

WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
November 14, 2006

The Wethersfield Historic District Commission held a Public Hearing on November 14, 2006 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
Gary McLeod
Bette Botticello, Alternate
Eric Hart, Alternate
John Maycock, Alternate

Members Absent:

Jennifer Wolf, Clerk

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 Garrey, Acting Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on November 3, 2006.

APPLICATION NO. 3450-06. Terrence Finn seeking to install a chain link fence for the back yard at 421 Middletown Avenue.

Terrence Finn of 421 Middletown Avenue appeared before the commission. He noted that his first name was spelled incorrectly on the agenda and public notice. His first name ends in "e", not "z".

Mr. Finn explained that he wishes to install a chain link fence along the right side of the house. He does not want the fence to be intrusive, and has spoken with his neighbors about the installation. On the right side of the house the fence will hug the house line and go back to about 20' feet from the property line. On the south side of the house, the fence will follow the property line. The proposed fence will be 5' high and be uncoated chain link. There will be a gate, which Mr. Finn indicated would be the only part of the fence visible from the street.

Mr. Finn asked whether the commission will offer suggestions for other types of fences if the proposed fence is denied. Commissioner O'Brien advised the applicant to contact Kristin Stearley for additional information.

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. 3451-06. Martha Koehler seeking to install new covered gutters at 21 State Street.

Martha Koehler of 21 State Street appeared before the commission. She explained that her present gutters are fifteen years old and need to be replaced. The proposed gutters will look the same as the present gutters except with a cover. The manufacturer of the gutters is Gutter Max. The color of the proposed gutters is Royal Brown, which is the same color as the existing gutters.

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. 3452-06. Kenneth and Geraldine Mendoza seeking to install four windows and replace the front door and sliding door at 12 Spring Street.

Geraldine Mendoza of 75 Waverly Drive in Newington appeared before the commission. She is the owner of the property at 12 Spring Street. Also appearing was the contractor, John Gray of 5 Thornbush.

Ms. Mendoza explained that she wishes to replace the windows with Harvey vinyl windows. The windows have the grids in between the glass as do the existing windows. The only difference between the new and existing windows is that the existing windows are metal. The sliding door will also look the same as the existing door, except for the change from aluminum to vinyl.

Ms. Mendoza indicated that she was advised that she could replace the windows and sliding door as long as they match the windows and doors installed by the neighbors. Pictures of the neighbor's windows and door were provided to the commission. Commissioner Miglus asked whether the condominium association approved the replacement of the windows. Ms. Mendoza stated the association approved the replacement as long as the windows matched the neighbor's.

The proposed new front door will be a 6-panel fiberglass door. The existing door is wood.

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 NOS. 3453-06. Janice Sansouci seeking to replace existing wood siding with vinyl siding at 47 Oldham Road.

Janice Sansouci of 47 Oldham Road appeared before the commission. Ms. Sansouci indicated that her last name was misspelled on the agenda and public notice. The correct spelling of her last name is "Sansouci". Also appearing was the contractor, Don Gove of 82 Longvue Drive.

Ms. Sansouci indicated that she wants to preserve the look of the house, and feels the vinyl windows she selected look like the existing wood windows. She had originally considered replacing the siding with cedar shingles. When she considered the cost and the future maintenance of the cedar shingles, she felt vinyl siding was a more appropriate option.

Existing windows are made of vinyl.

Mr. Gove displayed a sample of the proposed shingle and corner board. No trim will be wrapped. The J-channels are built-in, and there are no clipped corners. The brick molding will not be covered. The proposed color is gray. The trim will be white or red to match the existing. The trim around the bay window in the front will be salvaged.

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 NOS. 3454-06. Mike Adams seeking to install a fence in the back west side of house at 56 Marsh Street.

Mike Adams of 56 Marsh Street appeared before the commission. He explained that he wishes to install a privacy fence around the patio in the back of the house. Pictures of the proposed fence and location were provided. The fence will face Marsh Street and run 12' to the property line facing Marsh Street, and will be 6' high. It will run 24' back to be even with the patio. It will be made of cedar to match the fence on the other side of the house.

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 NOS. 3455-06. Gary Vivian, Cactus Design, seeking to construct a two car detached garage,

conservatory and deck to replace the existing fire escape and existing fence at 136 Main Street.

Kristin Stearley reported that Mr. Vivian asked that the application be tabled until the next meeting to allow him more time to prepare his presentation before the commission.

Upon motion by Commissioner Miglus and seconded by Commissioner Botticello 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.

Commissioner O'Brien asked Commissioner Botticello to vote in Commissioner Wolf's absence.

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

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
November 14, 2006**

APPLICATION NO. 3450-06. Terrence Finn seeking to install a chain link fence for the back yard at 421 Middletown Avenue.

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

- The fence shall be either vinyl coated or painted black in its entirety.

Discussion

Commissioner O'Brien stated a concern that the vinyl coating or paint deteriorates with time. Commissioner Miglus stated most fences deteriorate with time. He indicated that the proposed fence accomplishes the applicant's goal of containing his pet dog without blocking out the view from or into the yard.

Commissioner Miglus noted that the proposed gate is prominent and problematic. He suggested the fence and gate be wood. Commissioner Botticello suggested that just the fence and gate in the front of the house could be wood. A stockade or a 50% picket fence were suggested.

Commissioner McLeod indicated that a chain link fence, especially if painted black, will be inconspicuous from the street. Adding a wood fence to the front will make the fence more prominent, and causes concerns about how the wood fence will transition to the chain link fence. Commissioner Miglus indicated that he is not in favor of a 5 foot fence around a ranch-style home in a neighborhood of similar styled homes.

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

APPLICATION NO. 3451-06. Martha Koehler seeking to install new covered gutters at 21 State Street.

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

Discussion

Commissioner O'Brien noted that the change in the gutters has no architectural impact on the house.

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

APPLICATION NO. 3452-06. Kenneth and Geraldine Mendoza seeking to install four windows and replace the front

door and sliding door at 12 Spring Street.

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

Discussion

Commissioner Miglus suggested the application be tabled so that the commission could see how the front door and windows are the same as existing. He also indicated that he wanted to see the proposed windows and doors so that he could verify they looked the same as the existing.

A site visit was scheduled for Saturday, November 18 at 9:15AM.

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

APPLICATION NOS. 3453-06. Janice Sansouci seeking to replace existing wood siding with vinyl siding at 47 Oldham Road.

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:

- The window trim shall be made of Nelstek.

Discussion

Commissioner Garrey noted that the proposed product has been successfully used in other houses in the district.

Commissioner O'Brien read a letter from Jay Amorusso of 30 Broad Street who wrote that vinyl siding and windows should not be allowed in the district. He indicated that Oldham Road has charm and no houses with vinyl.

Commissioner Miglus indicated he felt the material was as close to wood as is likely to be seen. However, he stated he was sorry to see the material on the house change to vinyl. Certain features and details of the house will be lost.

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

Upon motion by Commissioner O'Brien, seconded by Commissioner Botticello and a poll of the Commission, it was voted to DENY the application.

Discussion

Commissioner Miglus stated the house and others on the street are charming, and asked why the commission does not want to approve vinyl siding as it did on another house on Oldham Road. Commissioner Garrey stated the two houses are the same style, and have the same architectural design. Therefore, there is no reason not to allow the same change in the siding. Commissioner O'Brien disagreed stating that each application is reviewed on its own merits.

Commissioner McLeod felt the house can be replicated with the proposed material.

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

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

- The window trim shall be made of Nelstek.

Discussion

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

APPLICATION NOS. 3454-06. Mike Adams seeking to install a fence in the back west side of house at 56 Marsh 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:

- The good side of the fence shall face out.

Discussion

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

APPLICATION NOS. 3455-06. Gary Vivian, Cactus Design, seeking to construct a two car detached garage , conservatory and deck to replace the existing fire escape and existing fence at 136 Main Street.

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, McLeod, Miglus, O'Brien

APPROVAL OF MINUTES OF: [October 24, 2006](#)

Upon motion by Commissioner Miglus the minutes of the October 24, 2006 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 reported that the length of John Maycock's term has been changed and now ends on June 30, 2007.

Ms. Stearley reported that Welcome letters to all new homeowners in the district have been sent.

The CT Circuit Rider Program is holding a special seminar for local historic district commissions entitled, "Public Relations 101 Simple and Effective Ways to communicate with the Public". The seminar will be held on November 30 & December 4. Commissioners were invited to attend.

CORRESPONDENCE

None.

EXECUTIVE SESSION

Upon motion by Commissioner Garrey and seconded by Commissioner Miglus and a poll of the Commission, it was unanimously voted to go into Executive Session at 8:40PM in order to discuss pending litigation.

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

Upon motion by Commissioner Miglus and seconded by Commissioner O'Brien and a poll of the Commission, it was unanimously voted to leave Executive Session at 9:12PM.

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

ADJOURNMENT

Upon motion by Commissioner McLeod and seconded by Commissioner Garrey and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 9:13PM.

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

Respectfully Submitted

**TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION**

Robert Garrey
Clerk Pro Tem