

The Wethersfield Historic District Commission held a Public Hearing on August 13, 2013 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson  
Michael Rell, Vice Chairperson  
John Maycock, Clerk  
Cynthia Greenblatt  
Douglas Ovian

Members Absent: Mark Raymond  
Lisa Wurzer, Alternate

Also Present: Kristin Stearley, Historic District Coordinator  
Linda Messina, Recording Secretary

Commissioner Garrey called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Maycock, Clerk, read the Legal Notice as it appeared in the *Rare Reminder* on August 1, 2013.

**APPLICATION NO. 4181-13.** Christina Lee seeks to construct a 8'x12' storage shed at 44 Main Street.

Christina Lee, 44 Main Street, appeared before the Commission. She would like to construct an 8'x12' storage shed. It is a standard Kloter Farms Cape storage building. It will have two windows and double doors. The windows will be 4/4 light pattern and there will be no shutters. It will have T111 siding. The roofing will match the house in a grey asphalt shingle. It will be located on the driveway side of the house, straight back and will sit 5' from the back property line. The doors will face the front. It will be set on crushed stone and it will have a standard wood ramp.

Commissioner Garrey asked whether there was anyone 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. 4182-13.** Wethersfield Seed Garden seeks to demolish the existing bituminous pavement, repave the lot and construct parking areas with signage, construct at grade planting beds, construct walkways, re-landscape the property and relocate the existing gazebo to another portion of the property at 263 Main Street.

Randall Agrella, 249 Main Street, and Ozzie Torres, Torres Engineering, 63 Reed Drive, appeared before the Commission. They will be demolishing the existing asphalt. The new lot will be constructed of porous brick pavers all the way to the parking area. The pavers will be placed in a standard brick pattern. There will also be at grade planting beds. A drawing was submitted. They will be using a plaza design. The Belden House is a separate piece of property so the Building Department will require four parking spaces for that property on that lot. The four spaces will be to the rear of the Belden House behind the ramp. The gazebo will be relocated to another portion of the property as shown on the submitted plans. The roadway will not be striped. They will install "no parking in fire zone" signs. They will also utilize large movable planters to define areas. When brick meets lawn areas or beds, there will be no above grade curbing. They will plant berry bushes as natural curb stops in the parking areas. The handicapped spots will have curb stops. They will also use edible landscaping. There will be no lighting in the parking area.

Commissioner Garrey asked whether there was anyone 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. 4178-13.** J.T. Burke and Sons seeks to install vinyl replacement windows at 10 Meggat Park.

John Burke, 254 Burnside Avenue, East Hartford, and Ida Dipalma, 10 Meggat Park, appeared before the Commission. They would like to replace all existing wood windows on the house with Advantage Series 6 windows. The windows are now 2/2 double-hung with storm windows. They would like to make the front window a four light slider in vinyl. The kitchen window in the rear will be a four light slider. The sliders will be panes of glass that slide into each other. The tracks are slightly staggered. The double-hung windows are now 2/2 but they would like to change them to 1/1. There is now aluminum siding on the house. They will wrap the trim with aluminum. A sample of the sliding window was provided. Photos of similar windows were submitted. In the front, there will be a four light slider (two two light sliders mulled together) with a center post in the middle.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

Cindy Hughes, 14 Meggat Park, spoke in favor of the application.

Commissioner Garrey asked whether there was anyone 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. 4183-13.** Brian Pierz seeks to amend Certificate of Appropriateness number 4147-13 to modify the number of windows on the new front entryway from one (1) to two (2) and to change the materials for the front entryway steps/landing from wood to granite slap at 35 Foote Path Lane.

Brian Pierz, 35 Foote Path Lane, appeared before the Commission. They would like to replace a wood and Epay step with a granite slab. There will now be no railing necessary. They will have two windows instead of one. They will use the same style/brand of window as previously approved.

Commissioner Garrey asked whether there was anyone 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 Rell seconded by Commissioner Ovian, and a poll of the Commission, it was voted to close the public hearing and to open the public meeting.

Aye: Garrey, Rell, Maycock, Greenblatt, Ovian

**APPLICATION NO. 4181-13.** Christina Lee seeks to construct a 8'x12' storage shed at 44 Main Street.

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

1. The shed shall have no shutters and the roofing material shall match the existing on the house.

### **Discussion**

Commissioner Maycock stated that this is a nice shed. They have been used successfully in the District.

Aye: Garrey, Rell, Maycock, Greenblatt, Ovian

**APPLICATION NO. 4182-13.** Wethersfield Seed Garden seeks to demolish the existing bituminous pavement, repave the lot and construct parking areas with signage, construct at grade planting beds, construct walkways, re-landscape the property and relocate the existing gazebo to another portion of the property at 263 Main Street.

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

1. The shrubbery parking stops shall be fruit bushes, blueberry or similar types.

### **Discussion**

Commissioner Garrey stated that he loves the plaza style of design and the traditional red brick, and the uniform material and at grade planting beds. It will be a really nice look. He shares concerns ... some people might get confused when you drive in to a wide area and it is all uniform material, but the planting beds will help define the areas. The commission will have to approve any permanent planters or signs.

Commissioner Ovian stated that he likes the plan. He can see what both Commissioner Garrey and Commissioner Rell have stated. Government Center is a vast area of brick but it is a wonderful plaza for events. He thinks they are hoping to have events there. The brick will work well for that purpose. On the other hand, he mentioned striping, and he is a huge fan of using asphalt and brick together because it is easier for drivers to see the difference. There is an argument that you can make for the roadway being asphalt. They could use white or lighter brick or some kind of brick that is in contrast to define parking and driving areas.

Commissioner Greenblatt stated that she is thrilled about the material. She thinks it's going to be a huge improvement to the façade and she is looking forward to seeing it. There is a lot of green space.

Commissioner Rell stated that he disagrees with Commissioner Greenblatt. He thinks it's too vast and too uniform to just have brick going from the existing building, up the Belden house, etc. One thing he would have liked to have seen is a different color border brick, different design in different areas.

Aye: Garrey, Rell, Maycock, Greenblatt, Ovia

**APPLICATION NO. 4178-13.** J.T. Burke and Sons seeks to install vinyl replacement windows at 10 Meggat Park.

Upon motion by Commissioner Maycock seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. All windows shall be replaced with Advantage Series 6 vinyl windows.
2. The picture window on the front which consists of two (2) stationery panels and one (1) double hung window shall be replaced with a four (4) light slider with no light divisions and shall have a center post.
3. The remaining window shall be replaced in the same style as existing in a 1/1 light pattern.
4. All window trim shall be replaced in kind.

### **Discussion**

Commissioner Maycock stated that at first he wasn't thrilled about it, but after further explanation and seeing the product helped a lot. It's a weird design that exists on the house currently. He thinks this will be an improvement to the property.

Commissioner Garrey stated that he doesn't love the new window, but he doesn't love the existing window either. It's a clean design. He wouldn't like the window with the light pattern because it would call too much attention to it. We have had some mid-century 2/2 to 1/1 conversions. This house has very severe architecture.

Commissioner Ovia stated that the problem is that if you don't like 2/2, you are going to like 1/1 even less because it's not period to that building in any way. You end up with the look of the end of the 21<sup>st</sup> century. If approving this window, he thinks you need to be very specific about approving it specifically for this building. He thinks it would be most successful with 2/2 windows. He is concerned because the fenestration looks a little bumpy but we are approving the change because what's there looks funky.

Commissioner Greenblatt stated that the center bars in both windows is going to tie it together. It's what the homeowner is asking for and it is their preference.

Aye: Garrey, Rell, Maycock, Greenblatt

Nay: Ovia

**APPLICATION NO. 4183-13.** Brian Pierz seeks to amend Certificate of Appropriateness number 4147-13 to modify the number of windows on the new front entryway from one (1) to two (2) and to change the materials for the front entryway steps/landing from wood to granite slap at 35 Foote Path Lane.

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

### **Discussion**

Commissioner Maycock states that he likes the changes. They enhance the project.

Commissioner Garrey stated that the change from a single window to a double is great. He loves the change in material for the step.

Commissioner Greenblatt stated that it's a little tweak that will make a nice improvement.

Aye: Garrey, Rell, Maycock, Greenblatt, Raymond

### **MINUTES OF JUNE 11, 2013**

The minutes of June 11, 2013 will be voted on at the next meeting. The attendance of Commissioner Garrey, Ovian and Wurzer is required to approve these minutes.

### **MINUTES OF JULY 23, 2013**

Upon motion by Commissioner Maycock, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to APPROVE the minutes of the July 23, 2013 meeting.

Aye: Garrey, Rell, Maycock, Greenblatt, Ovian

### **ELECTION OF OFFICERS**

Upon motion by Commissioner Ovian, seconded by Commissioner Greenblatt and a poll of the Commission, a slate of officers for the term of August 13, 2013 – June 30, 2014 was presented as listed: Robert Garrey – Chairman; Michael Rell – Vice Chairman; John Maycock - Clerk.

Aye: Garrey, Rell, Maycock, Greenblatt, Ovian

### **OTHER BUSINESS**

#### **Public comments on general matters of the Historic District**

Commissioner Ovian and Commissioner Garrey spoke of Commissioner Courchaine's great contributions to the Historic District.

Commissioner Greenblatt brought up concerns about ongoing tree trimming in the District. Commissioner Ovian contacted Phil Smithwick, the tree warden, and made him aware of the concerns.

#### **Report of the Historic District Coordinator**

1. Kristin has received information from Peter Gillespie regarding the Tourism Stakeholder's Alliance Meeting. Commissioner Courchaine represented the HDC at these meetings previously. If any members would like to attend the meeting, they can let Kristin know. Kristin will represent the HDC at the meeting next Friday.
2. Kristin has had numerous phone calls regarding two pieces of land on Jordan Lane. The owners will be submitting an application to this commission for construction of two (2) houses. There is a back rear lot and a front lot. The back lot had already been approved by Planning and Zoning a number of years ago.
3. The new house on Robbinswood Drive broke ground. The foundation construction has been approved. The footprint of the house is the same. The owners are exceeding the amount of lot coverage for that zone, so they have to scale back and will be changing the deck/ pergola design. They will be submitting an amendment to the Commission.

4. Kristin has not received any communication regarding the status of the Masonic Hall.
  
5. Kristin is working with the owner of the properties on the corner of Hartford Avenue and Main Street which house the Cove Deli and the Bijou Rose. He is going for a façade improvement grant and will be upgrading windows, doors, and the parking area in addition to painting the buildings.

**Correspondence**

None.

**ADJOURNMENT**

Upon motion by Commissioner Rell, seconded by Commissioner Maycock and a poll of the Commission, it was voted to ADJOURN the meeting at 9:01 PM.

Aye: Garrey, Rell, Maycock, Greenblatt, Ovian

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

John Maycock  
-Clerk -