

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
February 13, 2007**

The Wethersfield Historic District Commission held a Public Hearing on February 13, 2007 in the 1st Floor Conference Room at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Susan O'Brien, Chairperson
Vacek Miglus, Vice Chairperson
Robert Garrey
Bette Botticello, Alternate
Eric Hart, Alternate
John Maycock, Alternate

Members Absent:

Jennifer Wolf, Clerk
Gary McLeod

Also Present:

Kristin Stearley, Historic District Coordinator

Commissioner O'Brien, Chairperson, called the meeting to order at 7:30PM, and read the opening comments. Commissioner Hart, Acting Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on February 2, 2007.

APPLICATION NO. 3467-07. Dwight DeBow seeking to install a replacement window at 293 Middletown Avenue.

The applicant was not present at the hearing.

APPLICATION NO. 3468-07. Mark DiMattia seeking to construct a garage addition, install a shed in the rear yard and replace the front accent brick with stone at 456 Hartford Avenue.

Mark DiMattia of 456 Hartford Avenue appeared before the commission. A plot plan, elevations, and a picture of the house were provided.

The applicant explained that he wishes to add a bay to the existing one-bay garage. He also will be changing the pitch of the roof to an 8 and 12 pitch roof. The shingles will match the shingles on the house. Cornerboards, soffets, and k-style gutters will match the house. The window will be an existing wood window

One proposed garage door is a wood flat-panel door, which matches the existing door. An alternate door, which is a more expensive door, is an insulated steel door. A picture of a similar door was provided.

Mr. DiMattia explained that he is proposing to remove the existing accent brick and replace it with a dry-stack ledge stone. Samples were displayed.

The proposed shed will be 12 x 12 with a saltbox look. The siding will be made of T-111 stained grey. The shed will be 10' to 11' high. The roof will have the same shingles as on the house. The shed will be located at the back corner of the property, about 5' off each corner. The applicant indicated that the back of the property slopes down so the shed will have limited visibility.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application.

Two letters of support were read into the record. One letter was undated and was from Jim Arnold of 446 Hartford Avenue. The second letter was dated February 11, 2007 and was from Bruce Perone of 450 Hartford Avenue.

Commissioner O'Brien 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. 3465-07. Reinaldo Montalvo seeking to demolish the existing garage and replace it with a new garage the same size or larger at 16 Church Street (Tabled with the Hearing left open).

The applicant asked that the application be tabled once again since he was unable to attend the hearing.

APPLICATION NO. 3404-06. Scott & Laura Demoncada seeking to amend the approved Certificate of Appropriateness to add lighting, change the pitch on the roof and change the placement of windows for the new addition at 11 Oldham Road.

The contractor, Don Gove, of Gove Restoration at 82 Longvue Drive appeared before the commission on behalf of the applicants. He explained that during construction it was noted that the drawn plans called for the pitch of the roof to be 19'. Other issues with the drawings were noted making the plans inappropriate. These issues were noted after the house was opened. As a result the proposed changes to the Certificate of Appropriateness have already been done.

No drawings of the changes were provided. Mr. Gove explained to the commissioners the changes made to the original drawings. The change of the placement of windows occurred because a piece of furniture was purchased that will block the window, and because the window faces a troublesome neighbor.

Commissioner O'Brien noted that Mr. Gove had appeared before the commission a number of times and understands the process. She asked Mr. Gove why he did not ask for an amendment to the Certificate of Appropriateness before the changes were made. Mr. Gove explained that the house was open and needed to be closed as soon as possible. He indicated that perhaps he should have reviewed the plans more closely before construction began. Kristin Stearley reiterated the procedure that the proposed changes should have been presented to the commission before the changes were actually made.

Mr. Gove also noted that the original plans did not have lights in the back of the house even though there is a patio in that location. He stated that the homeowners wish to add lights at this time.

Commissioner O'Brien 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. 3462-07. Barbara Fabian seeking to amend the approved Certificate of Appropriateness to enlarge the approved sign at 263 Main Street.

Barbara and Richard Fabian of 16 Lakeview Drive, West Hartford appeared before the commission. They submitted a sample of the proposed signs, which will say "Sit 'n Knit Too" with a logo. The signs will be cream with black lettering.

The proposal still calls for two signs. One sign will be on a post and will be 34" x 32". The amendment calls for the sign on the building to be 54" x 4' and to match the sign on the post.

Commissioner O'Brien 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.

Upon motion by Commissioner Garrey, and seconded by Commissioner Miglus and a poll of the Commission, it was voted to close the public hearing on the discussed applications, except application 3465-07, and to open the public meeting on those applications.

Aye: Botticello, Garrey, Hart, Miglus, O'Brien

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC MEETING
February 13, 2007**

APPLICATION NO. 3467-07. Dwight DeBow seeking to install a replacement window at 293 Middletown Avenue.

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

Discussion

Aye: Botticello, Garrey, Hart, Miglus, O'Brien

APPLICATION NO. 3468-07. Mark DiMattia seeking to construct a garage addition, install a shed in the rear yard and replace the front accent brick with stone at 456 Hartford Avenue.

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

Discussion

Commissioner Miglus indicated that the garage is a natural extension of the house. Although the flat-panel garage doors are appropriate, he indicated the more expensive door would add a certain elegance to the house.

Commissioner Miglus stated he would not chose the proposed stone, but said the choice went well with the style of the house. Commissioner Garrey stated he has seen the same stone used successfully in other projects, and felt it was appropriate in this project and matches the lines of the house.

Aye: Botticello, Garrey, Hart, Miglus, O'Brien

APPLICATION NO. 3404-06. Scott & Laura Demoncada seeking to amend the approved Certificate of Appropriateness to add lighting, change the pitch on the roof and change the placement of windows for the new addition at 11 Oldham Road.

Upon motion by Commissioner Garrey, seconded by Commissioner Hart and a poll of the Commission, it was voted to APPROVE the request for an amendment as submitted.

Discussion

Commissioner Garrey indicated that ideally the changes should have been brought to the commission sooner, but he sympathized with the fact that the house had to be closed as soon as possible. Seeing the design actually built, he does not feel there are issues with the design. He also noted that there is limited visibility.

Commissioner Miglus agreed that visibility is primarily from Main Street and through backyards, but he expressed a concern that no new drawings were provided. He indicated he would feel more comfortable with more detailed documentation. Commissioner O'Brien agreed that new drawings are preferable. Commissioner Garrey agreed, but indicated that at this time the building is up. He noted that nothing is more representative of what the building is going to look like than the actual building.

Commissioner O'Brien noted that a contractor who should know better did not follow the proper procedures. Commissioner Hart indicated that there were two issues to consider. One was the issue of the procedures not being followed, and the other was the appropriateness of the changes to the plans. He suggested that perhaps there should be procedures for "emergency" meetings. Otherwise, he does not have concerns about the proposed changes to the

construction plans.

Aye: Botticello, Garrey, Hart, Miglus Nay: O'Brien

APPLICATION NO. 3462-07. Barbara Fabian seeking to amend the approved Certificate of Appropriateness to enlarge the approved sign at 263 Main Street.

Upon motion by Commissioner Miglus, seconded by Commissioner Garrey and a poll of the Commission, it was voted to APPROVE the request for an amendment as submitted.

Discussion

Commissioner Miglus noted that the design of the sign was appropriate.

Aye: Botticello, Garrey, Hart, Miglus, O'Brien

APPROVAL OF MINUTES OF: January 23, 2007

Upon motion by Commissioner Miglus [the minutes of the January 23, 2007 meeting](#) were approved without objection.

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

Kristin Stearley called an agenda item for discussion purposes only. She advised the commissioners that the Comstock project would be on the agenda for the February 27, 2007 HDC meeting. In preparation for that meeting, she presented elevations of the project for review. Some of the comments made by commissioners included:

- Concern that the design is similar to what had already been presented. The design is more Victorian than Colonial. Lights and cupolas have a Victorian look.
- Quite a bit of asphalt on the roof is visible.
- Demolition of any existing structures is a concern. The builders have indicated that they cannot accommodate the proposed interior space in existing buildings.
- Concerns were expressed about massing.
- Building 4 needs more traditional windows in the front rather than commercial windows.

It was suggested that a visit to the site would help in visualizing the project. Commissioners asked Ms. Stearley to advise the applicants that a plot plan and cutsheets for the windows and doors should be presented at the hearing.

CORRESPONDENCE

None.

EXECUTIVE SESSION

Upon motion by Commissioner Garrey, seconded by Commissioner Botticello and a poll of the Commission, it was voted to go into Executive Session at 9:04PM to discuss legal issues.

Aye: Botticello, Garrey, Hart, Miglus, O'Brien

Upon motion by Commissioner Miglus, seconded by Commissioner Garrey and a poll of the Commission, it was voted to leave Executive Session at 9:20PM.

Aye: Botticello, Garrey, Hart, Miglus, O'Brien

ADJOURNMENT

Upon motion by Commissioner Miglus and seconded by Commissioner Garrey and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 9:20PM.

Aye: Botticello, Garrey, Hart, Miglus, O'Brien

Respectfully Submitted

TOWN OF WETHERSFIELD

HISTORIC DISTRICT COMMISSION

Eric Hart

Clerk Pro Tem