

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
APRIL 26, 2005**

The Wethersfield Historic District Commission held a public hearing on April 26, 2005 at 7:30PM in the Council Conference Room of the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Billye Logan, Chairperson
Douglas Ovian, Vice Chairperson
Robert Garrey
Vacek Miglus
Eric Hart, Alternate (arrived at 7:45PM)
Sue O'Brien, Alternate

Members absent:

Jennifer Wolf, Clerk
Heidi Lane, Alternate

Also Present:

Robert Cook, Wethersfield Historic District Coordinator

Vice Chairperson Ovian, acting as Chairperson, called the meeting to order at 7:30PM and read the opening comments. Vice Chairperson Ovian also read the Legal Notice as it appeared in the *Hartford Courant* on April 15, 2005. Commissioner Garrey acted as Clerk.

APPLICATION NO. 3284-05. Joe Ranniello seeking to replace the existing screens on the rear porch with windows, sliding door and siding, and add new stairs at 12 Kenwood Road.

Gary Vivian of 43 Old Pewter Lane appeared before the commission. He is the architect working on the project. He distributed a booklet describing the project. Currently an 8' x 12' porch exists at the rear of the house. The space is unconditioned, and has floor-to-ceiling screens. The proposal is to install 3'4" x 5' casement windows. There will be two (2) such windows on the east side, and three (3) such windows at the rear. The windows will be white vinyl. A sample of the window was shown to the commissioners. Mr. Vivian indicated he knew how the commission has reacted in the past to the installation of vinyl windows, but thought the windows were acceptable because the space will still be unconditioned and used only part of the year. The window trim will match the existing trim.

The new door and stairs will be on the west side, which can not be seen from any public way. The siding will be wood clapboard and match the existing siding.

Commissioner Miglus observed that the change to an enclosed space with properly framed windows will tend to look more like a fully occupied space, rather than a seasonal porch. Therefore, to maintain continuity with the rest of the house, it appears more appropriate to install the same type of window as installed on the rest of the house. Mr. Vivian indicated that one of the reasons the casement windows were selected was to maintain the look of a seasonal porch.

Commissioner Garrey read a letter from Leslie P. Waite, 235 Garden Street. The letter was written in support of the project.

Commissioner Ovian 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. 3285-05. Anto Pezic seeking to install fences and another driveway at 25 Hart Street.

Anto Pezic and his son, Dario Pezic, appeared before the commission. Robert Cook explained that the applicants appeared before the commission last year for permission to install a fence at the rear of the house. The fence was installed and the applicant now wishes to extend the fence along the side of the house.

Anto Pezic indicated he wishes to install a 6' high plastic fence, but agreed to a wood fence when Commissioner Logan indicated that plastic was not acceptable. A plot plan was submitted with the application showing the fence beginning at the back corner of the lot and running 104' to the front corner of the house.

The applicant also wishes to add to the existing driveway. The addition to the driveway will be 6' wide and will only be half the length of the existing driveway. Dario Pezic asked who would be responsible for removing trees where the addition to the driveway is planned. Commissioner O'vian indicated that the applicant would have to determine who owns the property where the trees are located.

Dario Pezic also explained that a small piece of fence will run from the fence to the edge of the driveway. That part of the fence will be 4' tall.

Commissioner Logan reminded the applicant that the good side of the fence at the rear of the house faces the house, but the good side of any fence along the side of the house must face the neighbor's home.

Commissioner Miglus asked how the applicant planned on transitioning the fence between the end of the 6' fence and the beginning of the 4' fence. The applicant indicated he planned on no transitional pieces. Commissioners Logan and Miglus indicated that a transitional piece (a sloping piece to the corner) was necessary.

Commissioner O'vian asked whether any consideration was given to having a 4' fence along the side of the house, rather than a 6' fence. Anto Pezic indicated that they are installing a 6' fence because perhaps a large pool will be installed in the future. Commissioner O'vian advised the applicant that, if he is thinking about installing a pool, he needs to know that the commission will approve such installation only if the pool cannot be seen from the public way. Therefore, the applicant may wish to consider installing a higher fence in the front of the house.

Commissioner O'vian 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. 3286-05. Town of Wethersfield seeking to replace the bollards with pipe gates and add Jersey Barriers at 50 Francis Street.

Robert Cook, on behalf of the Town of Wethersfield, appeared before the commission. He explained that the town wishes to install a swinging pipe gate in place of the bollards that are currently in place. Also, the town wishes to install Jersey Barriers as a way of keeping the children from running into the street and into the park. The town does not know whether the barriers will keep the children from doing that, but the town wishes to install the barriers for a trial period of one year to determine that. If successful, the town would be open to changing the barrier to a wooden structure.

Commissioner Garrey read an email from Maurice McCarthy explaining that school buses will use Francis Street for drop-off and pick-up. The current bollards do not allow for buses to use that area. Also, the bollards at the eastern part of the street had to be repositioned because they did not allow for proper egress from the Stillman building.

Commissioner O'Brien mentioned that the installation of the barriers is very expensive, especially on a temporary basis. Commissioner Garrey expressed concern about deciding on this matter before the vote on the upcoming referendum.

Commissioner O'vian 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. 3287-05. Peg & Garry Legein seeking to install a window sign at 217 Main Street.

Peg & Garry Legein of 60 Westend Drive in Old Lyme appeared before the commission. Ms. Legein explained that

they wish to install a sign made of vinyl lettering on the front window. The window is 6' x 10' and the sign will be 4' x 4'. The letters are applied to the inside of the window and look as though they are painted on the glass. The letters are gold with maroon outline. The ice cream cones are brown with various colors of ice cream.

Robert Cook mentioned that, if there were other items the applicants wish to include on the application, they may do so. Ms. Legein indicated that the signmaker had mentioned that he could add a vertical line of cones to the sides of the sign. Ms. Legein indicated she would like to add that to the sign. She would also like to use the neon sign that was used by the previous shop owner.

Commissioner Ovian 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. 3288-05. Kristine Lisella seeking to install a gate across the rear of driveway at 37 Belmont Street.

Doug Lisella of 37 Belmont Street appeared before the commission. He explained that Ms. Lisella wishes to install a fence in order to keep the children leaving the property. Mr. Lisella had a photograph of a fence he installed for his neighbor, which is the same type of fence he will install on his property. The fence will be installed from the left rear corner of the house and will meet the neighbor's fence. The gate will be two pieces and center-swinging.

Commissioner Ovian 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. 3289-05. John F. Maycock seeking to replace garage door, install wood screen door in front, wooden window boxes, trellises on sides, and pergola above garage door at 13 Meggat Park.

John Maycock of 13 Meggat Park appeared before the commission. Mr. Maycock explained that his goal is to restore the house to its 1940's look. He has already started working toward that goal and wants to incorporate other projects. Pictures of the materials he wishes to use for each project were provided to the commission. The projects include:

- Installation of a garage door that duplicates the look of the original carriage style door, but still functions up and down. The door will be painted the same color as the house. A photograph of the door he wishes to install was provided to the commission.
- A wood screen door will be installed. The door has two panels on the bottom and is similar to the screen door in the back of the house, which is original to the house.
- Installation of wood paneled window boxes in the front and sides of the house. The boxes will be painted to match the color of the house.
- Installation of a pergola above the garage door to use to grow wisteria. It would come out no more than 3' and be made of lattice-type material. The pergola would be painted the same color of the house.
- Installation of trellises to get privacy on the sides of the house. The house is positioned at an angle on the plot. The backyard is currently fully visible from the left side of the house. The trellis on one side would have a gate and wide lattice work. The same type of trellis would be installed on the other side of the house, but would have no gate. The trellises would be not be painted, but would perhaps be stained.

Carol Szymanski of Meggat Park appeared before the commission to speak in favor of the application.

Commissioners Logan and Ovian commented on how well prepared the information given to the commission was, and how helpful it was to the public hearing and will be at the public meeting.

Commissioner Ovian 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. 3278-05. Bruce Dennis seeking to remove and replace the existing porch at 97/99 Main Street (Tabled from April 12, 2005).

Bruce Dennis did not appear before the commission. Robert Cook reminded the commissioners that, at the last meeting, they had asked the applicant to make a new application for siding and windows. Mr. Dennis has submitted that new application and it will be presented at the next meeting. He has not yet withdrawn the current application. Therefore, this application and the new application will both be presented at the next meeting.

APPLICATION NO. 3283-05. Lawrence & Sara Gluckman seeking to replace 12 windows and a side door at 62 Center Street (Tabled from April 12, 2005).

Lawrence & Sara Gluckman of 62 Center Street appeared before the commission. Ms Gluckman explained that an addition has been put on the back of the house. A picture of the addition was given to the commission. She would like to replace the windows in the front of the house with the same type and style of windows put on the addition. She displayed a sample of the window, which is Weathershield. A sample of a Marvin window was also displayed, but Ms. Gluckman indicated she did not feel the Marvin window was as nice as the Weathershield.

Ms. Gluckman stated the Marvin window is not as closely clad, which was a concern expressed by the commission the last time the applicant appeared before the commission. Commissioner Miglus indicated that the issue of how closely a window is clad effects how well the window functions. The commission is less concerned about how well a window functions than how the window looks from the public way.

Commissioner Ovian asked whether there was something wrong with the windows that are currently on the house. Mr. Gluckman stated the windows no longer function. Commissioner Ovian asked whether the applicants had considered repairing the windows. Ms Gluckman indicated that most of the windows have to be replaced.

Mr. Gluckman indicated that they also will be replacing the side door with a door that is the same as the door currently in place. The door will be wood with a window on top.

Commissioner Ovian 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 Logan, seconded by Commissioner Hart and a poll of the Commission, it was voted to close the public hearing and open the public meeting on all the aforementioned items reviewed except Application #3278-05.

Aye: Garrey, Hart, Logan, O'Brien Abst: Miglus, Ovian

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
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Upon motion by Commissioner Garrey, seconded by Commissioner Hart and a poll of the Commission, it was voted to ADVANCE the Public Comment portion of the Public Meeting.

Aye: Garrey, Hart, Logan, Miglus, O'Brien Abst: Ovian

OTHER BUSINESS

Public Comment

Philip Tulin appeared before the commission. He is a new resident in Old Wethersfield having recently moved from Simsbury. He was very involved in the beautification efforts in Simsbury and appreciates the efforts by the Historic District Commission.

Mr. Tulin indicated his question pertains to the installation of benches and planters donated by citizens. He indicated

he had made a sizable contribution toward two benches. He has learned that the decision as to the placement of the benches has reverted to the Historic District Commission. He asked when the commission became involved in that decision process.

Commissioner O'vian explained that the commission is responsible for deciding the style and placement of the benches and has been for some time. Mr. Tulin asked whether there has been consistency in deciding which benches are subject to commission approval. Apparently, the deployment of the benches Mr. Tulin contributed toward has stopped. A hole on the ground has been created and left open causing a public hazard.

Commissioner O'Brien asked whether there was an application for the deployment of the benches pending. Robert Cook explained that because of the potential hazard, he has accepted an "emergency application" for placement of the benches and of a planter, which will appear on the agenda of the next meeting. The commissioners agreed that further discussion about the application should wait until it appears on the agenda.

Mr. Tulin indicated the purpose of his appearance before the commission was merely to learn the procedure for the deployment of benches, and to determine whether the procedure is consistent. Commissioner Logan explained that the commission gave blanket approval for the style of the benches. The commission has given approval for the placement of certain benches in constricted areas. The benches Mr. Tulin is referring to are being moved to a new location. When included with the planter, a massing issue is created which then must be presented before the commission. Mr. Tulin asked whether the commission was involved with the original placement of the benches and planter, and he was told the commission was involved at that time. He indicated that was the confirmation he was looking for. He merely wanted to clarify the commission's role and procedures involving the deployment of the benches.

APPLICATION NO. 3284-05. Joe Ranniello seeking to replace the existing screens on the rear porch with windows, sliding door and siding, and add new stairs at 12 Kenwood Road.

Upon motion by Commissioner Miglus, seconded by Commissioner Logan and a poll of the Commission, it was voted to TABLE the application with the public meeting left open.

DISCUSSION

Commissioner Miglus indicated he felt strongly that the windows as proposed by the applicant would not work well with the current structure. The proposed casement windows are of a different era than the rest of the house. The house is very well maintained and he feels it would be nice to extend that look to the part of the porch that is visible to the public way. Commissioner O'vian agreed that the view from the public way would be enhanced if the windows matched the windows in the rest of the house.

Commissioner Garrey indicated that the structure is a porch. The casement windows better define the space as a porch. Double-hung windows would make the space look more like living space, unless different siding was placed on it.

If the application is tabled, the commission's concerns can be filtered back to Mr. Vivian and to the applicant for consideration.

Aye: Garrey, Hart, Logan, Miglus, O'Brien Abst: O'vian

APPLICATION NO. 3283-05. Lawrence & Sara Gluckman seeking to replace 12 windows and a side door at 62 Center Street (Tabled from April 12, 2005).

Upon motion by Commissioner Logan, seconded by Commissioner O'Brien and a poll of the Commission, it was motioned to APPROVE the application as submitted.

DISCUSSION

Commissioner O'Brien indicated she thought the Weathershield windows were very attractive and similar to what is

already on the house. Commissioner Miglus reminded the commission that two windows were presented and described the differences between the two. He feels the Marvin window is a better representation of a true divided light window. Commissioner Garrey indicated he did not feel the differences between the two windows would be that noticeable from the street.

Commissioner O'vian stated that the commission can decide to vote for uniformity in all the windows, or vote in favor of maintaining the look of the older windows. The end result would either be a house that looks renovated, or a newly built house meant to look older. He felt the Marvin windows were more appropriate for the house. Commissioner O'Brien stated that different windows should not be used in different parts of the house.

Commissioner Garrey indicated that the renovation of the house was very well done. He does not feel the installation of the Weathershield windows detracts from the home.

Commissioner Miglus stated he preferred to see the current windows repaired rather than replaced. Commissioner Hart agreed.

Aye: Garrey, O'Brien Nay: Hart, Logan, Miglus Abst: O'vian

The motion failed to pass.

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

- The windows be Marvin simulated divided light aluminum clad.

DISCUSSION

Commissioner Miglus stated the Marvin window does a better job replicating the look of the windows already on the house.

Aye: Garrey, Logan, O'Brien Nay: Hart, Miglus Abst: O'vian

APPLICATION NO. 3285-05. Anto Pezic seeking to install fences and another driveway at 25 Hart Street.

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 stipulations:

- There shall be a 4' stockade fence beginning immediately behind the chimney, and running east to the property line. Then turning north there shall be a 4'-6' transition section, and then there shall be a 6' stockade fence continuing to the northeast property corner.
- All fencing shall be the "good side out".

Aye: Garrey, Hart, Logan, Miglus, O'Brien Abst: O'vian

APPLICATION NO. 3286-05. Town of Wethersfield seeking to replace the bollards with pipe gates and add Jersey Barriers at 50 Francis Street.

Upon motion by Commissioner Miglus, seconded by Commissioner Hart and a poll of the Commission, it was voted to DENY the application. The reason for the denial is that the proposed fencing along the school is incongruous with the wonderful restoration of the Stillman building, and inappropriate for the adjoining Standish Park.

Aye: Garrey, Hart, Logan, Miglus, O'Brien Abst: O'vian

APPLICATION NO. 3287-05. Peg & Garry Legein seeking to install a window sign at 217 Main Street.

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:

- There shall be vertical "cone trim" running vertically down the two sides of the picture window.

Aye: Garrey, Hart, Logan, Miglus, O'Brien Abst: Ovian

APPLICATION NO. 3288-05. Kristine Lisella seeking to install a gate across the rear of driveway at 37 Belmont Street.

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

Aye: Garrey, Hart, Logan, Miglus, O'Brien Abst: Ovian

APPLICATION NO. 3289-05. John F. Maycock seeking to replace garage door, install wood screen door in front, wooden window boxes, trellises on sides, and pergola above garage door at 13 Meggat Park.

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

Aye: Garrey, Hart, Logan, Miglus, O'Brien Abst: Ovian

APPROVAL OF MINUTES OF: [March 22, 2005](#) and [April 12, 2005](#)

Upon motion by Commissioner Logan, seconded by Commissioner Garrey and a poll of the Commission, it was voted to APPROVE the above minutes as presented.

DISCUSSION

Commissioner Logan asked whether the sign at 23 Garden Street has been removed, or whether an application has been submitted. Robert Cook indicated that neither has occurred and explained that Brian O'Connor is now involved.

Aye: Garrey, Hart, Logan, Miglus, O'Brien Abst: Ovian

Report of the Historic District Coordinator

Robert Cook asked the commissioners to consider adding language in the handbook relating to whether the commission regulates the design and placement of benches.

Commissioner Miglus indicated that he does not have the recordings of the meeting pertaining to the Kennedy application for windows at 50 Center Street. Mr. Cook asked the commission secretary, Phyllis Garcia, to help him to locate and review the appropriate recordings.

Mr. Cook asked the commissioners to also consider inserting language in the handbook specifying that fences are to be installed with the "good" side facing out.

Mr. Cook stated he also needs to review the recording for the meeting where the fence at 90 Broad Street was approved. The fence has been installed with the "good" side facing the house. Before he approaches the homeowner, Mr. Cook wants to determine whether the homeowner was told at the public hearing that the "good" side of the fence had to face out. The date of that meeting was October 12, 2004. He asked the commission secretary to assist him review that recording as well.

Mr. Cook thanked Commissioner Miglus for reviewing the windows at 76 Marsh Street. The front windows have been

fixed. The issues raised by Commissioner Ovian about the vinyl windows have been referred to Brian O'Connor.

Mr. Cook reported on the following issues involving satellite dishes:

- Satellite dishes have been installed at 112 Church and 46 Marsh Streets, and he is still in the process of contacting the owners of those homes.
- An application will be submitted for the dish at 1 Middletown Avenue.
- An application needs to be submitted for the dish at 179 Broad Street.
- Commissioner Ovian sent a message about a dish at 212 Middletown Avenue, but Mr. Cook could not locate the dish. Commissioner Ovian will confirm the address of the house he was referring to.
- The dish at 11 Meggat Park has been removed.

Mr. Cook asked whether the commission would allow him some discretion in deciding whether certain requests need to be brought before the commission. Commissioner Garrey indicated that, if the handbook specifies that a certain request requires commission approval, the commission may be legally required to hear the request and formally decide on it. Commissioner Ovian suggested that Mr. Cook could review requests prior to the application being placed and discourage applications on projects that the commission does not have to act on. Mr. Cook could also move the commission along in its deliberations on those projects with minimal impact on the public view. However, Commissioner Ovian expressed concerns about Mr. Cook making decisions on applications.

Commissioner Hart asked about the status on plastic fences at Kenwood and at Railroad Place. The fences are still in place. Mr. Cook spoke with the homeowners about one year ago and both argued that the fences have been up for a very long time and should not have to be removed at this time. Mr. Cook spoke with Fred Valente and Brian O'Connor. They agreed not to have the fences removed unless the commission wanted to pursue removal. The consensus of the commission was to not pursue removal of the fences at this time. At this point, they should be considered "grandfathered".

Commissioner Hart stated he had spoken with Robert Cook and with Commissioner Miglus about the poor condition of the fences along Beaver Brook. Commissioner Garrey stated that the Village Improvement Association is making a donation to install wood fences along the brook. The town has installed a sign on Main Street that says, "Beaver Brook". There was discussion about whether the town should have submitted an application for approval of that sign.

Mr. Cook stated he received a call from Andy Bykowski of 16 Fernwood Street. He stated he wanted to discuss some changes to the application that was approved last year. When he was approached about making the application for any amendments, he advised Mr. Cook that the work had already been done. Mr. Bykowski has moved from the property, but an application still needs to be filed for the work that has been done.

Commissioner Ovian asked about the porches across from the fire station. Mr. Cook reported that he has not had a chance to see that project. He also has not had the chance to review the stair railings being installed on Church Street.

ADJOURNMENT

Upon motion by Commissioner Garrey, seconded by Commissioner Hart and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 10:55PM.

Aye: Garrey, Hart, Logan, Miglus, O'Brien Abst: Ovian

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Jennifer Wolf
Clerk