

The Wethersfield Historic District Commission held a Public Hearing on August 23, 2011 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Michael Rell, Vice Chairperson  
Bette Botticello, Clerk  
John Maycock  
Christine Greenblatt

Members Absent: Robert Garrey, Chairperson  
Mark Raymond, Alternate  
Lisa Wurzer, Alternate  
Susan Gillanders, Alternate

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

Commissioner Rell called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Botticello, Clerk, read the Legal Notice as it appeared in the *Rare Reminder* on August 11, 2011.

**APPLICATION NO. 3966-11.** Shireen and John Aforismo seeking to construct a 19' x 19' freestanding pergola at 185 Broad Street.

Shireen Aforismo of 185 Broad Street, and Gary Griswold, Contractor, appeared before the Commission. They would like to install a wood pergola, all white in color. A plot plan was submitted to show the location of the pergola and a design plan was also submitted. The posts will be 16' x 16' and will simulate the posts on the existing building. The top of the pergola will be 19' x 19'.

Commissioner Rell 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. 3967-11.** Cactus Design LLC seeking to construct a 20' x 20' one story addition on the rear of the property at 21 Robbinswood Drive.

Gary Vivian, Cactus Design, 43 Old Pewter Lane, appeared before the Commission. The owners would like to build a 20' x 21' one story addition on the rear of the house. It will be 12' 8" high and will go right under the existing ridgeline of the addition. They will keep the roof detailing the same. On the northwest elevation, there will be a corner board, but the wall will be flush. On the southeast elevation, it will be brought in 4" to define the existing from the new and will have a corner board. The fenestrations on the northwest are to mimic the fixed window on the side of the garage. There will be two Andersen Series 400 awning windows. On the southeast elevation, there will be three double-hung mulled windows similar to the existing. There is nothing on the northeast elevation. They might add stone to the bottom of the wall in the future, but for now it will be left blank. The foundation will be a slab on grade. It will match existing. The corner board will be all wood, the clapboard will be wood 4" exposure to match, the wood trim and window trim will match the existing. The windows be white all wood vinyl clad to match the existing. There will be gutters on the addition to match existing. Asphalt shingles will match existing.

Commissioner Rell 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. 3968-11.** Christopher Monroe seeking to reconfigure and replace doors on the barn at 351 Hartford Avenue.

Christopher Monroe, 351 Hartford Avenue, appeared before the Commission. He has an existing barn on the property that has fallen into disrepair. He would like to change the existing façade. Right now, on the left is a traditional overhead door and, in the middle, there is a traditional barn door that swings open. He would like to turn this into a 3-bay garage. He would like to use a Jeld-Wen wood composite door. The exterior is aluminum clad. He would like to use a pull handle and no strapping. There will be three distinct doors with dividers between them.

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

Gary Vivian, 43 Old Pewter Lane, spoke in favor of the application.

Commissioner Rell 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. 3969-11.** Daniel and Anna Purinton seeking to install a 24' round above ground pool with a 6' wood stockade fence at 43 Hart Street.

Daniel Purinton, 43 Hart Street, appeared before the Commission. He would like to install a 24' round above-ground pool behind his house. It will be located on the west side of the property. He will install basic 6' stockade fence panels behind the house, two panels on each side to hide the pool. The fence will have caps on the posts. There will be a straight line door in one panel that leads to the patio. He will use black thumb latch hardware. The pump and utilities will be located behind the house. The pool will have a standard locking ladder. There will be no deck around the pool.

Commissioner Rell 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. 3970-11.** Jessica Parchman seeking to replace the wood trim with Azek PVC trim boards, replace the wood garage door with a fiberglass door, and replace the wood cupola at 46 Broad Street.

Elizabeth Sadie, Mystic Restoration, Mystic, appeared before the Commission. The applicant would like to replace the existing wood cupola with a PVC cupola that matches the existing except it has a pig as the ornament and it is 2" or 3" wider than the existing cupola. She would like to replace all existing trim to match the style exactly except using Azek boarding instead of wood. Existing trim isn't wrapped in aluminum – it is wood. She would like to replace the garage door and all trim (windows and doors) and rake and corner boards. She has a standard 16 panel wood garage door now. She would like to replace with a steel or fiberglass door (Courtyard Collection). The arch over the garage door will be replaced with Azek. No gutters will be replaced. She will match all existing detail on the corner boards.

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

Paul and Lynne Strecker, 40 Broad Street, spoke in favor of the application via written correspondence dated August 18, 2011.

Commissioner Rell 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. 3971-11.** Paula Rubinow seeking to amend application number 3915-11 which amended application number 3880-10 to modify the design of the driveway at 271 Main Street.

Paula Rubinow, 271 Main Street, appeared before the Commission. She currently has a crushed stone driveway. A portion of the driveway was stipulated to be pavers and a portion to be black asphalt in a previous application. She would like to pave the entire driveway with black asphalt instead to make it easier to maintain. The ramp on the front addition is a combination of brick and pavers. She used bluestone to make a path on the property. There are big bluestones next to her private patio. There is a combination of brick and pavers around the flower bed in the back. The old part of her house where it connects to the addition is pavers. Having the first 150' of pavers will cause issues with shoveling.

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

George Oickle, 224 Clearfield Road, spoke in favor of the application.

Commissioner Rell 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. 3962-11.** Peter DeNegre and Juan Garcia seeking to install replacement windows at 527 Main Street. (Left open at the August 9, 2011 meeting. The last date to act is September 13, 2011.)

Peter DeNegre and Juan Garcia, 527 Main Street, appeared before the Commission. They would like to replace the existing wood windows. They would like to replace four basement windows on the sides of the house. The existing windows are four paneled and the new windows would be two paneled and would have ½ screens. They would also like to replace the main windows on the house. They would like to replace 13 windows – the front and the front sides. They currently have storm windows that they would like to remove. They would use Harvey Majesty windows in a 12/12 light pattern with a ½ screen. They will eventually do all 22 windows on the house. The windows on the back of the house have a 6/6 light pattern. The proposed basement windows are vinyl and the proposed windows for the house are vinyl clad. The proposed windows for the house will not fit flush in the current window frames and will need to be trimmed out.

Commissioner Rell 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 Greenblatt, and a poll of the Commission, it was voted to close the public hearing on all applications and open the public meeting.

Aye: Rell, Botticello, Maycock, Greenblatt

**APPLICATION NO. 3966-11.** Shireen and John Aforismo seeking to construct a 19' x 19' freestanding pergola at 185 Broad Street.

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

1. All material shall be wood.

Aye: Rell, Botticello, Maycock, Greenblatt

**Discussion**

Commissioner Maycock stated that this is a nice design and a nice pergola.

Commissioner Greenblatt stated that this will be a beautiful addition and it is hardly visible from the street.

**APPLICATION NO. 3967-11.** Cactus Design LLC seeking to construct a 20' x 20' one story addition on the rear of the property at 21 Robbinswood Drive.

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

**Discussion**

Commissioner Maycock stated this is another nice project/nice addition.

Commissioner Rell stated that this is a square addition with a lot of footprint. It was well presented.

Aye: Rell, Botticello, Maycock, Greenblatt

**APPLICATION NO. 3968-11.** Christopher Monroe seeking to reconfigure and replace doors on the barn at 351 Hartford Avenue.

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

**Discussion**

Commissioner Maycock stated that this is a nice design for a barn. It is set back pretty far.

Commissioner Rell stated that breaking up the doors will look great.

Commissioner Greenblatt stated that three pairs of doors will be beautiful.

Aye: Rell, Botticello, Maycock, Greenblatt

**APPLICATION NO. 3969-11.** Daniel and Anna Purinton seeking to install a 24' round above-ground pool with a 6' wood stockade fence at 43 Hart Street.

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

1. The good side of the fence shall face out towards the neighbors.
2. The gate shall be located on the west side and shall have standard black hinges.
3. The pool utilities shall be located at the back of the house and shall be as close as possible to the back of the house.

**Discussion**

Commissioner Maycock stated that the fencing will shield the pool.

Commissioner Rell stated that the stockade fence will blend right in.

Aye: Rell, Botticello, Maycock, Greenblatt

**APPLICATION NO. 3970-11.** Jessica Parchman seeking to replace the wood trim with Azek PVC trim boards, replace the wood garage door with a fiberglass door, and replace the wood cupola at 46 Broad Street.

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

1. All trim on the house shall be replaced with Azek trim board.
2. All existing wood trim details shall be replicated exactly in the artificial material.
3. The garage door shall be wood and paneled to match the existing.

**Discussion**

Commissioner Maycock stated that the cupola is fine.

Commissioner Botticello stated that the garage would look odd with two arches, one on the door and one on the frame. A wood solid panel door is the better choice.

Aye: Rell, Botticello, Maycock, Greenblatt

**APPLICATION NO. 3971-11.** Paula Rubinow seeking to amend application number 3915-11 which amended application number 3880-10 to modify the design of the driveway at 271 Main Street.

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

### **Discussion**

Commissioner Maycock stated that as far as pavers not being maintenance free and friendly, as long as they are installed properly, there should be no problem. Although stone driveways require more work to take care of, he is more concerned about the aesthetics of the property. He personally likes pavers for this application. Putting pavers to a certain point broke up the driveway nicely and kept the look that the Commission was looking for. Liquid asphalt with crushed stone is an option to consider. The Commission doesn't regulate private property, only commercial property. A plan was in place for this application and it keeps getting changed. In the Historic District, each property is based on its own merits – there is no precedence.

Commissioner Rell stated that he didn't think the Commission stipulated what type/color pavers had to be used. On this property, there could never be a precedence set since this application has been in front of them so many times with so many variables. He would like to get more accurate measurements and an aerial view to see where pavement ends and pavers would begin.

Commissioner Botticello stated that the Commission stipulated that the pavers shall match existing. The applicant stated that she didn't want a lot of different color pavers. This is a big application with a lot of changes.

Commissioner Greenblatt stated that she is concerned about the man from the Planning and Zoning Commission. He's never come in front of the Commission before, but he felt compelled to in this case. Would we be worried about precedence? Would we explore a shorter distance as some kind of a compromise or cost savings?

Aye: Rell, Botticello, Maycock, Greenblatt

**APPLICATION NO. 3962-11.** Peter DeNegre and Juan Garcia seeking to install replacement windows at 527 Main Street. (Left open at the August 9, 2011 meeting. The last date to act is September 13, 2011.)

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

### **Discussion**

Commissioner Maycock stated that this is a huge change for this house. The current 12/12 wood windows are original. It's a very historic house right at the heart of the cove and he would like to go down and look at it again. He knows the house very well. It's going to be a hard product for him to put in that house. The proposed vinyl clad material has been used successfully in other historic homes, but not in the heart of the district. He understands what the applicants are trying to do and he does sympathize, but it's a huge change.

Commissioner Rell stated that this is a prominent house. A 12/12 light pattern is a lot of muntins and grid patterns to see.

Commissioner Botticello stated that she agrees that this will change the look of the house drastically.

Aye: Rell, Botticello, Maycock, Greenblatt

**MINUTES OF AUGUST 9, 2011**

Upon motion by Commissioner Maycock, seconded by Commissioner Botticello and a poll of the Commission, it was voted to APPROVE the minutes of the August 9, 2011 meeting as submitted.

Aye: Rell, Botticello, Maycock

Abstain: Greenblatt

**OTHER BUSINESS**

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

Mark Kulmacz, 37 Old Pewter Lane, had questions regarding Application #3970-11. He then spoke in favor of the application.

**Report of the Historic District Coordinator**

None.

**Correspondence**

None.

**ADJOURNMENT**

Upon motion by Commissioner Maycock, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to ADJOURN the meeting at 9:17 PM.

Aye: Rell, Botticello, Maycock, Greenblatt

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Bette Botticello  
Clerk