

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

The Wethersfield Historic District Commission held a public hearing on July 26, 2005 in the Council Conference Room of the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Susan O'Brien, Chairperson
Douglas Ovian, Vice Chairperson
Jennifer Wolf, Clerk
Robert Garrey (arrived at 7:42PM)
Vacek Miglus
Eric Hart, Alternate

Members absent:

Heidi Lane, Alternate

Also Present:

Chairperson O'Brien called the meeting to order at 7:35PM, and read the opening comments. Clerk Wolf read the Legal Notice as it appeared in the *Hartford Courant* on July 15, 2005.

APPLICATION NO. 3318-05. Town of Wethersfield seeking to install two 24' Double Swing Vehicle gates at 50 Francis Street.

Commissioner O'Brien indicated that representatives from the Town of Wethersfield were not in attendance at the meeting, and had asked that the application be tabled.

APPLICATION NO. 3322-05. Jed Allen seeking to install a fence for dog containment at 4 River Road.

Dave Winkowski of 539 Lakeside Drive, Statesville NC appeared before the commission. He is purchasing the home at 4 River Road from Jed Allen. Mr. Winkowski explained that he wishes to install a fence three-quarters of the way to the back from the house, along the property line, and to the back of the lot. The section that will be seen from the street is the gate that will go across the driveway. Commissioner Wolf asked Mr. Winkowski to indicate the location of the fence on the plot plan, and to initial his drawing.

Mr. Winkowski displayed pictures of sample fences. He indicated that he does not have a specific fence design in mind. He and his wife are willing to accept a design the commission feels is appropriate. The planned fence will be 6' high. He feels a flat board or shadow box fence is appropriate. The height is dictated by the size of the dog, which is 5' tall when standing on hind legs.

Commissioner Miglus asked whether the location of the fence was dictated by the fact that Mr. Winkowski would like to use the side entrance door. He indicated he would like to use both side entrance doors. If the gate were located elsewhere, it would block the entrances when the gate was open. Commissioner Miglus expressed a concern that the height of the fence could create a massing issue. If the fence started at the back corner of the house, the fence might have less impact on the neighborhood. Mr. Winkowski stated he has considered the massing issue and thought a lattice top would reduce the impact of the fence.

Commissioner Ovian suggested other alternatives, such as a wire on wood fence that could address the pet containment issue and the massing issue as well. Mr. Winkowski stated that after reading the commission manual, he did not feel that wire on wood was an option. Commissioner Wolf asked about whether an "invisible fence" had been considered. Mr. Winkowski stated he had been told by the dog breeder that the type of dog the Winkowski's have manages to find

a way to escape the "invisible fence".

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

Commissioner Wolf read a letter from Kenneth Allen dated July 12, 2005. Mr. Allen indicated that he had no objection to 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. 3315-05. Bonnie & Stanley Jedziniak seeking to install an above ground pool at 10 Wilcox Street (Tabled from July 12, 2005).

Bonnie and Stanley Jedziniak of 10 Wilcox Street appeared before the commission. Commissioner O'Brien indicated that the open issue was the fence. Commissioner Wolf asked where the fence would be located and what it would look like.

Ms. Jedziniak stated that she was under the impression that the commission wanted the fence to go along the property line. She indicated that she likes all types of fences and would not object to the type of fence chosen by the commission. However, they have no definite idea of where the fence will be placed, preferring the commission set the location.

Commissioner O'Brien asked about the location of the pool. Mr. Jedziniak confirmed that the pool is planned to be 8' from the back property line and 8' from the west side of the property line. Commissioner O'Brien asked whether there was an objection to placing the pool closer to the house as suggested by the commission at the July 12, 2005 meeting. Mr. Jedziniak stated he preferred to have the pool toward the back of the property. Ms. Jedziniak stated they need the room closer to the house because their cars are parked on the grass at the back of the house.

Commissioner Miglus asked what direction the pool would be placed. Mr. Jedziniak stated the pool would be placed perpendicular to the road, and almost centered in the yard. No plot plan is available, but Mr. Jedziniak stated that plot is approximately 50' X 150'.

Mr. Jedziniak stated he preferred a plastic fence. Commissioner Wolf stated the commission has not approved plastic fences in the district.

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. 3320-05. Robert & Patty Wright seeking to convert a rear porch to a bedroom and construct a one story addition at 180 Main Street.

Gary Vivian of Cactus Design, 43 Old Pewter Lane, Wethersfield appeared before the commission. He is the architect on the project. He indicated that there is an error on the agenda in that the applicants are seeking to convert the rear porch to a bathroom, not to a bedroom. Booklets outlining the project, and elevations were provided. A dormer that was approved several months ago has not been built and was not included in the drawings.

Mr. Vivian explained the plan calls for the conversion of a 3-season porch to a bathroom for the master bedroom. A one-story addition is also planned for the space where a covered porch currently exists. The new space will be a family room. The footprint of the house is expanding by 12' at the back of the house.

An Eagle all-wood hinged French door with two fixed side lights on the side will be used in the back.

There are currently a lot of different window sizes on the house. Another size(s) will not be introduced. All windows will be double hung, Eagle, and all wood. The trim will be painted to match the existing trim. The foundation will be

concrete.

Commissioner Miglus ask whether there were any visible changes looking from the northeast elevation. Two windows are being added, but one will be only minimally visible. Commissioner Miglus also asked whether the air conditioning unit will be visible. Mr. Vivian stated it will 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. 3321-05. Greg & Haddya Nye seeking to construct a second story addition above the breezeway and a one story addition at the rear of the breezeway at 7 Summerfield Drive.

Gary Vivian of Cactus Design, 43 Old Pewter Lane, Wethersfield appeared before the commission. He is the architect on the project. Booklets outlining the project, and elevations were provided.

In the front of the house the parts of the addition that are visible are the raised ridge line above the breezeway, and the front dormer that is being added where a bathroom is being planned. The addition in the rear will be a family room. The addition will come out about 18' from the back face of the house.

Commissioner O'vian asked whether the chimney will actually be sided, or whether it was merely how it appeared in the drawing. Mr. Vivian indicated that the chimney is for a zero-clearance gas fireplace, and that it will be sided until the applicants can find a contractor to side it with brick at a reasonable price.

The addition will have a look of a porch. Four pair of French casement windows will be used. Glass size is 3'4" X 5'. Windows will be Eagle aluminum clad windows. Existing windows are vinyl. Commissioner Miglus asked whether trim would be used between the glass. Mr. Vivian indicated it was not the plan to use trim, but thought it was a good idea to do so.

A railing around the deck is not necessary since the deck is low enough. Two 21" X 46" skylights will be installed to bring light into the bathroom.

Commissioner Miglus asked whether any thought had been given using another material on the chimney. Mr. Vivian indicated that brick is the preferred material. He explained that the mason will be on site shortly. Therefore, it is hoped the applicants can appear before the commission within the next month or so to seek approval for the installation of brick.

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. 3319-05. Steve & Lauren Clark seeking to construct a rear one-story addition at 83 Main Street.

Gary Vivian of Cactus Design, 43 Old Pewter Lane, Wethersfield appeared before the commission. He is the architect on the project. Booklets outlining the project, and elevations were provided.

None of the addition is visible from the street, until one drives down the street. The addition will be an expanded kitchen/family room area. The rear will have a 12' X 15' deck with a patio made of bluestone.

The drawing shows the rear window is casement window. The window is actually a double-hung window. The windows are Eagle, wood, double hung, and 6/1. The windows will be painted to match the existing windows. Some of the windows in the rear will be 9/1. The chimney in the back will be sided until the applicants obtain a price from a mason.

The addition will be 12' out from the existing part of the house. The foundation will match the existing foundation.

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 Ovian, seconded by Commissioner Wolf and a poll of the Commission, it was voted to close the public hearing and open the public meeting on all the aforementioned items.

Aye: Garrey, Miglus, O'Brien, Ovian, Wolf

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APPLICATION NO. 3318-05. Town of Wethersfield seeking to install two 24' Double Swing Vehicle gates at 50 Francis Street.

Upon motion by Commissioner Garrey, seconded by Commissioner Wolf and a poll of the Commission, it was voted to TABLE the application leaving the public hearing open.

Aye: Garrey, Miglus, O'Brien, Ovian, Wolf

APPLICATION NO. 3210-04. Robert & Amalie Montstream request for an amendment to the approved Certificates of Appropriateness to change the garage door at 357 Garden Street.

Amalie Montstream of 357 Garden Street appeared before the commission. She explained that a solid garage door had originally been requested and approved. However, it has now become apparent that light is needed for the garage. The applicants have selected a door with windows across the top and straight paneling. There are three panels and four windows. The door is steel encased in vinyl. Pictures of the door were provided to the commission. The garage door will be painted. The trim will be cream.

Commissioner Wolf asked what the application number was for the garage. After some research it was determined that the correct application number for the garage is 3247-04.

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. 3210-04. Robert & Amalie Montstream request for an amendment to the approved Certificates of Appropriateness to change the garage door at 357 Garden Street.

Upon motion by Commissioner Miglus, seconded by Commissioner Ovian and a poll of the Commission, it was voted to AMEND application 3247-04 as follows:

- The garage door shall be Clopay model # C13 with six vertical panels and sixteen square lights.

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

APPLICATION NO. 3319-05. Steve & Lauren Clark seeking to construct a rear one-story addition at 83 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 stipulations:

- Windows shall be wood simulated divided light.
- South side of the foundation shall be parged to match the existing foundation.
- The chimney on the addition shall be brick to match the existing chimney, or there shall be no chimney stack whatsoever.

Discussion

Commissioner Garrey indicated that he would normally agree with comments made about stepping-in the back, but he feels the house looks very nice with the roof line as proposed and that the transom windows will look nice as well.

Commissioner O'Brien asked whether the applicants should be given the option of materials for the chimney. It was felt that the applicants were given an option as the stipulations were motioned.

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

APPLICATION NO. 3320-05. Robert & Patty Wright seeking to convert a rear porch to a bedroom and construct a one story addition at 180 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:

- Roofing , siding, and trim to match the existing in style and materials.

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

APPLICATION NO. 3321-05. Greg & Haddya Nye seeking to construct a second story addition above the breezeway and a one story addition at the rear of the breezeway at 7 Summerfield Drive.

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

- The chimney on the rear addition shall be brick to match the existing chimney, or there shall be no chimney stack whatsoever.

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

APPLICATION NO. 3322-05. Jed Allen seeking to install a fence for dog containment at 4 River Road.

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 wood flatboard, 6' high with the upper part to be a square lattice with good side facing the property lines.

Discussion

Commissioner Miglus indicated he thought the applicant was open to any suggestions made by the commission and feels a 4' flatboard fence with horizontal lattice top was appropriate for the house. Commissioner Ovian asked whether a 1 1/2' or 2' lattice should be stipulated. Commissioner Miglus indicated he preferred to leave the decision of the height of the lattice to the homeowner.

Commissioner Wolf stated she felt this was a good solution to the homeowner's concerns about containing his pet.

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

APPLICATION NO. 3315-05. Bonnie & Stanley Jedziniak seeking to install an above ground pool at 10 Wilcox Street (Tabled from July 12, 2005).

Upon motion by Commissioner Ovian, 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 6' wood flat board fence with the good side facing the neighbors' property lines. The fence shall run from the right rear corner to the house straight back to the fence at the rear of the yard, from the left rear corner of the house running westerly to the property line, then northerly to the rear property line.
- There shall be no deck.
- Ladder is not to be visible from the street.

Discussion

Commissioners Ovian and O'Brien felt the applicants need to be told specifically where the fence should be installed. Commissioners Miglus and Ovian attempted to define the location of the fence, but commissioners felt any description would be confusing. The general consensus was that the process of deciding on the application would be much easier if the applicants had provided the commission with a drawing(s) of exactly where they want to install the fence. Commissioner O'Brien indicated that she is certain she asked Robert Cook to advise the applicants that they had to provide pictures or drawings. Commissioner Hart indicated that he felt that the application was one of the least thought out he has seen since he joined the commission. He felt the applicants had little notion of the impact the pool of the size proposed would have on their property and on the neighborhood.

Commissioner Garrey stated he did not feel the pool would be visible behind the proposed fence. Commissioner Wolf disagreed and commented that she does not feel that any above ground pool improves any property in the district. She also did not feel that the commission was clear enough during the public hearing about what the railing should look like. Concerns were expressed about the massing issue with the deck. It was agreed that a ladder, without a deck, is preferable.

Commissioner Miglus indicated he would be in favor of denying the application without prejudice. It would allow the applicants to return with a more complete plan and without having to pay another application fee. Commissioner Wolf agreed saying that this is the second time the applicants have appeared without a detailed plan, and that it is not up to the commission to develop plans for applicants.

Commissioner Ovian argued that the motion includes stipulations that will enable to the applicants to proceed as directed by the commission.

Aye: Garrey, Ovian Nay: Hart, Miglus, Wolf Abst: O'Brien

Upon motion by Commissioner Miglus, seconded by Commissioner Wolf and a poll of the Commission, it was voted to DENY WITHOUT PREJUDICE the application.

Discussion

Commissioner Miglus indicated that in order to make the commission's job reasonable, the applicants must submit drawings indicating the location of the pool and style of the fence. He suggested that this request be forwarded to Robert Cook for discussion with the applicants.

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

APPROVAL OF MINUTES OF: [July 12, 2005](#)

Commissioner O'Brien indicated that the minutes could not be approved as presented. The original vote on the first motion made on application 3317-05 (Linda Colbert) must be reaffirmed. Therefore, the minutes must reflect that the motion to approve the application as submitted was approved. The minutes will be revised. Revisions will be presented to the commission at the next meeting.

OTHER BUSINESS

Public comments on general matters of the Historic District

Commissioner Wolf reported on a letter from Mary Donahue, Survey and Grants Director, advising that the Commission On Culture and Tourism has awarded the HDC a historic preservation grant in the amount of \$20,000. The grant will go toward the second phase of the historic and architectural resource and inventory of the buildings located in the district.

Report of the Historic District Coordinator

Commissioner Wolf read a letter dated January 15, 2005 from Richard Tavolieri of 172-174 Main Street. The letter states that the work on the porches on the house will be completed by September 15, 2005. She asked the commissioners to keep the date in mind and to keep track of the work done on the house.

Commissioner Wolf also read a letter from Bruce Dennis of 97/99 Main Street dated 7-19-05. The letter asked for approval of an amendment to his application (#3297-05) to allow for a blue chimney cap for his two chimneys. After some discussion, it was agreed that the request for an amendment needs to appear on the agenda in order for the issue to be discussed. There does not appear to be any pressing issue calling for immediate action by the commission.

Commissioner Ovian thanked Commissioner O'Brien for the celebration she hosted in honor of Billye Logan.

CORRESPONDENCE

None

ADJOURNMENT

Upon motion by Commissioner Wolf, seconded by Commissioner Garrey and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 9:48PM.

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

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Jennifer Wolf, Clerk