

WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING

February 12, 2008

The Wethersfield Historic District Commission held a Public Hearing on February 12, 2008 in room S-2 at the Pitkin Community Center, 30 Greenfield Street, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson
Eric Hart, Vice Chairperson
John Maycock, Clerk
Susan O'Brien (arrived at 7:50PM)

Members Absent: Gary McLeod
Bette Botticello, Alternate
Mark Raymond, Alternate

Also Present: Kristin Stearley, Historic District Coordinator

Commissioner Garrey, Chairperson, called the meeting to order at 7:30PM, and read the opening comments. Commissioner Maycock, Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on February 1, 2008.

APPLICATION NO. 3561-08. James G. McAlinden seeking to install a deck in the rear at 3 Hubbard Place.

James McAlinden of 3 Hubbard Place appeared before the commission. Also appearing was the contractor, David Phaneuf of 1070 North Farms Road, Wallingford.

Mr. McAlinden described the proposed deck as being 12x12 and constructed of pressure-treated pine. It will have traditional gothic turned railings and a toe kick. There will be stairs off the deck that will have the same style railings. A drawing was provided. The deck will be built off the rear corner of the house.

Commissioner Garrey 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. 3562-08. Walter Samuel seeking to demolish the existing single family house and garage at 299 Middletown Avenue.

Walter Samuel of PO Box 290146 Wethersfield appeared before the commission.

Mr. Samuel stated that the house he wishes to demolish was partially built from barn wood in the 1930's. Over the years there has been severe water damage. The house was condemned by the town in August 2007. He wishes to demolish the structure. He plans to build another single-family structure on the site as some time in the future. Mr. Samuel also stated he wishes to demolish the garage.

Commissioner Garrey 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.

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APPLICATION NO. 3563-08. Christopher and Patricia Carroll seeking to install replacement windows and a skylight at the rear of the house at 34 Chesterfield Road.

Christopher Carroll of 34 Chesterfield Road appeared before the commission.

Mr. Carroll stated that he wishes to replace most of the windows in the house with Harvey Majesty aluminum clad, SDL windows. The proposed grill pattern will be 8/8 to match existing. The remaining windows are in the kitchen. He wishes to replace those windows with casement windows. There are 3 or 4 windows in the kitchen located in the back and side of the house. The grill pattern on the casement windows will be 6/6. The casement windows will be Harvey Majesty windows as well.

All siding will be rewired where the storm windows currently exist.

Mr. Carroll stated that he also wishes to install a skylight that will measure 22" X 24" and will be installed flush with the roof. The skylight will be installed on the rear roof.

Commissioner Garrey 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. 3564-08. Uccello Development LLC seeking to demolish the existing garage at 27 Nott Street.

Nick Uccello of 16 Dexter Road Rocky Hill appeared before the commission. He explained that he purchased property at 27 Nott Street with the plan of dividing the property into two separate lots. The existing garage sits on the future property line. He wishes to remove the garage, its foundation, and asphalt. Landscaping and removal of an above-ground pool will be done so that the property at 27 Nott Street can be sold. At some time in the future, another house will be built on the second lot.

Commissioner Garrey 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 Hart, and seconded by Commissioner Maycock and a poll of the Commission, it was voted to close the public hearing.

Aye: Garrey, Hart, Maycock, O'Brien

Upon motion by Commissioner Hart, and seconded by Commissioner Maycock and a poll of the Commission, it was voted to open the public meeting on the discussed applications.

Aye: Garrey, Hart, Maycock, O'Brien

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APPLICATION NO. 3561-08. James G. McAlinden seeking to install a deck in the rear at 3 Hubbard Place.

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

- The railing shall be turned traditional colonial style with toe kick.
- Material to be pressure treated pine.

Discussion

Commissioner Hart stated the application was fairly straightforward. The deck's design would have a minimal impact on the district.

Aye: Garrey, Hart, Maycock

Abst: O'Brien

APPLICATION NO. 3562-08. Walter Samuel seeking to demolish the existing single family house and garage at 299 Middletown Avenue.

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

Discussion

Commissioner Hart stated it was sad that the owners of the house had not taken care of it, and that the house had to be condemned by the town.

Aye: Garrey, Maycock

Nay: Hart

Abst: O'Brien

APPLICATION NO. 3563-08. Christopher and Patricia Carroll seeking to install replacement windows and a skylight at the rear of the house at 34 Chesterfield Road.

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

- Existing light pattern shall be retained in all windows.
- Material shall be Harvey Majesty simulated divided light.
- The four windows on the east and north sides on the first floor shall be casements.
- All trim work shall be retained and rewired.
- Skylight shall be 22" x 24" and flush mounted.

Discussion

Commissioner Hart stated the property owner is very willing to maintain the light pattern of the existing windows. The flush mounting of the skylight will result in its having a minimal impact.

Aye: Garrey, Hart, Maycock

Abst: O'Brien

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APPLICATION NO. 3564-08. Uccello Development LLC seeking to demolish the existing garage at 27 Nott Street.

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

Discussion

Commissioner Garrey stated he originally had a concern about the size of the resulting lots, but is comfortable that the lots will conform to town specifications. He noted that the applicant has demonstrated the quality of his work in another project in the district. As such, Commissioner Garrey expressed his confidence in the work the applicant would do on this upcoming project.

Aye: Garrey, Hart, Maycock

Abst: O'Brien

APPROVAL OF MINUTES OF: January 22, 2008

Upon motion by Commissioner Hart, seconded by Commissioner Maycock and a poll of the Commission, the minutes of the January 22, 2008 meeting were approved without objection.

OTHER BUSINESS

Public comments on general matters of the Historic District

Christopher Carroll of 34 Chesterfield Road appeared before the commission. His application had been approved and included the approval of four casement windows. He advised the commission that there are only three (3) windows that will be replaced with casement windows. He was advised that additional action on his application was not required since he had already received approval for four windows.

Commissioner Hart asked whether the removal of the pool located on the property at 27 Nott Street required approval by the HDC. Kristin Stearley indicated approval was required, but could be done as an amendment to application 3564. Mr. Uccello was advised to note that approval was required when he decides to remove the pool.

Report of the Historic District Coordinator

None.

Correspondence

None.

EXECUTIVE SESSION

Upon a motion by Commissioner Garrey seconded by Commissioner Hart and a poll of the Commission, it pending litigation of the Commission.

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Aye: Garrey, Hart, Maycock, O'Brien

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Upon a motion by Commissioner O'Brien seconded by Commissioner Maycock and a poll of the Commission, it was unanimously voted to leave Executive Session at 8:17PM.

Aye: Garrey, Hart, Maycock, O'Brien

ADJOURNMENT

Upon motion by Commissioner O'Brien and seconded by Commissioner Garrey and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 8:17PM.

Aye: Garrey, Hart, Maycock, O'Brien

Respectfully Submitted
TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

John Maycock
Clerk