

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
September 25, 2007**

The Wethersfield Historic District Commission held a Public Hearing on September 25, 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
Bette Botticello, Alternate
Mark Raymond, Alternate (arrived at 7:04PM)

Members Absent:

Gary McLeod
Eric Hart, Alternate

Also Present:

Kristin Stearley, Historic District Coordinator

Commissioner O'Brien, Chairperson, called the meeting to order at 7:00PM, and read the opening comments. Commissioner Garrey read the Legal Notice as it appeared in the Hartford Courant on September 14, 2007.

APPLICATION NO. 3520-07. Wethersfield Public Schools seeking to create 19 new parking spaces for Hanmer School at 50 Francis Street.

Karen Clancy, Business Manager Wethersfield Public Schools, of 127 Hartford Avenue appeared before the commission. Also appearing was Gary Santoro, Wethersfield Fire Marshall, of 505 Silas Deane Highway.

Ms. Clancy explained that the proposed plan calls for adding 19 parking spaces to the south side of Hanmer School. The spaces are needed because there are 18 new staff members this school year to accommodate new programs. The area that will be converted to parking is currently black top and was used as a play area. Two small grassy areas will be covered and lines will be put on the black top. Otherwise, no other changes are proposed.

Mr. Santoro stated he has approved the plan as has Mike Turner of the town's Engineering department.

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

A letter from Fred Bushey, Interim Supervisor of Maintenance and Operations for Wethersfield Public Schools was read into the record. A letter from Michael Kohlhagen, Superintendent of Schools, was also read into the record. Both letters provided more details of the proposal and asked for favorable consideration 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. 3521-07. Joseph and Margaret Downey seeking to install approximately 25 replacement sashes at 528-530 Main Street.

Margaret Downey of 76 Fernwood Drive Rocky Hill appeared before the commission. She explained that she wished to replace all the windows on the house. The proposed windows are Eagle windows that are wood on the interior and exterior. The windows will be 2/2 simulated divided light. They will be the same size as the current windows.

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. 3522-07. Steven Bechtel seeking to enclose the existing porch and install two casement windows, storm door and siding to match existing, and also to replace front dentil molding with Fypon or wood at 18 Chesterfield Road.

Steven Bechtel of 18 Chesterfield Road appeared before the commission. Also appearing was the carpenter, Paul Harrison of 30 Stafford Street Hartford.

Mr. Harrison explained that there currently exists a screened-in porch in the rear that will be enclosed. A window will be installed on the left side of the porch. The window will consist of three casement windows measuring 6' x 5'. The windows will be aluminum clad with grills. The same type of window is proposed for the other side of the porch. A 2.8' x 6.8' aluminum storm door is also proposed to replace a wood screen door.

The grill pattern on the windows will somewhat replicate the pattern on the double-hung windows on the house. Commissioner O'Brien asked the applicant whether he would be opposed to having no grill patterns on the windows. The applicant stated he preferred to have a grill pattern on the windows.

The siding will be cedar to match the existing.

Mr. Harrison explained that the dentil molding under the gutters needs to be replaced. Mr. Bechtel explained that he has tried to find dentil molding made of wood to match the existing. He has not been able to find a match. Therefore, he wishes to use the Fypon, which will match the 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. 3523-07. Jean and Martin Hart seeking to install 10 replacement windows at 393 Main Street.

Jean and Martin Hart of 393 Main Street appeared before the commission.

Mr. Hart explained that he wishes to replace the existing windows with Andersen Renewal windows with permanent grills on the outside and snap-on grills on the inside. The windows are made of fiberex composite. The proposed windows will be the same size and grill patterns. There are two 8/8 windows and eight 6/6 windows.

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. 3524-07. Christopher and Patricia Carroll seeking to replace the existing deck at 34 Chesterfield Road.

Christopher Carroll of 34 Chesterfield Road appeared before the commission. He explained that he wishes to replace his current deck. He applied two years ago to replace the deck, but did not perform the work. A picture of the prior proposal was provided.

Mr. Carroll explained that the current proposal is to change the original design by shortening the deck by 4' and to install a staircase on both sides of the deck. He wishes to use Portico Decking, which is a composite material. The lattice under the deck will be cedar.

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 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. 3525-07. Champion of Hartford seeking to install 6 replacement windows and one patio door at 7 Spring Street.

Anthony Pappalardo of 10 Farmington Valley Road Plainville appeared before the commission on behalf of the applicant. He explained that he wishes to replace six existing windows and one patio door with a window and door that match the existing in look.

The current windows and door are aluminum. The proposed windows and door are vinyl. The outside color will be bronze to match the 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. 3526-07. John and Billye Logan seeking to amend the approved Certificate of Appropriateness to change the product used from Aztek to Azek at 318 Hartford Avenue.

The applicants did not appear before the commission. Kristin Stearley explained that the amendment was merely to change the spelling of the name of the product that had already been approved at a prior meeting. The correct spelling is "Azek", not "Aztek" as listed on the prior 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 (Tabled from the September 11, 2007 meeting - Last date to act on is October 23, 2007).

Dr. Doug Stranko of 280 Main Street appeared before the commission. He explained that he wishes to install a sign parallel to Main Street. The sign will explain the services he provides and a general description of the office. A picture of the proposed sign was provided.

The sign will be affixed between two cedar posts. The sign measures 45" x 30". It will be made of a composite material with a plywood overlay.

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 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: Botticello, Garrey, Maycock, O'Brien, Raymond

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APPLICATION NO. 3520-07. Wethersfield Public Schools seeking to create 19 new parking spaces for Hanmer School at 50 Francis Street.

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

Discussion

Commissioner Maycock noted that there is already asphalt in the area and the proposed change will have low impact

on the neighborhood. Commissioner O'Brien agreed.

Aye: Botticello, Garrey, Maycock, O'Brien, Raymond

APPLICATION NO. 3521-07. Joseph and Margaret Downey seeking to install approximately 25 replacement sashes at 528-530 Main Street.

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

Discussion

Commissioner Maycock noted that the product that is proposed is an excellent product. Commissioner Garrey noted that the same product has been used successfully elsewhere in the district.

Aye: Botticello, Garrey, Maycock, O'Brien, Raymond

APPLICATION NO. 3522-07. Steven Bechtel seeking to enclose the existing porch and install two casement windows, storm door and siding to match existing, and also to replace front dentil molding with Fypon or wood at 18 Chesterfield Road.

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

Discussion

Commissioner Maycock stated that the change to casement windows will improve the look of the house. Commissioner Garrey stated the casement windows are very appropriate for an enclosed porch on a house of that style and age.

Aye: Botticello, Garrey, Maycock, O'Brien, Raymond

APPLICATION NO. 3523-07. Jean and Martin Hart seeking to install 10 replacement windows at 393 Main Street.

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

Discussion

Commissioner Maycock noted that the proposed product adequately replicates what exists.

Aye: Botticello, Garrey, Maycock, O'Brien, Raymond

APPLICATION NO. 3524-07. Christopher and Patricia Carroll seeking to replace the existing deck at 34 Chesterfield Road.

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

- All material be Portico fiberboard except the lattice work.

Discussion

Commissioner Maycock noted that the proposal is basically a replacement of what currently exists with minor

changes. Commissioner O'Brien agreed that the proposed product does resemble wood. Commissioner Garrey stated that the distance from any public way will make it difficult to distinguish the material.

Aye: Botticello, Garrey, Maycock, O'Brien, Raymond

APPLICATION NO. 3525-07. Champion of Hartford seeking to install 6 replacement windows and one patio door at 7 Spring Street.

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

Discussion

Commissioner Garrey noted that the proposed window has been approved for other units at this condominium complex and their use has improved the look of the unit. Commissioner Maycock agreed.

Aye: Botticello, Garrey, Maycock, Raymond Nay: O'Brien

APPLICATION NO. 3526-07. John and Billye Logan seeking to amend the approved Certificate of Appropriateness to change the product used from Aztek to Azek at 318 Hartford Avenue.

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

Discussion

Commissioner O'Brien noted that in spite of the misspelling of the product, the commission knew the product it was approving when the original vote on the application was taken.

Aye: Botticello, Garrey, Maycock, O'Brien, Raymond

APPLICATION NO. 3514-07. ChiroWorks, Dr. Doug Stranko seeking to install a new sign at 280 Main Street (Tabled from the September 11, 2007 meeting - Last date to act on is October 23, 2007).

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

Discussion

Commissioner Raymond stated the proposed sign is very appropriate. He also likes the fact that the sign is fixed and will not blow in the wind.

Aye: Botticello, Garrey, Maycock, O'Brien, Raymond

APPROVAL OF MINUTES OF: September 11, 2007

Commissioner Maycock stated he recalled there was an error in the minutes, but could not recall where the error was. Commissioner O'Brien suggested the approval of the minutes be tabled.

Upon motion by Commissioner Garrey, seconded by Commissioner Botticello and a poll of the Commission, it was voted to TABLE the approval of the minutes.

Aye: Botticello, Garrey, Maycock, O'Brien, Raymond

OTHER BUSINESS

Election of Officers of the Commission

Commissioner O'Brien suggested that the election of officers not be placed on the agenda until all vacancies on the commission were filled.

Application procedures - Site Visits

Commissioner O'Brien suggested a review of the procedures not be placed on the agenda until all vacancies on the commission were filled.

Public comments on general matters of the Historic District

Ken Sokolowski of 79 Main Street appeared before the commission. He stated that he had received the proposed procedures for site visits, and had spent some time reviewing them along with other documents, ordinances, and handbooks. He presented the commission with document outlining an alternative proposal, which he wished to read to the commissioners. Commissioner O'Brien asked Dr. Sokolowski whether he wished to discuss the document. Otherwise, she asked that the commissioners be given the opportunity to review and digest the document rather than have it read to them. Dr. Sokolowski stated he did not wish to discuss the document at that time.

Report of the Historic District Coordinator

Kristin Stearley stated that beginning with the October 9 meeting of the commission, meetings will be held at the Bardani Room on the second floor of the Keeney Center. Entry is through the rear door only. Meetings will be at the new location until renovations at town hall are completed.

CORRESPONDENCE

None.

ADJOURNMENT

Upon motion by Commissioner Garrey and seconded by Commissioner Maycock and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 8:04PM.

Aye: Botticello, Garrey, Maycock, O'Brien, Raymond

Respectfully Submitted
TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

John Maycock
Clerk Pro Tem