

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
June 26, 2007**

The Wethersfield Historic District Commission held a Public Hearing on June 26, 2007 in the 1st Floor Town Manager's Conference Room at Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Vacek Miglus, Vice Chairperson
Jennifer Wolf, Clerk
Gary McLeod
Eric Hart, Alternate (arrived at 7:42PM)
John Maycock, Alternate

Members Absent:

Susan O'Brien, Chairperson
Robert Garrey
Bette Botticello, Alternate

Also Present:

Kristin Stearley, Historic District Coordinator

Commissioner Wolf, Clerk, called the meeting to order at 7:32PM, and read the opening comments. Commissioner McLeod read the legal notice as it appeared in *The Hartford Courant* on June 20, 2007.

APPLICATION NO. 3494-07. Charles Flynn seeking to install an above ground pool at 19 Willard Street.

Charles Flynn of 19 Willard Street appeared before the commission. He indicated that he wishes to install a 24" round above ground pool at the rear of the property.

Commissioner Wolf clarified that the pool has already been installed. Pictures of the installed pool were provided as well as photos of other above ground pools in the neighborhood. Mr. Flynn stated that last year he was advised by the building department to go before the HDC for approval of a fence. After the fence was approved and installed, he installed the pool. It was at that time that he was advised that he needed approval to install the pool. He stated that when he appeared before the HDC for approval of the fence, he mentioned that he wanted to install a pool as well. The reason for the fence was to block the view of the pool. He asked why he was not advised at that time that he needed approval for the pool as well.

Commissioner Wolf advised the applicant that no mention of a pool was made at the hearing for approval of the fence. She stated she would have clearly recalled mention of the pool since she has never voted to approve an above ground pool in the district.

Photographs of the fence installed on the east and west sides of the house were provided. The applicant was asked whether the posts would be trimmed. He advised they would.

Commissioner Miglus asked whether ladders and other peripherals would be visible. Mr. Flynn stated that the only thing that may be visible is the deck. The ladder will be on the east side of the pool.

A gate will go across the driveway. The gate will match the fence.

Mr. Flynn mentioned that when the fence was approved by the HDC, there was a stipulation that plantings be put in front of the central air conditioning unit to hide it. He advised the commission that he would not recommend plantings near the unit because they would cause a fire hazard.

Commissioners Wolf and Miglus responded that a hazard would be created depending on how close the plantings are placed to the unit.

Commissioner Wolf asked whether there was anyone else wishing to speak in favor or in opposition to the application. There being no one, this portion of the hearing was closed.

APPLICATION NO. 3495-07. Carol Kober-Narciss seeking to 1) install a 4' iron fence along property bordering the railway (approx. 200'), 2) install a 10' gazebo in front of the building, and 3) replace the side glass doors with wooden/glass doors at 7 Railroad Place.

Carol Kober-Narciss of 34 Griswold Road appeared before the commission.

The applicant explained that she wishes to install a round gazebo that measures 10' in diameter. She noted the area in front of the building where the gazebo will be placed. However, it has just been brought to her attention that a sewer line runs through the area. In order to comply with zoning guidelines, the size of the gazebo may have to be reduced to 8'. A picture of the proposed gazebo was provided. It will be 10' high to the bottom of the cupola.

A flat iron fence is planned. The fence is required by the state and must be 12' from the center of the railroad tracks. The proposed fence will be 200' long and 4' high.

The current glass doors off the ramp will be replaced with a door that will have glass on top and wood panels on the lower half. Ms. Kober-Narciss explained that the ramp may have to be moved as well because of the existing sewer line.

Commissioner Wolf asked whether there was anyone else wishing to speak in favor or in opposition to the application. There being no one, this portion of the hearing was closed.

APPLICATION NO. 3496-07. Taylor Lane Association seeking to replace the existing fence at 10-24 Taylor Lane.

The following association members appeared before the commission:

- Mary McKeogh, President, 20 Taylor Lane,
- Michael Tavernier, Recording Secretary, 10 Taylor Lane, and
- Tim Boardman, 22 Taylor Lane.

The current fence is in disrepair and sections have fallen. The association would like to replace the current fence with either a vinyl or cedar fence. The current fence is a French Gothic style. The proposed fence will be more traditional. The proposed fence will be 4' high. A wooden fence would be left natural, and not painted white.

Commissioner Miglus mentioned that fences are approved with the "good" side facing the neighbors. Considering the location of the fence and its visibility, he asked whether consideration had been given to installing a fence that is "good" on both sides. He was advised that the association had not given such a fence consideration, but would. Commissioner Miglus stated the commission would probably approve some fence, if the association wishes to install a different fence, the association should contact Kristin Stearley. A change to the approved style may be dealt with through an amendment.

Commissioner Wolf asked whether there was anyone else wishing to speak in favor or in opposition to the application. There being no one, this portion of the hearing was closed.

APPLICATION NO. 3497-07. Merritt Baldwin seeking to install an awning for the side door facing Spring Street at 225 Spring Street.

Merritt Baldwin of 30 Jordan Lane appeared before the commission. A plot plan and picture of the awning were provided. The proposed awning will be dark green. The building's address will be written on the face of the awning, and will provide protection at that entrance.

Commissioner Wolf asked whether there was anyone else wishing to speak in favor or in opposition to the application. There being no one, this portion of the hearing was closed.

APPLICATION NO. 3498-07. James and Karen Memmott seeking to amend Application # 3470-07 to change the approved siding from stucco to cedar shakes at 14 Dorchester Road.

Karen and Jim Memmott of 14 Dorchester Road appeared before the commission.

Pictures of the house and of a model of the addition were provided. The applicants explained that they wish to side the addition with cedar shakes rather than with stucco. The shakes will have an 8" face to match the clapboard on the house. The shakes will be light grey.

Commissioner Miglus suggested applying the shakes so that they meet the top and bottom of the windows.

Commissioner Wolf asked whether there was anyone else wishing to speak in favor or in opposition to the application. There being no one, this portion of the hearing was closed.

APPLICATION NO. 3491-07. The Spicy Green Bean Deli seeking to install a new sign at 285 Main Street (Tabled from the June 12, 2007 meeting).

The applicant did not appear before the commission, nor did they contact Kristin Stearley to indicate whether they would appear.

Ms. Stearley reported that the current sign has been painted over and new lettering put on the sign. Commissioner Wolf suggested that the applicant include with the application a photograph of the new sign with a note confirming the dimensions of the sign.

Upon motion by Commissioner Hart, and seconded by Commissioner Maycock and a poll of the Commission, it was voted to close the public hearing on the discussed applications and to open the public meeting on those applications.

Aye: Hart, Maycock, McLeod, Miglus, Wolf

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- **APPLICATION NO. 3494-07.** Charles Flynn seeking to install an above ground pool at 19 Willard Street.
- Upon motion by Commissioner Miglus, seconded by Commissioner Maycock and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:
 - There shall be a fence to obscure the pool view from any public way.
 - There shall be a gate across the driveway to match the fence.

Discussion

Commissioner Miglus stated the fence is not inappropriate for the property and is of a scale that fits the house reasonably well. The stipulation to block the pool is important to keep the pool from being visible. Commissioner Wolf disagreed saying the pool can be seen from the public way despite the fence. She also restated her position that above ground pools are inappropriate in the district.

Aye: Hart, Maycock, McLeod, Miglus Nay: Wolf

APPLICATION NO. 3495-07. Carol Kober-Narciss seeking to 1) install a 4' iron fence along property bordering the

railway (approx. 200'), 2) install a 10' gazebo in front of the building, and 3) replace the side glass doors with wooden/glass doors at 7 Railroad Place.

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

- The gazebo shall be located to the south of the parking area.

Discussion

Commissioner Miglus indicated that the fence and proposed door are appropriate and will work well with the property and district. Commissioner Hart stated the gazebo will also work well on the property.

Aye: Hart, Maycock, McLeod, Miglus, Wolf

APPLICATION NO. 3496-07. Taylor Lane Association seeking to replace the existing fence at 10-24 Taylor Lane.

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

- The fence shall be of wood material.

Discussion

Commissioner Hart suggested that Kristin Stearley contact the neighbor to discuss the shed on that property. Commissioner Wolf indicated that it sounded as though the applicant may have already worked out an arrangement with the neighbor.

Aye: Hart, Maycock, McLeod, Miglus, Wolf

APPLICATION NO. 3497-07. Merritt Baldwin seeking to install an awning for the side door facing Spring Street at 225 Spring Street.

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

Discussion

Commissioners Maycock and Wolf agreed that the awning would be a good addition to the building.

Aye: Hart, Maycock, McLeod, Miglus, Wolf

APPLICATION NO. 3498-07. James and Karen Memmott seeking to amend Application # 3470-07 to change the approved siding from stucco to cedar shakes at 14 Dorchester Road.

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

- Shingles shall be 8" exposure to the weather.

Discussion

Aye: Hart, Maycock, McLeod, Miglus, Wolf

APPROVAL OF MINUTES OF: June 12, 2007

Upon motion by Commissioner Miglus [the minutes of the June 12, 2007 meeting](#).

OTHER BUSINESS

Public comments on general matters of the Historic District

Chris Hayes of 95 Garden Street appeared before the commission. He is planning to replace a current picket and stockade fence with a post and rail fence and asked how the application should be presented to the commission. He was advised of the items that should be included with the application.

Billye Logan of 318 Hartford Avenue appeared before the commission to publicly thank Commissioner Miglus for his years of service to the commission.

Report of the Historic District Coordinator

Kristin Stearley reported on the repairs of the porch and rails at 223 Garden Street.

Ms. Stearley reported that Robert Smart has withdrawn the pre-application he filed and that was included on the addendum to the agenda.

CORRESPONDENCE

None.

ADJOURNMENT

Upon motion by Commissioner McLeod and seconded by Commissioner Maycock and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 8:28PM.

Aye: Hart, Maycock, McLeod, Miglus, Wolf

Respectfully Submitted
TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Jennifer Wolf
Clerk