

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
OCTOBER 11, 2005**

The Wethersfield Historic District Commission held a Public Hearing on October 11, 2005 in the Building Department Conference Room at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Susan O'Brien, Chairperson
Douglas Ovian, Vice Chairperson (arrived at 7:40PM)
Jennifer Wolf, Clerk
Robert Garrey
Vacek Miglus
Eric Hart, Alternate

Members Absent:

Also Present:

Robert Cook, Historic District Coordinator

Chairperson O'Brien called the meeting to order at 7:38PM, and read the opening comments. Commissioner Wolf, Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on September 30, 2005.

APPLICATION NO. 3344-05. Kevin & Gail Stewart seeking to enclose the existing screen porch to make it a three season porch at 411 Main Street.

Kevin Stewart of 411 Main Street appeared before the commission. He explained that he wishes to enclose the porch and install double-hung windows. The windows will be clad with wood exteriors, simulated divided light, and with the same light pattern as currently exists. The siding will be cedar shingles, and trim to match the current trim.

Commissioner Miglus asked what the plan was for the bottom of the porch. The applicant responded that the porch sits on a concrete pad that will not be altered. The roof will not be altered either. The gutter in the front will be changed to match 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. 3345-05. Richard & Kathleen Geltzer seeking to replace existing windows with vinyl windows at 242 Garden Street.

Kathleen and Richard Geltzer of 242 Garden Street appeared before the commission. Also appearing was Mark Lavoie of Advance Window Systems. Ms. Geltzer explained that she wishes to replace her windows, many being inoperable. She has chosen vinyl windows because the house is sided with vinyl. The style of the window is Contour Colonial, which has a beveled exterior.

Commissioner Ovian asked whether the manufacturer makes a window with the dividers on the outside of the glass. Mr. Lavoie stated all windows made have the dividers in between the panes of glass.

Commissioner Ovian also asked whether the windows fit into the existing frame, and Mr. Lavoie responded that they do. Commissioner Ovian commented that, therefore, there would be less visible glass. Mr. Lavoie disagreed saying that once the current storm windows are removed, the new windows will look very similar to the current windows.

Commissioner O'Brien explained that one of the commission's goals is to replicate what currently exists, and that it is

difficult to achieve that goal with the dividers in between the glass. Mr. Lavoie stated that from the street one could not tell the difference between the current windows and the new windows. Commissioners O'Brien and Wolf stated they could tell the difference.

Commissioner O'vian asked whether the windows are made without the discoloration of the glass caused by gases. Mr. Lavoie stated the windows are made without the energy-saving features, and that the applicants wanted the windows without that feature.

Robert Cook asked how long the house had been vinyl sided. Ms. Geltzer stated the house had been sided for about 12 years. When she appeared before the commission to have the siding approved, she was asked why the windows were not being replaced. She explained that at the time she was not in the financial position to replace the 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. 3346-05. Bonnie & Stanley Jedziniak seeking to install a fence and an above ground pool in the rear yard of his property at 10 Wilcox Street.

Bonnie and Stanley Jedziniak of 10 Wilcox Street appeared before the commission. A plot plan was provided. Mr. Jedziniak explained that they wish to install a pool and a privacy fence. There will be a fence around the deck that surrounds the pool. The deck and railings will be Trex.

Commissioner O'vian asked how the current application differs from the previous application that was denied. Mr. Jedziniak explained that the location of the privacy fence is clearly defined in this application. Aspects pertaining to the pool are unchanged.

The privacy fence will be wood stockade. Commissioner O'Brien asked whether the applicants objected to running the fence farther back in the property. Mr. Jedziniak stated he did not.

Robert Cook asked about the height of the pool in relation to the height of the privacy fence. The height of the pool is 52" and the pool railing is possibly 42". Mr. Jedziniak stated that they had thought the height of the privacy fence would be 6', but an 8' fence is available as well. Mr. Cook stated he needed to investigate whether an 8' fence would be allowed since it would likely be the highest fence 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. 3347-05. Cathy Mazalas seeking to replace windows at 17 Howard Avenue.

Cathy Mazalas of 17 Howard Avenue appeared before the commission. Also appearing was Damon Mastroianni of 265 West High Street, East Hampton. He is the contractor and supplied the commission with line drawings.

Commissioner Wolf asked whether the windows were visible from the public way. Robert Cook explained that the windows on one side of the house are visible.

Mr. Mastroianni explained that the windows on the porch are the windows that will be replaced. Those windows are jalousie windows that have become more difficult to operate with age. He explained that the vertical lines seen from the public way will be maintained. The new windows will go to the floor, as currently is the case.

Commissioner Miglus asked whether the dimensions of the posts between the windows will remain the same. Mr. Mastroianni stated that the dimensions will change somewhat. Current dimensions are about 3.5". The dimensions will be about 5 1/8".

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. 3337-05. Paolo Ficara seeking to construct an addition in the rear of the house at 81 Harmund Place. (Tabled from September 13 & September 27, 2005. Last day to act on this is October 22, 2002. Last meeting to act on this is October 11, 2005).

Robert Cook contacted the applicant and was told that the architect had not submitted the information requested by the commission. Mr. Cook suggested the application be denied without prejudice to allow the applicant more time to get the required information.

Upon motion by Commissioner Ovian, seconded by Commissioner Garrey and a poll of the Commission, it was voted to close the public hearing on all the discussed applications, and to open the public meeting on those applications.

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

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APPLICATION NO. 3344-05. Kevin & Gail Stewart seeking to enclose the existing screen porch to make it a three season porch at 411 Main Street.

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

- The window shall be Vetter, simulated divided light, wood interior and exterior, with the muntins on the exterior of the glass, and in the same pattern as currently exists (3/1).

Discussion

Commissioner Garrey stated he thought the design of the porch was in keeping with the style of the house. Commissioner Ovian stated he also thought the porch was tall enough to support the enclosure.

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

APPLICATION NO. 3345-05. Richard & Kathleen Geltzer seeking to replace existing windows with vinyl windows at 242 Garden Street.

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

Discussion

Commissioner Miglus stated that the proposed windows do not adequately replicate the existing windows. The cross section of the windows is not appropriate for the building. Commissioner Wolf agreed that there are other products available that are more appropriate.

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

APPLICATION NO. 3346-05. Bonnie & Stanley Jedziniak seeking to install a fence and an above ground pool in the rear yard of his property at 10 Wilcox Street.

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:

The pool railing shall enclose the deck only and be constructed of wood or Trex, one by one balustrades with toe kick, and stairs and gate as pictured.

- The privacy fence shall be 6' in height and wood stockade as placed on submitted plot plan.

Discussion

Commissioner Oviaan again asked for clarification as to the difference between this application and the prior application. Robert Cook explained that the prior application did not include the privacy fence.

Commissioner Oviaan asked whether the privacy fence will adequately hide the pool. He stated that other applications for pools have been denied because the pool could not be adequately hidden. Commissioner Garrey stated there were a few differences with this property in that it is flat and narrow. He felt that some of the pool railing may be visible, but it will not be white in color. The railing will be a more subdued neutral color. However, he did not feel an 8' fence on that property was appropriate. Commissioner Hart agreed, but expressed concern about how much of the pool fence, gate, and stairs are seen.

Commissioners Garrey and Miglus stated they felt very little of the pool would be seen from the public way. Commissioner Miglus stated he felt the applicants had proposed a good solution to hiding the pool. Commissioner Wolf stated her feelings that above ground pools are not appropriate anywhere in the district unless completely shielded from public view. Commissioner O'Brien indicated she felt the fence should surround the entire property, but then the property would be too enclosed.

Commissioner Oviaan suggested that an approval of only a pool, with no deck, could solve the visibility problem. Commissioner Wolf stated that a stair will still be required and may be more visible than the proposed deck, fence, and stairs.

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

APPLICATION NO. 3347-05. Cathy Mazalas seeking to replace windows at 17 Howard Avenue.

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

Discussion

Commissioner Oviaan suggested that the sliding windows should go to the floor. He felt that by not going to the floor the windows, which have reverse transoms, would look odd. Commissioners Garrey and Miglus both indicated that the view from the public way was limited.

Commissioner Miglus suggested that a possible solution to the concern that the proposed windows do not go to the floor would be to have two windows underneath with a center post, or the installation of a solid blocking under the windows.

Commissioner O'Brien indicated she was against any type of vinyl window and asked why a clad window should not be stipulated. Commissioner Oviaan indicated that vinyl windows have been approved for porches in other cases. Commissioner O'Brien expressed a concern that an approval of the windows for the porch could result in an approval of the same windows for the entire house.

Commissioner Garrey indicated he did not feel the proposed windows were inappropriate for the house, especially considering the limited view from the public way. He reminded the commission that at one time jalousie windows were considered contemporary and perhaps inappropriate for the house.

Commissioner Hart agreed.

Commissioner Miglus stated he would like to see another product used, but stated the view from the public way will not change regardless whether the windows are vinyl or wood.

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

APPLICATION NO. 3337-05. Paolo Ficara seeking to construct an addition in the rear of the house at 81 Harmund Place. (Tabled from September 13 & September 27, 2005. Last day to act on this is October 22, 2002. Last meeting to act on this is October 11, 2005).

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

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

APPROVAL OF MINUTES OF: September 27, 2005

The minutes were not ready to present to the commission because the tape recording failed. A backup recording has been obtained, and the minutes will be presented at the next meeting.

Upon motion by Commissioner Ovian, seconded by Commissioner Garrey and a poll of the Commission, it was voted to TABLE action on the minutes of September 27, 2005

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

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

The website has been updated to include Sue O'Brien's name.

Robert Cook reported that he has purchased a new tape recorder, which will be delivered by the next meeting.

Mr. Cook reported on the revisions to the handbook. The final copy of the handbook is delayed because of problems inserting pictures. Commissioner Miglus volunteered to assist.

Mr. Cook stated that language pertaining to the timeframe for removing unapproved additions or changes needs to be added to the handbook. The commission agreed that property owners should be given 30 days to comply with such requests. Extensions for hardship situations can be granted. Mr. Cook will draft language to present to the commission.

Mr. Cook and Commissioner O'Brien have discussed the possibility of giving applicants a list of items they should bring to the public hearing and questions they are likely to be asked. The list could be included in the handbook, or given to applicants at the time the application is filed. Commissioner O'Brien asked Commissioner Miglus to assist with drafting such a list(s) within the next 30 days, and will be discussed again at that time.

Mr. Cook reported that consideration is being given to putting a rotary at Main and Church Streets.

Commissioner Ovian reported on a meeting he attended with the Destination Signage commission. He was asked whether he would continue to attend the meetings to represent the HDC. He stated he did not think there would be any objection to his attending.

Gary McLeod of 116 Thornbush Road has been appointed to the commission. His term is from September 19, 2005 to June 30, 2010. Commissioner O'Brien will contact him to ensure he has received the necessary materials.

Mr. Cook reported on the status of getting applications for the flowerbed and for the neon sign at the Creamery. He indicated that Bonnie Therrien supports the HDC's efforts to pursue this matter.

The letter has been sent to Barbara Clancy regarding the removal of the unapproved windows. An attorney representing Ms. Clancy has contacted Mr. Cook. A letter was also sent to the owners of 32 Hartford Avenue.

Richard and Amanda DelMastro have filed a suit against the HDC. They have received a copy of the recording of the September 27, 2005 meeting, and have requested a transcript of the portion of the hearing and meeting pertaining to their application. Their attorney contacted Mr. Cook and mentioned there was an error in the letter sent to the DelMastros. The letter indicated that the motion made on their application contained two stipulations. Actually, there were two motions that were made. The first motion did not pass.

CORRESPONDENCE

None.

EXECUTIVE SESSION

Upon motion by Commissioner Wolf, seconded by Commissioner Hart and a poll of the Commission, it was unanimously voted to go into Executive Session at 9:22PM.

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

Upon motion by Commissioner Wolf, seconded by Commissioner Hart and a poll of the Commission, it was unanimously voted to leave Executive Session at 9:45PM.

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

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 9:45PM.

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

Respectfully Submitted
TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Jennifer Wolf
Clerk