknam

APPLICATION NO. 4484-16. Power Home Remodeling Group seeks to amend Certificate of Appropriateness Number 4459-15 to change the muntin profile from SDL to grids between the glass in an effort to more adequately replicate the original snap-in grids at 4 Town House Lane.

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

Discussion

Commissioner Garrey stated that they had this discussion because they had another application in the same complex and they have had other applications going from snap-ins to grills between glass.

Based on the original material in this house and other precedent in the District, he is comfortable with the motion.

Commissioner Ovian stated that when they heard the application originally there seemed to be willingness and availability to do SDL on this application. Given that, they thought they were setting a pattern for this building that would favor the District. The contractor doesn't have any way to proceed in the way that they offered. There isn't a homeowner's association so they are setting a pattern that the rest of the homeowners could follow individually. Although GBG are his least favorite choice in a lot of ways, they tend not to disappear the way snap-ins do, but the disadvantage is that they don't often match the perimeter window because the perimeter isn't behind the low E tint. The benefits outweigh the benefits of saying no.

Aye: Garrey, Ovian, Lyons, Bucknam

Nay: Wolf

APPLICATION NO. 4485-16. Lisa Macker seeks to construct a 4' wood picket fence in portions of the rear yard to enclose it at 54 Main Street.

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 Garrey stated that the nice thing with the set in is that the homeowner will take good care of the property.

Commissioner Ovian stated that the homeowner engaged in a thoughtful reconsideration of the deployment plan for the fencing. The changes she made improved upon the proposal. It's a relatively minimal impact on the District.

Aye: Garrey, Ovian, Lyons, Wolf, Bucknam

MINUTES OF FEBRUARY 23, 2016

Upon motion by Commissioner Wolf, seconded by Commissioner Bucknam and a poll of the Commission, it was voted to APPROVE the minutes of the February 23, 2016 meeting as submitted.

Aye: Ovian, Wolf, Bucknam

MINUTES OF MARCH 22, 2016

Left open until next meeting.

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 Lyons, seconded by Commissioner Wolf and a poll of the Commission, it was voted to ADJOURN the meeting at 8:35 PM.

Aye: Garrey, Ovian, Lyons, Wolf, Bucknam

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Douglas Ovian
- Clerk -