

**WETHERSFIELD HISTORIC DISTRICT COMMISSION**  
**PUBLIC HEARING**  
**July 11, 2006**

The Wethersfield Historic District Commission held a Public Hearing on July 11, 2006 in the 1st Floor Conference Room at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Jennifer Wolf, Clerk  
Gary McLeod  
Vacek Miglus  
Bette Botticello, Alternate  
John Maycock, Alternate

Members Absent:

Susan O'Brien, Chairperson  
Robert Garrey  
Eric Hart, Alternate

Also Present:

Kristin Stearley, Historic District Coordinator

Commissioner Wolf, Clerk, called the meeting to order at 7:30PM, and read the opening comments. Commissioner McLeod, Acting Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on June 28, 2006.

**APPLICATION NO. 3410-06.** George Urbanik seeking to replace the existing fence on the east side of the property at 2 Wilcox Street.

George Urbanik of 2 Wilcox Street appeared before the commission. Photographs were provided to the commission, as well as a picture of the proposed fence.

Mr. Urbanik explained that he wishes to replace the current fence, which is in disrepair. The length of the proposed fence is 32'. The current fence is 30' in length. A portion of the proposed fence will be 6' high. It will then step down to 4'. The current fence has a gradual transition to 4'.

Commissioner Miglus asked why the transition was being handled in a different manner. The applicant stated the contractor did not have that style of transition fencing available. The applicant stated he also felt that the proposed transition provided a cleaner look

Commissioner Wolf 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. 3411-06.** Robert & Amy Brough seeking to replace a garage door at 20 Old Pewter Lane.

Kristin Stearley reported that the applicants had called to state that they were unable to attend the public hearing.

**APPLICATION NO. 3412-06.** J.S. Griswold LLC seeking to install replacement windows at 106 Broad Street.

James Griswold of 129 Ox Yoke Drive appeared before the commission. He is the owner of the property, and indicated that the correct address is 106-108 Broad Street. He explained that he wishes to install vinyl windows with the same grid pattern as currently exist.

Commissioner Wolf asked the applicant for clarification as to the window material. The applicant confirmed the

proposed windows are vinyl. Commissioner Wolf stated that the commission does not usually approve vinyl windows, especially in such a prominent area like Broad Street.

Mr. Griswold stated he was not aware that vinyl windows would not be approved, and stated he would install whatever type of window the commission approved. He was advised that it would be his decision as to whether wood or aluminum clad windows were installed.

Commissioner Wolf 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. 3413-06.** Kevin & Gail Stewart seeking to install two replacement windows at 411 Main Street.

Kevin Stewart of 411 Hartford Avenue appeared before the commission. He explained that he wishes to install two aluminum clad double-hung windows, which are the same windows approved by the commission under an application he filed in October. The grid pattern is 3/1. The windows that are to be replaced are the kitchen windows facing the driveway.

Commissioner Miglus asked whether the applicant planned on replacing all the windows in the house. He confirmed he did plan on replacing all the windows over a period of approximately five years.

Commissioner Wolf 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. 3414-06.** Bruce Cutkomp seeking to replace porch windows on east side of house at 332 Hartford Avenue.

Bruce Cutkomp of 332 Hartford Avenue appeared before the commission. He explained that he wishes to replace windows on the porch located on the east side of the house. The windows face north and south. There are three windows on each side.

The proposed windows are Marvin fiberglass 1/1 windows. The windows are new construction windows with wood trim.

Mr. Cutkomp asked whether it made a difference if he decided to replace the three windows with two windows. He was advised that another application would have to be filed to make that change. Commissioner Miglus suggested the commission address the application as filed. If the applicant then decided to change the number of windows that would be installed, a new application can be filed and a drawing of how the porch will look with the change would be helpful.

Commissioner Wolf 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. 3415-06.** Patrick Proctor, Ed.D seeking to provide a sign with address at 127 Hartford Avenue.

Maurice McCarthy, Supervisor, Maintenance and Operations for the Board of Education appeared before the commission. He explained that the proposal is to install a sign in front of the Francis Stillman building.

A drawing of the proposed sign was provided. It will be made of wood.

The proposed location of the sign is in the front of the building. No exact location has been selected. Mr. McCarthy stated that the commission could select whatever location they felt was appropriate.

Commissioner Wolf 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. 3416-06.** Charles Flynn seeking to install a stockade fence at 19 Willard Street.

Charles Flynn of 19 Willard Street appeared before the commission. He explained that he wishes to install a stockade fence around the property. A plot plan and picture of the fence were provided to the commission.

The proposed fence will enclose the property and be located on both sides of the house and along the back. The fence will be 6' high. The fence will be open at the driveway. A gate will be located on the front left side of the house.

Commissioner Wolf asked whether the fence would be off the front end of the house. Mr. Flynn stated that he proposed that in order to hide some work that had been done by the previous owner of the house. Commissioner Wolf thought the fence would look awkward located near the neighbor's fence and asked whether the applicant had considered moving the fence farther back. He stated that if the fence were moved, it would not hide the air conditioner.

Commissioner Wolf 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. 3408-06.** Janet & Peter Leombruni seeking to construct a new single family house at 200 Broad Street (Tabled from June 27, 2006).

Kristin Stearley reported that the applicants have asked that the application be tabled once again since they have not been able to receive all the engineering information as yet.

**APPLICATION NO. 3309-05.** Pierre Bennerup for Crown & Kringle (originally Double Danish) seeking to amend the approved Certificate of Appropriateness to add a sign to the existing sign post and display a menu board at 251 Main Street.

Christine Santon of 251 Main Street appeared before the commission. The proposed sign was displayed. The applicant explained the sign is the same size and shape as the previous sign. The new sign will be hung in front of the property at the opposite side of the front door from where the previous sign hung. A post already exists at that location.

An "Open" sign will also be hung. The sign will be blue and gold.

Commissioner Wolf asked about the proposal to display a sandwich board. Ms. Santon advised that instead of putting the board on the sidewalk, they would like to hang a sign. A drawing of the proposed sign and location were provided.

Commissioner Wolf 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 Miglus and seconded by Commissioner McLeod and a poll of the Commission, it was voted to close the public hearing on discussed applications and to open the public meeting on those applications.

Aye: Botticello, Maycock, McLeod, Miglus, Wolf

**WETHERSFIELD HISTORIC DISTRICT COMMISSION  
PUBLIC MEETING  
July 11, 2006**

**APPLICATION NO. 3410-06.** George Urbanik seeking to replace the existing fence on the east side of the property at 2 Wilcox Street.

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 fence shall be two 4' sections followed by a transition piece to the 6' height for a total fence length of 32'.

## **Discussion**

Commissioner Miglus stated the project was basically an in-kind replacement except that no transition piece was planned. Commissioners expressed concern about the fact that no transition piece was planned. It was felt that that was an important feature of the current fence that should be maintained.

Aye: Botticello, Maycock, McLeod, Miglus, Wolf

**APPLICATION NO. 3411-06.** Robert & Amy Brough seeking to replace a garage door at 20 Old Pewter Lane.

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

## **Discussion**

Aye: Botticello, Maycock, McLeod, Miglus, Wolf

**APPLICATION NO. 3412-06.** J.S. Griswold LLC seeking to install replacement windows at 106 Broad Street.

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

## **Discussion**

Commissioner Miglus indicated he felt the application should be tabled in order to allow the applicant time to research other options. He felt this was a better course of action than stipulating a specific type of window.

Aye: Botticello, Maycock, McLeod, Miglus, Wolf

**APPLICATION NO. 3413-06.** Kevin & Gail Stewart seeking to install two replacement windows at 411 Main Street.

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

- Windows to be replaced shall be rearward of mulled windows on right side of house.

## **Discussion**

Aye: Botticello, Maycock, McLeod, Miglus, Wolf

**APPLICATION NO. 3414-06.** Bruce Cutkomp seeking to replace porch windows on east side of house at 332 Hartford Avenue.

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

- The windows to be replaced shall be the six windows on the north and south sides of the rear porch.
- Windows shall be Marvin Integrity fiberglass double-hung 1/1 windows.

## **Discussion**

Commissioner Miglus noted that the proposed windows are appropriate. Commissioner Wolf agreed.

Aye: Botticello, Maycock, McLeod, Miglus, Wolf

**APPLICATION NO. 3415-06.** Patrick Proctor, Ed.D seeking to provide a sign with address at 127 Hartford Avenue.

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

- The sign shall be to the right of the sidewalk in the same plane as the flagpole.

### **Discussion**

Commissioner Miglus indicated that the sign is in keeping with other signs throughout town.

Aye: Botticello, Maycock, McLeod, Miglus, Wolf

**APPLICATION NO. 3416-06.** Charles Flynn seeking to install a stockade fence at 19 Willard Street.

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

- The fence shall not extend forward beyond the back edge of the main body of the house.
- There shall be an evergreen plant to hide the air conditioner compressor.
- Good side of fence shall face neighbors.

### **Discussion**

Commissioner Miglus stated that a 6' fence could be very imposing on this property and could create a massing issue. He also stated that he did not feel that the running of a stockade fence down a co-owned driveway would not be a beneficial addition to the district. Commissioners Botticello and Wolf agreed.

Commissioner Botticello indicated she also agreed with the stipulation that an evergreen be used to hide the air conditioner compressor.

Aye: Botticello, Maycock, McLeod, Miglus, Wolf

**APPLICATION NO. 3309-05.** Pierre Bennerup for Crown & Kringle (originally Double Danish) seeking to amend the approved Certificate of Appropriateness to add a sign to the existing sign post and display a menu board at 251 Main Street.

Upon motion by Commissioner Miglus seconded by Commissioner Botticello and a poll of the Commission, it was voted to APPROVE the amendment to application 3309-05 to allow for the use of the sign as submitted.

### **Discussion**

Commissioner Miglus noted that the sign that was presented was very appropriate.

Aye: Botticello, Maycock, McLeod, Miglus, Wolf

**APPROVAL OF MINUTES OF: [June 13, 2006](#)** (Executive Session)

Upon motion by Commissioner Miglus the minutes listing the times the session began and ended were approved without objection.

**APPROVAL OF MINUTES OF: [June 27, 2006](#)**

Upon motion by Commissioner Miglus the minutes were approved without objection.

## **OTHER BUSINESS**

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

Commissioner Wolf introduced new commission member, John Maycock.

Eric Hart of 9 Fernwood Street appeared before the commission. He suggested the building department be provided with instructions on how to handle requests for information on what homeowners should do if they wish to remove siding. Commissioner Wolf asked Kristin Stearley to speak with Brian O'Connor and Fred Valente and advise them to instruct homeowners to file an application if they wish to remove siding.

Mr. Hart also suggested that a list of previously approved windows be available to homeowners either at the building department or at the library. Commissioner Wolf stated that the problem with having such a list is that the commission cannot recommend a specific product. She stated that she and Ms. Stearley have discussed advising applicants whether their proposed windows have been previously approved and, if not, suggesting to those applicants that they have other options in mind.

George Urbanik of 2 Wilcox Street appeared before the commission. He asked whether the commission is proactive in addressing properties that are not maintained. Commissioner Wolf indicated that the commission does not address such issues, but that it is handled under the blight ordinance. She suggested that such issues could be referred to the Health District.

### **Report of the Historic District Coordinator**

None.

## **CORRESPONDENCE**

None.

## **ADJOURNMENT**

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

Aye: Botticello, Maycock, McLeod, Miglus, Wolf

Respectfully Submitted  
TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Jennifer Wolf, Clerk