

The Wethersfield Historic District Commission held a Public Hearing on June 10, 2014 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Douglas Ovian, Vice Chairperson  
Chris Lyons, Clerk Pro Tem  
Lisa Wurzer, Alternate  
Damian Cregeau, Alternate

Members Absent: Robert Garrey, Chairperson  
John Maycock, Clerk  
Mark Raymond  
Cynthia Greenblatt, Alternate

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

Commissioner Ovian called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Lyons, read the Legal Notice as it appeared in the *Rare Reminder* on May 29, 2014.

**APPLICATION NO. 4269-14.** Douglas and Virginia Buck seek to construct a 12'x14' greenhouse on the south side of the existing chicken house at 411 Hartford Avenue.

Douglas Buck, 411 Hartford Avenue, appeared before the Commission. Photos were submitted. They would like to build a greenhouse that will be attached to the existing shed. It will have a foundation that will be below grade and 2' above grade. They will use polycarbonate siding and roofing. It will be 12'x14'. The existing chicken house is on posts. They would like to use gray-brown patio block instead of cement block for the foundation. The joists and crossbeams will be 2x4 in cedar. He will use 4x12 sections of polycarbonate. They would like to use a polycarbonate aluminum framed door. The polycarbonate is UV protected and has a 10 year warranty against yellowing. The framing of the greenhouse will be painted or stained to match the chicken house.

Commissioner Ovian 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. 4259-14.** Claire Carney seeks to replace the wood windows with fiberglass simulated divided light windows at 16 Raynor Lane. (Tabled at the May 13, 2014 meeting. Left tabled at the May 27, 2014 meeting. Last day to act is June 24, 2014.)

Applicant was not present.

**APPLICATION NO. 4264-14.** Southern New England Windows seeks to install one (1) replacement window at 421 Main Street.

Steven Lawton, Southern New England Windows, appeared before the Commission. This application was previously approved, but the certificate has expired. They will use the same window that was previously approved. There is one window on the rear of the house that hasn't been installed yet. This is an existing double casement window that will be replaced with a double casement window.

Commissioner Ovian 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. 4266-14.** Ellen and Lewis Eastwood seek to 1) replace the clapboard siding with Certainteed Cedar Impressions 7" straight edge vinyl siding in the color Sterling Grey with white corner posts; 2) replace the shutters with vinyl shutters in the color black; 3) replace the front door with a fiberglass door; 4) replace the garage doors with carriage style doors; and 5) to construct a portico over the front entryway at 14 Garden Street. (Left open at the May 27, 2014 meeting. The last date to act is July 8, 2014.)

The applicant was not present and requested that the application be left open.

Upon motion by Commissioner Cregeau seconded by Commissioner Lyons, and a poll of the Commission, it was voted to close the public hearing on all applications, except Application #4259-14 and #4266-14 and to open the public meeting.

Aye: Ovian, Lyons, Cregeau, Wurzer

**APPLICATION NO. 4269-14.** Douglas and Virginia Buck seek to construct a 12'x14' greenhouse on the south side of the existing chicken house at 411 Hartford Avenue.

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

1. The foundation shall be a patio block 12"x12" in the color grey/brown.
2. The door shall be constructed of polycarbonate with an aluminum frame. The frame shall be painted to match the existing chicken house.
3. The cedar framing shall be stained to match the chicken house.

### **Discussion**

Commissioner Wurzer stated that it is a quaint building and this is very appropriate for a farm. She wishes there was another option for the door.

Commissioner Cregeau stated that he agrees that this is appropriate for a family farm.

Commissioner Ovian stated that the view is somewhat limited. It is quite a distance from Jordan Lane and it's not the first thing that you see from Hartford Avenue. Greenhouses do tend to catch a person's eye, but it would be an appropriate feature on a family farm. There are other greenhouses in the District, but as they age they eventually will be subject to repair. It is not inappropriate to the District.

Commissioner Lyons stated that it is perfectly appropriate for this family farm. It is a low slung building and it matches the pitch of the chicken house.

Aye: Ovian, Lyons, Cregeau, Wurzer

**APPLICATION NO. 4264-14.** Southern New England Windows seeks to install one (1) replacement window at 421 Main Street.

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

### **Discussion**

Commissioner Ovian stated that is a kitchen window in the rear of the house. The previous Commission voted on this application and approved it.

Aye: Ovian, Lyons, Cregeau, Wurzer

### **MINUTES OF MAY 27, 2014**

The minutes will be left open until the next meeting.

**OTHER BUSINESS**

**PRE-APPLICATION HEARING**

Rich and Meher Shulman seek to discuss plans to replace an existing vinyl window on the rear of the house with an 8' sliding glass vinyl door at 60 Oldham Road.

The house already has vinyl windows and vinyl siding. They would like to add an 8' wide sliding glass door in the living room. They will remove one window and move it to the back of the living room. The sliding glass door will have one step, to code. It will be 4' wide on the side that slides open. The trim will match existing and they will use existing siding. There are 6/6 and 6/8 windows on the house now. There will be no light divisions on the slider. They plan on using an Andersen Perma Shield vinyl door.

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

None.

**Report of the Historic District Coordinator**

1. The Historic District Commission has now obtained a digital camera.
2. There was a discussion held in regards to meetings which contain a large number of application/agenda items and the length of time necessary to hear and decide on them. The Commission has the option to limit the presentation time of an application or deciding on a specific end time for the meeting and continuing any applications that weren't covered during that time frame.

**Correspondence**

Kristin read a letter dated May 20, 2014 from George Chester, Jr., 168 Broad Street, regarding zoning violations and other concerns at the Morris Farm property.

**ADJOURNMENT**

Upon motion by Commissioner Wurzer, seconded by Commissioner Lyons and a poll of the Commission, it was voted to ADJOURN the meeting at 8:45 PM.

Aye: Ovian, Lyons, Cregeau, Wurzer

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Chris Lyons  
-Clerk Pro Tem-