

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
September 11, 2007**

The Wethersfield Historic District Commission held a Public Hearing on September 11, 2007 in the 1st Floor Conference Room at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Susan O'Brien, Chairperson
Robert Garrey
John Maycock
Gary McLeod
Eric Hart, Alternate
Mark Raymond, Alternate

Members Absent:

Bette Botticello, Alternate

Also Present:

Kristin Stearley, Historic District Coordinator

Commissioner O'Brien, Chairperson, called the meeting to order at 7:03PM, and read the opening comments. Commissioner Maycock read the Legal Notice as it appeared in the Hartford Courant on August 31, 2007.

APPLICATION NO. 3511-07. Michael Yeske seeking to install a shed in the rear yard at 323 Garden Street.

Michael Yeske of 323 Garden Street appeared before the commission. A plot plan was provided. He explained that he wishes to build a shed in the back of the property. The shed will be located approximately 6' from the back of the property and 5' from the next door neighbor.

The shed will measure 12' x 20' and be an A-frame design. The roof will match the roof line on the house. Siding will be T-11. The door will be garage-style and face Garden Street. The description of the shed did not specify the material the door was made of. There are no windows. The height of the shed is 9'9" to the top of the roof line.

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. 3512-07. State of Conn. Department of Motor Vehicle seeking to install fencing along the east property line at 60 State Street.

Fred Bove of 147 Highland Street Wethersfield appeared before the commission on behalf of the applicant. He explained that some of the neighbors had contacted the town requesting that a fence be installed along the property line.

The proposed fence will be installed approximately 110' from the back of the adjoining neighbor's house. The proposed fence will be a 6' stockade fence made of pressure treated pine. The good side of the fence will face the neighbor. Pictures of a similar fence were provided.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. Cindy Hughes of 14 Meggat Park appeared before the commission and spoke in favor of the application.

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. 3513-07. Christa Sywenkyj seeking to replace the garage door at 28 Deerfield Road.

Christa Sywenkyj of 769 Ridge Road appeared before the commission. She provided pictures of the door, which has already been installed. She stated that there are three other doors in the neighbor of the same style and type. Her house is a contemporary ranch with vinyl siding, and aluminum trim and doors. The garage door was installed quickly because the automatic door opener was malfunctioning, and the installer was available to do the installation immediately. When asked why she did not appear before the commission before the door was installed, she stated that she has appeared before the commission before and feels the process for getting approval would have taken long.

The door is a Colonial garage panel style with no windows.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. Carol Szymanski of 18 Meggat Park appeared before the commission to speak in favor of the application.

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. 3514-07. ChiroWorks, Dr. Doug Stranko seeking to install a new sign at 280 Main Street.

A letter from the applicant was read into the record. He stated he would not be able to attend the hearing, and asked that his application be tabled until the meeting on September 25.

APPLICATION NO. 3515-07. Todd Murphy seeking to install 20 replacement windows at 41 Woodland Street.

Todd Murphy of 41 Woodland Street appeared before the commission. Also appearing was the contractor, Herman Luhrs. He represented Infinity Windows at 20 Jefferson Avenue, Suite 3, West Hartford.

Mr. Murphy explained that the proposed windows are a new product. They will replace 20 existing windows on the main part of the house, which are 6/1 with the exception of one window which has a round top. The proposed windows are Marvin Infinity windows made of fiberglass with simulated divided lights. The windows will match in design the windows installed on the addition. Those windows are aluminum clad.

A sample of the proposed window was displayed. Mr. Luhrs described the window as having interior and exterior applied grills with a spacer bar. The window has a mitered seam with an insert and a 45 degree bevel. The fiberglass can be painted. The window includes a full screen.

Commissioner O'Brien asked how the window with the round top would be replaced. The applicant explained that the bottom part would be replaced with the proposed window, and the top would be replaced with a top of a similar design as presently exists. The proposed design was displayed.

Commissioner O'Brien asked whether the muntins were the same size as currently exists. Mr. Luhrs stated the proposed windows are a bit smaller than the existing windows, but the muntins will be proportional to the existing. The muntins on the proposed window are 7/8".

Commissioner Garrey asked whether the proposed window was a sash kit or a full replacement window. Mr. Luhrs confirmed that the windows are a full replacement window. Nothing on the exterior of the house will be disturbed.

Commissioner Hart noted that the window with the round top appeared to be 8/1. The applicant confirmed that the window is 8/1, and will be replaced with an 8/1 window.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. Cynthia Therran of 45 Woodland Street appeared before the commission to speak in favor of the application.

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. 3516-07. William P. Curtin seeking to install new doors and shutters at 29 Harmund Place.

William Curtin of 29 Harmund Place appeared before the commission. Also appearing was Joseph Altieri of 46 Thornbush.

The applicant wishes to install a wood door in the front and side of the house. The same style and type of door will be used in both locations. The proposed door has fewer lights than the existing doors.

The current shutters are wood. The applicant wishes to replace them with acrylic vinyl shutters. Commissioner Hart asked whether the applicant had considered removing the shutters from the house. The applicant stated he had not.

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. 3517-07. Gayle Pollick and Spencer Mahar seeking to construct a 11' x 30' addition with deck in the rear and add portico's on the front and side of the house at 26 Willard Street.

Gayle Pollick of 26 Willard Street appeared before the commission. She provided the construction plans and elevations. The location of the addition is visible from the Hanmer school property.

The addition will be 11' from the existing back wall. Existing window, awning, and stairs will be removed. Siding will match the existing. Windows will be Marvin Integrity with simulated divided lights. The windows will be 6/6 to match the existing windows on the side of the house. There will be a long window to provide light in the kitchen. The window is 80" x 16" in size, and will be made of acrylic or glass clear wave blocks.

The deck floor and railings will be made of pressure treated red cedar. The railings will be spindles between two boards and a toe kick. Three columns are proposed, which will be made of MHD.

A wood door is proposed with different light divisions than currently exists. A picture of the proposed door was presented. A sliding door is also proposed. It will be fiberglass French-style with 15 lights.

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. 3518-07. Michael DiPiano seeking to install signage, landscaping and lighting at 222 Main Street.

Michael DiPiano of 506 Prospect Avenue Hartford appeared before the commission. Also appearing was Roger DiPiano of 46 Sequin Street Newington. The applicant is opening a restaurant at the Standish House located at 222 Main Street.

Roger DiPiano stated that although landscaping and lighting were listed on the application, he is prepared to finalize plans only for the signs. Packets were distributed to commissioners. There will be large signs in the front of the building and on the Marsh Street side. Signs will be visible from the street. A smaller placard will be placed on the front of the building giving credit to the Standish House itself.

The large sign on the front of the building will have black background with gold leaf carved lettering. The sign would be made of foam and measure 18" high and 12' long. Lettering will be 12" high.

The sign on Marsh Street will be 42" wide and 60" high. The sign will be on the same stand as currently exists. The sign will be white with black lettering. The sign on the front of the building will be similar, but will be 24" x 36".

Landscaping thus far has consisted of clean-up and de-weeding. The beds currently have a lot of plantings. Seasonal flowers may be planted. No changes are planned for the outside of the property such as the patio, railings, walkways,

parking lot, or back ramp.

The lighting in the back will be softened, but no decision has been made on the type of lighting that will be installed. There is a lamp in the back of the building which will be changed to bring the look more in keeping with the historic nature of the building.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. Lisa Mackler of 54 Main Street appeared before the commission to speak in favor of the application.

Doug Shipman of 448 Main Street South Glastonbury appeared before the commission to speak in favor of the application. He is the Director of the Wethersfield Historical Society, which leases the building from the town and in turn subleases to a restaurateur. He stated the Wethersfield Historical Society endorses the changes to the building that the applicant is proposing.

Billye Logan of 318 Hartford Avenue appeared before the commission to speak in favor of the application.

Ken Sokolowski of 79 Main Street appeared before the commission to ask whether the commission had seen the proposed plan before the meeting. Commissioner O'Brien stated the commission had not seen the plans previously. Dr. Sokolowski stated that the fact that the public was not able to review the plans prior to the meeting may be a legal issue. Commissioner O'Brien stated that the commission was not prepared to discuss that matter and asked whether Dr. Sokolowski wished to comment about the application, or wait until a later time. He indicated he was not commenting on the application.

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. 3519-07. John and Billye Logan seeking to replace rotted trim board on house, barn and garage with Aztek painted to match original color at 318 Hartford Avenue.

Billye Logan of 318 Hartford Avenue appeared before the commission. She stated that she wishes to replace all rotting flat stock. All boards will be painted to match the original color prior to installation.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. Ken Sokolowski of 79 Main Street appeared before the commission. He stated he tried to research the "aztek" product that is being proposed and could not find any information on its use in construction. He was advised that the product was misspelled on the agenda. The correct spelling is "azek". Dr. Sokolowski asked whether the product was spelled incorrectly on the legal notice as well. Commissioner O'Brien confirmed that the word was misspelled on the legal notice, but the spelling on the legal notice and on the agenda matched that on the application. Dr. Sokolowski stated he had no other comment except to say that the commission "should get it right". Commissioner O'Brien apologized for the error.

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. 3502-07. Dwight DeBow seeking to replace the window sash and some replacement windows at 293 Middletown Avenue (Tabled from July 10, 2007, July 24, 2007 and August 14, 2007 meetings - Last date to act on is September 11, 2007).

The applicant sent a letter to the commission stating that he was withdrawing his application.

APPLICATION NO. 3509-07. Elizabeth Krystopa seeking to remove the front and back porches and replace them and place a façade around the front door at 432 Middletown Avenue (Tabled from August 14, 2007 meetings - Last date to act on is October 11, 2007).

Ted and Elizabeth Krystopa of 432 Middletown Avenue appeared before the commission.

Ms. Krystopa explained that she wishes to tear down the porch on the Middletown Avenue side of the house and replace it with a portico. A picture of the portico was given to the commissioners. The columns will match the existing columns on the porch on the Casey Lane side of the house. Drawings of the proposed column design were provided. Drawings of the railings and lattice for the porch on the Casey Lane side were also provided.

Aluminum siding will be replaced to match the existing. The door on the Middletown Avenue side will be replaced with a 6-panel wood door to match the existing door. Aluminum shutters will be installed on the Casey Lane side to match existing shutters. No windows will be replaced.

The dimensions and roof line of the new porch on the Casey Lane side are the same as existing.

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. 3510-07. Lisa Mackler seeking to install a 6 ft fence for one side of property only from rear of garage to mid-house at 54 Main Street (Tabled from August 14, 2007 meetings - Last date to act on is October 11, 2007).

Commissioner Garrey recused himself from the discussion of this application.

Lisa Mackler of 54 Main Street appeared before the commission. She explained that she wishes to install a cedar stockade fence that will be 56' feet long. The fence will transition to 4' at both ends. The good side of the fence will face the neighbors. She wishes to install the fence to block out the neighbor's dogs' barking.

The applicant noted the location of the proposed fence on the plot plan.

The proposed fence will be installed on the property line. It will be installed next to the neighbor's fence, which is installed inside their property line. Commissioner McLeod asked what the distance would be between the two fences. The applicant stated the distance would be approximately 6 inches.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. Kathleen and Paul Landers of 58 Main Street appeared before the commission. They are the next door neighbors. They asked to see the proposed location of the fence. Commissioner Maycock explained where the fence would be located. They expressed concern about the location of the proposed fence in relation to their existing fence, and about the look of the two fences side by side.

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 Maycock, and seconded by Commissioner Garrey 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: Garrey, Hart, Maycock, McLeod, O'Brien

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC MEETING
September 11, 2007**

APPLICATION NO. 3511-07. Michael Yeske seeking to install a shed in the rear yard at 323 Garden Street.

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

- Door shall be made of wood.

Discussion

Commissioner Garrey indicated that the shed was appropriate. Commissioner O'Brien agreed.

Aye: Garrey, Hart, Maycock, McLeod, O'Brien

APPLICATION NO. 3512-07. State of Conn. Department of Motor Vehicle seeking to install fencing along the east property line at 60 State Street.

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

Discussion

Commissioner O'Brien stated the fence was appropriate, and helped block the view of the maintenance garage.

Aye: Garrey, Hart, Maycock, McLeod, O'Brien

APPLICATION NO. 3513-07. Christa Sywenkyj seeking to replace the garage door at 28 Deerfield Road.

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

Discussion

Commissioner Hart noted that the garage door replicates the previous door, and fits in well with the style of the house.

Aye: Garrey, Hart, Maycock, McLeod, O'Brien

APPLICATION NO. 3514-07. ChiroWorks, Dr. Doug Stranko seeking to install a new sign at 280 Main Street.

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

Discussion

Aye: Garrey, Hart, Maycock, McLeod, O'Brien

APPLICATION NO. 3515-07. Todd Murphy seeking to install 20 replacement windows at 41 Woodland Street.

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

- Side window shall be 8/1 of equal sash sizes.

Discussion

Commissioner O'Brien expressed concern about losing the 1/2 window on top. Commissioner Garrey stated he did not feel the window was such a loss when the proposed window is a good replication of the 1/2 round feature. He stated that currently there is a storm window of equal sashes covering a window of unequal sashes. The proposed window will improve the look of the window.

Aye: Garrey, Hart, Maycock, McLeod, O'Brien

APPLICATION NO. 3516-07. William P. Curtin seeking to install new doors and shutters at 29 Harmund Place.

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

- House shall have no shutters.

Discussion

Commissioner Garrey noted that the proposed shutters do not replicate the existing shutters. Therefore, it would be more appropriate to have no shutters at all.

Aye: Garrey, Hart, Maycock, McLeod, O'Brien

APPLICATION NO. 3517-07. Gayle Pollick and Spencer Mahar seeking to construct a 11' x 30' addition with deck in the rear and add portico's on the front and side of the house at 26 Willard Street.

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

- Glass block windows are the clear wave style.
- The remaining windows being added are 6/6 Marvin Integrity windows with muntins on the exterior.
- The slider shall be French style with 15 lights per slider.
- Roof trim to match existing.

Discussion

Commissioner Hart stated that the change to the house is appropriate. Commissioner Maycock agreed saying that the house does not currently seem to fit in the neighborhood. The proposed changes will improve the look of the house.

Aye: Garrey, Hart, Maycock, McLeod, O'Brien

APPLICATION NO. 3518-07. Michael DiPiano seeking to install signage, landscaping and lighting at 222 Main Street.

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

- There shall be no change to lighting.

Discussion

Commissioner Hart stated the applicant took great care in selecting the signage, and it is appropriate for the location.

Aye: Garrey, Hart, Maycock, McLeod, O'Brien

APPLICATION NO. 3519-07. John and Billye Logan seeking to replace rotted trim board on house, barn and garage with Aztek painted to match original color at 318 Hartford Avenue.

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

Aye: Garrey, Hart, Maycock, McLeod, O'Brien

APPLICATION NO. 3509-07. Elizabeth Krystopa seeking to remove the front and back porches and replace them and place a façade around the front door at 432 Middletown Avenue (Tabled from August 14, 2007 meetings - Last date to act on is October 11, 2007).

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

- Entrance on Middletown Avenue shall have a portico 4' x 5' with turned columns and 6-panel wood door.
- The entrance door on Middletown Avenue shall be designed per picture submitted.
- The Casey Lane porch shall be constructed of wood with turned columns and square ballustrades and a 36" railing with toe kick.
- All windows shall have shutters to match existing.
- Casey Lane porch floor shall be boxed square lattice.

Discussion

Commissioner Garrey stated that the changes to the house are appropriate to the style of the house.

Aye: Garrey, Hart, Maycock, McLeod Abst: O'Brien

APPLICATION NO. 3510-07. Lisa Mackler seeking to install a 6 ft fence for one side of property only from rear of garage to mid-house at 54 Main Street (Tabled from August 14, 2007 meetings - Last date to act on is October 11, 2007).

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

Discussion

Commissioner Maycock indicated that he had a problem with having two fences back-to-back. He noted that maintenance of the area between the fences would be extremely difficult. Commissioner Hart agreed stating it was even more awkward having two fences of different designs that close together. Commissioner McLeod agreed that the two fences that close together would not look appropriate from the street.

Aye: Hart, Maycock, McLeod Abst: O'Brien

APPROVAL OF MINUTES OF: August 14, 2007

Upon motion by Commissioner Hart [the minutes of the August 14, 2007 meeting](#) were approved without objection.

OTHER BUSINESS

Election of Officers of the Commission

Commissioner O'Brien suggested that the election of officers be postponed until all vacancies on the commission were filled. Commissioners agreed.

Application procedures - Site Visits

Most of the commissioners had not had an opportunity to review the proposed procedure. Commissioner O'Brien suggested a review of the procedures be postponed until the next meeting.

Public comments on general matters of the Historic District

Ray Komorowski representing Renew By Andersen Windows on 719 Silas Deane Highway appeared before the commission to discuss the types of products sold at the business. He stated that Peter Gillespie had told him that the HDC was having difficulty finding windows to meet its required specifications.

Ken Sokolowski of 79 Main Street appeared before the commission. He stated he was not allowed time to review application 3518-07 and to comment when the commission asked whether there was any public comment on that application. He stated that neither he nor anyone from public could have reviewed the material submitted with the application beforehand since it had only just been submitted at the meeting. He suggested that the HDC not accept any application that is not complete. All incomplete applications should be tabled. This will ensure the public has the opportunity to review all documentation in order to comment on an application at the hearing.

Dr. Sokolowski expressed concern that the commission had "approved as submitted" application 3519-07 with the error in the proposed product that would be used. He stated the commission approved the use of "aztek", which he was unable to find any information about. He stated the agenda listed the incorrect product as well, which in turn did not allow the public the ability to properly review the application.

Dr. Sokolowski restated that he was not allowed time to review the materials pertaining to application 3518-07 so that he could comment on the application. However, the neighbors asking to review application 3510-07 were provided the information they requested and were allowed to comment. Dr. Sokolowski stated the treatment he received was dissimilar. He stated that a double standard had been used.

Dr. Sokolowski asked for a copy of the procedures for Site Visits. Kristin Stearley stated the procedures were still a staff report and not ready for release to the public. Dr. Sokolowski asked that he receive a copy once it is no longer a staff report.

Billye Logan of 318 Hartford Avenue appeared before the commission. She apologized to the commission for the error she made on her application by misspelling "azek". She stated that those who know her know she is a poor speller and dyslexic, and now those facts are public information. She stated she would gladly resubmit another application with the "azek" spelled correctly.

Ms. Logan discussed the poor condition of the Masonic Temple. The building has graffiti, and broken and boarded-up windows. The building should be secured to avoid any unauthorized use of the structure. She stated the building is in the Historic District, and needs to be addressed by the commission. Ms. Stearley mentioned that town officials are working on the issue, but she does not know what is currently being done.

Carol Szymanski of 18 Meggat Part appeared before the commission and asked for a copy of the procedures for Site Visits. Ms. Stearley reminded her that the procedures are still a staff report and not ready for release to the public. Ms. Szymanski asked that Ms. Stearley ask for a legal opinion from the town's attorney. Ms. Stearley stated she would.

Report of the Historic District Coordinator

Kristin Stearley stated that the porch on the 3-family house on Main Street is almost complete. She continues to work with the homeowners at 32 Hartford Avenue and on Church Street regarding the replacement of windows.

The house at 299 Middletown Avenue is on the blight list and may have to be demolished. Brian O'Connor will keep Ms. Stearley advised of this matter.

Beginning in October, meetings cannot be held at Town Hall for a period of at least nine months. Ms. Stearley reported that she is looking for a location where future HDC meetings can be held on a consistent basis.

There has been a change to the location of the CT Trust seminar on September 24. Those who expressed an interest in attending have been notified of the new location.

Ms. Stearley noted that to the best of her knowledge all public interest in the evening's HDC meeting agenda, as well as all meeting agendas, has been satisfied prior to the meeting. Commissioner O'Brien stated she knew Ms. Stearley took that responsibility very seriously, and thanked her for her efforts in that regard.

CORRESPONDENCE

None.

ADJOURNMENT

Upon motion by Commissioner Hart and seconded by Commissioner Maycock and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 9:16PM.

Aye: Garrey, Hart, Maycock, McLeod, O'Brien

Respectfully Submitted
TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

John Maycock
Clerk Pro Tem