

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
NOVEMBER 22, 2005**

The Wethersfield Historic District Commission held a Public Hearing on November 22, 2005 in the Town Council Conference Room at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Susan O'Brien, Chairperson
Douglas Ovian, Vice Chairperson
Jennifer Wolf, Clerk (left at 8:20PM)
Robert Garrey (arrived at 7:42PM)
Vacek Miglus
Eric Hart, Alternate
Gary McLeod, Alternate

Members Absent:

Also Present:

Robert Cook, Historic District Coordinator

Chairperson O'Brien called the meeting to order at 7:33PM, and read the opening comments. Commissioner Wolf, Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on November 11, 2005.

APPLICATION NO. 3356-05. Christopher J. Lippett, Jr. seeking to install 15 replacement windows at 6 Fernwood Street.

Christopher Lippett, Jr. of 6 Fernwood Street appeared before the commission. The contractor, Dean Urbanetti of Tri-State Home Improvement, 65-8 North Branford Road, Branford CT also appeared before the commission.

Mr. Lippett explained that he wishes to replace the windows in his home since the current windows are in disrepair. A sample of the proposed vinyl windows was displayed. Commissioner Wolf asked whether the proposed windows had the grids in between the glass and a tint as shown in the sample. The applicant confirmed that the proposed windows do have the grids in between the glass and have a tint, as did the sample. Mr. Urbanetti confirmed that the windows are not available with the grids on the outside of the glass.

Commissioner Wolf also asked whether any of the windows have already been replaced. Mr. Lippett confirmed that one new window has already been installed, and noted that once installed the proposed window looks like the existing windows. Commissioners O'Brien and Wolf disagreed saying the installed vinyl window does not look like the existing wood windows.

Commissioner Ovian asked whether the proposed windows will have a half-screen as in the sample. Mr. Lippett stated they would.

Mr. Lippett commented that the majority of homes in his neighborhood have vinyl windows and asked the commission questions as to why those homeowners were allowed to install those windows. Commissioner Ovian stated that some of the windows may have been installed without commission approval. Mr. Lippett indicated that he had never received official notification that he resided in a historic district, and was not aware that he needed approval to install the replacement windows. Commissioner Wolf reminded the applicant the he appeared before the Commission three years ago and that this is his second application for a Certificate of Appropriateness. Therefore, he should have known that he needed approval to make changes to the exterior of his home.

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

application.

Barbara Spada of 8 Fernwood Street spoke in favor of the application. She agreed with the applicant that the newly installed window can not be distinguished from the existing windows. She also commented about the fact that she received a denial to an application for installation of vinyl windows and was told that any new window had to be wood on the inside. She asked if interiors were regulated. Commissioners confirmed that the commission does not regulate the interior of a home.

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. 3357-05. Kathy Denieiswicz seeking to install an 8' X 8' woodshed at 285 Main Street.

At the applicant's request, Robert Cook of the Town of Wethersfield appeared before the commission on behalf of the applicant. Ms. Denieiswicz asked Mr. Cook to explain her project to the commission, as she was unable to attend the hearing.

Mr. Cook explained that there is no plot plan available, but described the shed will be located in the back of the building. The shed will be 8' X 8', wood, and painted to match the primary building. The doors of the shed will open to Hartford Avenue.

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 on all the discussed applications, and to open the public meeting on those applications.

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

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APPLICATION NO. 3356-05. Christopher J. Lippett, Jr. seeking to install 15 replacement windows at 6 Fernwood Street.

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

Discussion

Commissioner Miglus stated that the proposed windows do not adequately replicate the windows that are currently installed.

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

APPLICATION NO. 3357-05. Kathy Denieiswicz seeking to install an 8' X 8' woodshed at 285 Main Street.

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

Discussion

Commissioner Miglus stated that the installation of the shed would have minimal impact on the district.

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

APPROVAL OF MINUTES OF: [November 8, 2005](#)

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

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

OTHER BUSINESS

Public comments on general matters of the Historic District

Anne Kuchro, Chair of the Wethersfield Tourism Commission, asked Robert Cook to discuss the historic signs to be displayed. A sample of the pamphlet that will be available describing Wethersfield's involvement in certain historic events was shown to commissioners.

Report of the Historic District Coordinator

Robert Cook reported that Bonnie Therrien wishes to review the proposed policy regarding the 30-day remedy date. There was some discussion as whether the 30-day timeframe allows enough time for compliance. It was agreed to extend the remedy timeframe to 60 days with extensions for cause.

Bonnie Therrien and Russ Morin would like to meet with the commission prior to the December 13, 2005 meeting, and prior to the arrival of anyone from the public. Commissioners agreed to arrive at 7PM to meet with Ms. Therrien and Mr. Morin in Executive Session.

Mr. Cook displayed a sample of a new vinyl window with the grids attached to the outside of the glass. He thought commissioners might be interested in seeing a vinyl window that more closely replicated older windows in the district. Even though the window did a better job of replicating those windows than most vinyl windows, Commissioner Miglus noted a large gap on the outside of the windows detracting from the look of the window.

Mr. Cook is looking into nominating the Stillman Building for a state or national preservation award.

Mr. Cook stated he has still not received a remedy date from the 32 Hartford Avenue homeowner. Also, the latticework done on the porch at the 174 Main Street property is unacceptable. The homeowner has indicated that work on that property continues. He will be given five (5) days to complete the work.

Mr. Cook asked whether more guidelines should be published regarding the use of vinyl windows. It was agreed that guidelines will be developed by the Commissioners and included on the website.

Commissioner Miglus indicated that he has not yet been able to complete the handbook, but it will be done shortly.

Commissioner O'Brien reported that someone has been nominated to the commission to complete the term of one of the alternates. She also asked for clarification on the issue of the length of Commissioner McLeod's term as discussed at the last meeting. She was advised that the letter that was sent to Commissioner McLeod was incorrect, and that the end of his term is either 2007 or 2008.

Commissioner O'Brien reported on her meeting with Bonnie Therrien and Russ Morin. Topics discussed included, appropriateness and installation of vinyl windows, letters to homeowners asking that unapproved work be remedied, and the general atmosphere within the district. To improve the atmosphere within the district, outreach was suggested. Commissioner O'Brien asked for suggestions on the types of outreach that could be done.

Commissioner O'Brien welcomed Commissioner McLeod to the commission.

CORRESPONDENCE

None.

ADJOURNMENT

Upon motion by Commissioner Ovian, seconded by Commissioner Garrey and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 8:55PM.

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

Respectfully Submitted
TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Jennifer Wolf
Clerk