

The Wethersfield Historic District Commission held a Public Hearing on June 12, 2012 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson  
Michael Rell, Vice Chairperson  
John Maycock, Clerk  
Paul Courchaine, Alternate  
Douglas Ovian, Alternate

Members Absent: Cynthia Greenblatt  
Mark Raymond  
Lisa Wurzer, 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, Clerk, read the Legal Notice as it appeared in the *Rare Reminder* on May 31, 2012.

**APPLICATION NO. 4056-12.** Griswold Family Associates of America seeking to replace and extend the 6' wood privacy fence at 116 Garden Street.

Richard Griswold, 520 West Main Street, Amston, CT appeared before the Commission. He would like to extend the existing fence by 64'. It will be a standard stockade fence. It will end mid-section on the east façade of the house. The fence will butt up to the neighbor's existing fence and overlap it a bit. There will be no gates. There will be no transition piece at the end of the fence. The good side will face the neighbor. The fence will be off the property line by at least 6".

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. 4057-12.** Paul Jacques seeking to replace the vinyl siding on the first floor front porch area at 66 Nott Street.

Applicant not present.

**APPLICATION NO. 4058-12.** Jack Guilmartin seeking to demolish the existing storage shed and construct a new 10'x16' storage shed at 9 Meggat Park.

Jack Guilmartin, 9 Meggat Park, appeared before the Commission. A plot plan was submitted. He would like to construct a 12'x16' all wood shed, classic layout with a gambrel roof. There will be no wood ramp. It will be located 4' off the property line and 3' off the back of the garage. The existing shed was right up against the garage. It will have 6" cedar clapboard. There will be two windows and a door on the south side. The windows will be double-hung wood windows. The roof shingles will match the house. The shed will be painted to match 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. 4059-12.** Tim Swingle seeking to amend application number 4026-12 to add two (2) windows to the garage 11 Avalon Place.

Tim Swingle, 11 Avalon Place, appeared before the Commission. He would like to add a total of two windows, one on the east (left) and one on the north (front) side. He will use the same windows as previously approved.

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. 4060-12.** Town of Wethersfield seeking to install a memorial park bench at Cove Park.

Kristin Stearley, 505 Silas Deane Highway, appeared before the Commission. The Parks and Recreation Department would like to install a memorial park bench which will match the existing benches in throughout the town parks which is a green metal bench in Cove Park. There is an existing bench and they would like to add an additional bench near the Cove Park sign. It has been donated to the town and it will balance out the other bench previously installed in this location.

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. 4061-12.** Margaret Aparo seeking to replace a portion of the 4' wood picket fence with a 6' wood stockade privacy fence at 17 Willard Street.

Kristin Stearley, 505 Silas Deane Highway, appeared before the Commission. The applicants currently have a 4' section of wood picket fence with a gate that is abutting the neighbor's 6' wood stockade fence. They would like to replace the section of picket fence with a 6' wood stockade fence to match the neighbor's fence. There will be no gate. The fence would run from the house to the neighbor's fence. They would like to replace this section of fence to add privacy to their yard. The good side of the fence will face out towards the street.

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. 4052-12.** Bryon Kamay seeking to construct a 12'x16' storage shed at 38 Hartford Avenue. (Left open at the May 22, 2012 meeting. The last date to act is June 26, 2012.)

Bryon Kamay, 38 Hartford Avenue, appeared before the Commission. He would like to construct a 12'x16' shed in the New England Colonial style. A plot plan was submitted. It will have T111 siding, 6' door with 6' transom, Miratec trim, 4x4 aluminum window 24 x 35, shutters, architectural asphalt shingles in charcoal, 18" vinyl with black aluminum roof cupola, 4' pressure treated wood ramp, and a crushed stone pad. It will be set back from the garage. The door faces Hartford Avenue. It will be red in color and it will not have a weathervane.

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 Maycock seconded by Commissioner Rell, and a poll of the Commission, it was voted to close the public hearing on all applications except application #4057-12 and open the public meeting.

Aye: Garrey, Rell, Maycock, Courchaine, Ovian

**APPLICATION NO. 4056-12.** Griswold Family Associates of America seeking to replace and extend the 6' wood privacy fence at 116 Garden Street.

Upon motion by Commissioner Maycock, seconded by Commissioner Courchaine 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 towards the neighbors.

**Discussion**

Commissioner Garrey stated that it's another wall of fence but the property is way back and the fence isn't overly visible. These are two very good sized properties.

Commissioner Rell stated that tucked in back there, over time, it will blend in nicely.

Aye: Garrey, Rell, Maycock, Courchaine                      ABSTAIN: Ovian

**APPLICATION NO. 4058-12.** Jack Guilmartin seeking to demolish the existing storage shed and construct a new 10'x16' storage shed at 9 Meggat Park.

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

**Discussion**

Commissioner Maycock stated that this has very little visibility from any angle, but it's a nice shed.

Aye: Garrey, Rell, Maycock, Courchaine, Ovian

**APPLICATION NO. 4059-12.** Tim Swingle seeking to amend application number 4026-12 to add two (2) windows to the garage 11 Avalon Place.

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

1. The windows shall match the previously approved windows for the garage which are double hung Harvey Tribute windows.

**Discussion**

Commissioner Maycock stated that the applicant is just adding two windows.

Commissioner Ovian stated that the additional fenestration will help the building. From the house, the view will be better.

Aye: Garrey, Rell, Maycock, Courchaine, Ovian

**APPLICATION NO. 4060-12.** Town of Wethersfield seeking to install a memorial park bench at Cove Park.

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

**Discussion**

Commissioner Garrey stated that the benches are in a nice spot.

Aye: Garrey, Rell, Maycock, Courchaine, Ovia

**APPLICATION NO. 4052-12.** Bryon Kamay seeking to construct a 12'x16' storage shed at 38 Hartford Avenue. (Left open at the May 22, 2012 meeting. The last date to act is June 26, 2012.)

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

**Discussion**

Commissioner Ovia stated that it has nothing in common with the house, but it's far enough behind it and it has lots in common with the barn next to it.

Aye: Garrey, Rell, Maycock, Courchaine, Ovia

**APPLICATION NO. 4061-12.** Margaret Aparo seeking to replace a portion of the 4' wood picket fence with a 6' wood stockade privacy fence at 17 Willard Street.

Upon motion by Commissioner Maycock, seconded by Commissioner Courchaine 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 towards the street.

**Discussion**

Commissioner Maycock stated that this is a very simple extension of a simple fence.

Commissioner Rell stated that normally he would question it, but it does match the neighbor's existing stockade fence so it is somewhat of an improvement.

Commissioner Ovia stated that it's nice sometimes to have definition between properties.

Aye: Garrey, Rell, Maycock, Courchaine, Ovia

**MINUTES OF MAY 22, 2012**

Upon motion by Commissioner Maycock, seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the minutes of the May 22, 2012 meeting.

Aye: Garrey, Rell, Maycock, Courchaine

Abstain: Ovian

**OTHER BUSINESS**

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

None.

**Report of the Historic District Coordinator**

An application is before the town's Planning and Zoning Commission on Middletown Avenue to construct a multi-family home in a rear lot. The location of the proposed house consists of three different building zones. A question was raised in regards to the Historic District's involvement with the construction of the home. On this portion of Middletown Avenue, the boundary of the Historic District ends at 200' from the street. If any portion of the new construction falls within this 200' feet, should the owner apply to the Historic District Commission and if it is constructed 200' back or more, would it not be considered to be in the district and therefore not be susceptible to the regulations?

A discussion was held among the Commissioners concerning the history of why the border was determined the way it was at the time the Historic District was enacted and how other new construction on this portion of Middletown Avenue has been managed in the past. There have been a couple of streets that have been constructed recently. Houses on those streets which fall within the 200' have been regulated and those that fall outside the 200' have not. The Commission felt that the town attorney should be consulted to get a definitive answer but based on past history, if the construction is not within the 200', the Commission has not regulated the construction.

Kristin e-mailed a preliminary plan from Comstock Ferre to the commissioners. The owner and manager met with Kristin for a preliminary overview of plans they are generating to change the hardscape of the property. She shared the plans with the Commission. The owner would like to eliminate as much blacktop as possible and plant as much green space as he can. There is no timeline yet as to when this plan will be applied for to go before the Commission.

Commissioner Courchaine raised a question regarding regulations and what steps to take regarding commissioners who consistently arrive at meetings late. Kristin responded that the time the commissioner arrives is noted in the minutes, attendance is recorded and kept track of by Kristin, and commissioners will recuse themselves from the Public Meeting portion of any application they were not present for during the Public Hearing.

Commissioner Courchaine also raised a question regarding the handbook and if any updates are required. In 2008 a sub-committee of the Commission was formed and some minor revisions were made at that time. The changes primarily consisted of changing from the Planning Department to the Building Department and changing the phone numbers from the Planning Department's phone number to the Building Department's phone number. These revisions have not been published because pictures must be imported into the document which Kristin is unable to accomplish with the current software. The intern for the town this summer will be able to work on this project for the Commission. Commissioner Garrey requested that the 2008 revisions be sent to the Commissioners

and that the Commissioners review the handbook by the first meeting of July. At that point, the Commission will decide if another revision and the creation of a sub-committee to perform the revision should be implemented.

**Correspondence**

None.

**ADJOURNMENT**

Upon motion by Commissioner Rell, seconded by Commissioner Ovia and a poll of the Commission, it was voted to ADJOURN the meeting at 8:20 PM.

Aye: Garrey, Rell, Maycock, Courchaine, Ovia

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

John Maycock  
Clerk