

The Wethersfield Historic District Commission held a Public Hearing on June 24, 2008 in room F-3 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
Gary McLeod
Mark Raymond, Alternate

Members Absent: Bette Botticello, Alternate

Also Present: Kristin Stearley, Historic District Coordinator

Commissioner Garrey, Chairperson, called the meeting to order at 7:34PM, and read the opening comments. Commissioner Maycock, Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on June 13, 2008.

APPLICATION NO. 3602-08. Cocomo Brothers Associates, LLC and/or CP Equity Holdings, LLC seeking to 1) perform alterations to each of the existing buildings or structures located at 249-263 Main Street; 2) to renovate, preserve and/or restore the two "Comstock Ferre" buildings and/or structures that are located in the vicinity of the site's eastern boundary with Main street and denoted on the proposed site plan as buildings number 1 and 2; 3) demolish, remove, and/or raze the existing building, structure, and/or barn located in the vicinity of the northwest corner of the site and denoted on the proposed site plan as building number 3; 4) construct a new building and/or structure in place of the demolished, removed and/or razed building as denoted on the proposed site plan as building number 3; 5) construct a new building and/or structure in the vicinity of the southwest corner of the site in the area of its boundary with Church Street and denoted on the proposed site plan as building number 4; 6) convert the property to a mixed use retail, office, and residential complex; 7) install signage, lighting, landscaping, parking, fencing, and gazebo on the site of 249-263 Main Street.

Thomas Cocomo of 24 Norton Lane, Berlin CT appeared before the commission. Mr. Cocomo stated he was presenting the application again because of the recent overturning of the Historic District Commission's decision by the court system. Judge Hale stated in his overturning of the commission's decision that the application was not properly legally noticed but at the same time he noted that the decision made by the commission was based on substantive issues and the merit of the decision held validity. Judge Hale's decision has not been transcribed but once it is, Mr. Cocomo can present the commission with a copy. He presented case law from Volume 9a Connecticut Practice Land Use Law in Practice 22-13 pg. 503 which states that the commission must re-approve an application unless there have been substantial changes or circumstances that affect the application since approval. Mr. Cocomo moved to have all the evidence from the previous two applications, Numbers 3571-07 and 3581-07, be made part of this application.

Commissioner Maycock read into record a list of all items included in Application Numbers 3571-07 and 3581-07.

Commissioner Maycock read into record a letter from Attorney Keith Ainsworth of 261 Bradley Street, New Haven, CT 06507 dated June 20, 2008 requesting on behalf of his clients that the commission schedule a public site visit for the Comstock property.

WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING

June 24, 2008

Commissioner Garrey stated that the commission was presented with just prior to the start of the meeting "Old Wethersfield Historical Trust's ("OWHT's") Application to Intervene Pursuant To Conn.Gen.Stat.Sec22a-19a"

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. A list of people wishing to speak was generated and Commissioner Maycock called each in turn.

Frank Morris of 188 Broad Street mentioned the commission and applicants were mumbling.

Patricia Rust of 16 Meggat Park spoke of her concern with zoning changes that will occur with this application.

Howard Willard of 141 Main Street spoke to the fact that this is not the same proposal as before and significant changes have occurred. The multi-family home proposed for Church Street has been reduced from 6 apartments to 4 apartments as well as the demolition that was not noticed in prior applications. He disagrees with the structural assessment made by the applicant's structural engineer and provided his own assessment.

Rosaleen Hayes of 29 Hartford Avenue spoke in opposition of the proposed demolition of the barn and the proposed development of the site and supports adaptive re-use.

Maureen Hayes of 29 Hartford Avenue spoke in opposition of the proposed demolition of the barn and the proposed development of the site.

Juliana Bolstridge of 33 Kenwood Road mentioned that the commission should take into consideration the historic value of the barns as prior commissions have done.

Lee Kuckro of 471 Main Street spoke in opposition of the demolition of the barn. He read into the record a letter from the Connecticut Trust for Historic Preservation dated June 19, 2008 written by Helen Higgins which supports adaptive re-use of the barn rather than demolition.

Ann Kuckro of 471 Main Street spoke that in the past she was concerned with the loss of Comstock Ferre. At this time she wants to remind the commission that it is only concerned with aesthetics. There is information from the Connecticut Trust for Historic Preservation which opens the possibility to adaptive re-use and she urged the commission to explore this possibility.

Martha Smart of 62 Church Street spoke to the history of the Comstock Ferre property.

Peter Leombruni of 200 Broad Street spoke that he was successful in adaptively re-using the barn on his property and profit should not come before preservation or adaptive re-use and we must think of what we are trying to accomplish with the district.

Edward Vargas of 141 Douglas Street, Hartford CT spoke that he is in support of preservation and not sprawl within the district.

James Woodworth of 5 River Road presented a Power-Point presentation that included a tour of the inside of the hay barn on the Comstock Ferre property and a written transcript of the "Comstock Ferre Barn Site Visited July 5, 2007".

Pamela Malochko of 37 Church Street spoke in opposition of the demolition of the barn and supports restoration.

Paul Langdon of 37 Church Street spoke in opposition of the demolition of the barn and supports restoration.

Gwen Haley of 138 Church Street spoke in opposition of the demolition of the barn and mentioned the successful re-use of the Silas Robbins house and The Stillman Building.

Sheila Wells of 336 Hartford Avenue spoke in support of site visits.

Kathleen Ahern-Williams of 15 Hartford Avenue spoke in favor of preserving the historic heritage of Wethersfield and in opposition to the demolition of the barn.

Attorney Keith Ainsworth of 261 Bradley Street New Haven, CT 06507 presented the "Old Wethersfield Historical Trust's ("OWHT's") Application to Intervene Pursuant to Conn.Gen.Stat.Sec22a-19a". He stated that Commissioner Maycock has a relative who works for Comstock Ferre and there could be a conflict of interest. He also requested that the commission consider his previous request for a public site visit. He read into the record a letter from Brian and Jean Freeman of 59 Church Street which opposes the demolition of the barn and supports adaptive re-use. He called Robert Smart of 62 Church Street who was to report on the structural engineering report provided by the applicant. At this point the commission mentioned that legal counsel was needed for the commission.

Robert Smart of 62 Church Street presented his qualifications and his own structural engineering report on the structural engineering report that was provided by the applicant.

Leigh Standish of 278 Hartford Avenue spoke of a barn on his property that he was able to refurbish and save from demolition. He also spoke about the successful adaptive re-use of the Francis Stillman building on Hartford Avenue. He also read into the record a structural engineering report from Carl S Cianci; P.E. dated June 23, 2008.

Janet Leombruni of 200 Broad Street spoke of the degree of trust that is placed in the commission and that the commission should not abuse this trust.

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. 3603-08. Wethersfield Academy for the Arts and Douglas Buck seeking to demolish two (2) structures on the property denoted on the proposed site plan as 1) The Carriage House 20'x20' and 2) The Ox Shed 20'x32' and install three replacement windows on the south side of the main structure at 411 Hartford Avenue.

A letter from Gary Vivian of Cactus Design, 43 Old Pewter Lane, Wethersfield CT dated June 24, 2008 was read into the record stating the applicant's desire to withdraw the application. The scope of the project has changed and the applicant would like to present a new application all at once at a later date.

Commissioner Garrey questioned when a new application would be submitted and Kristin Stearley answered that it would be within the next month.

APPLICATION NO. 3604-08. William Liska seeking to extend and enclose the existing porch, install vinyl siding, replacement windows, gutters and chimney cap and install an 8'x10' shed at 21 Chesterfield Road.

William Liska of 21 Chesterfield Road and Michael Liska of 814 Ridge Road appeared before the commission. Michael Liska explained that the existing summer porch will be extended out 5' and closed in. All the windows on the house and the porch will be replaced with double hung windows to match the existing light pattern. The picture window on the front of the house will not be changed. The windows in the kitchen will be replaced with a casement window. The stairs on the porch will be of a Brazilian mahogany decking material and the siding will be Cedar Impressions with mitered corners and a 7" reveal. The color will be white. The trim and brick mold will be Fypon material. The door to the porch will be fiberglass, and the chimney cap will be a metal cap. The front door and shutters will remain.

A wood post will be placed in the side yard with a black wrought iron finish lamp. The lamp on the house will match the post lamp.

The shed shall have siding to match the house. The doors shall be made of wood and no windows will be installed.

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. 3605-08. Kenneth and Diane Vinci seeking to build a two (2) story addition in the rear of the property approximately 36' x 52' at 31 Old Pewter Lane.

Kenneth and Diane Vinci of 31 Old Pewter Lane, Wethersfield and Donald Howe of Home Design Service of Windsor, CT appeared before the commission. Mrs. Vinci began by stating that the addition would not be two stories but only one with a cathedral ceiling.

The siding will be Cedar Impressions (color to be determined) with a 7" reveal and the trim will be Azek material. The siding will have corner boards and base trim. A portico will be built over the front entrance. The shutters will be replaced in kind and the awnings will be removed. The rails for the steps will be pressure treated with 1" square balusters and a toe kick. The steps will be blue stone. The windows will be Andersen 400 simulated divided light with the muntins permanently affixed to the exterior. The windows will retain the original light pattern and some will change slightly in size to accommodate for proper egress. The French doors will also be Andersen. The front door and the garage door will remain. The skylights will be 3'x4' Velux in a bronze finish.

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

Mark Kulmacz of 37 Old Pewter Lane questioned the direction of the gas fireplace vent pipe and the material. The pipe will be metal and comes straight out from 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. 3606-08. Dan and Pam Harrison seeking to install a detached two (2) car garage, 26'x32' and install cementitious siding on house at 21 Wilcox Street.

Dan and Pam Harrison of 21 Wilcox Street appeared before the commission. Dan Harrison explained that he would like to construct a detached two (2) car garage 26'x32' with a hip roof 15' to the peak. The windows on the garage will be Andersen 200 1/1 clad windows to match the light pattern on the

house. The bay doors will be painted steel carriage style and the door will be a fiberglass four (4) panel with two (2) lights. The eyebrow window will be a paint grade Mam window.

The siding will be a wood grain cementitious siding with a 4" exposure. The corner boards will be 4" and be Azek material as well as the trim in stock white. The siding will be placed on the house and 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.

APPLICATION NO. 3607-08 John and Susan O'Brien seeking to replace the existing deck with Timber Trek material, install a blue stone patio at rear of property and install a wood fence at 310 Hartford Avenue.

Commissioner O'Brien recused herself from this portion of the hearing.

John O'Brien of 310 Hartford Avenue appeared before the commission. Mr. O'Brien stated he would like to replace the wood deck with Timber Trek material. The deck size and dimension will not change.

He would like to install a 6' diamond lattice top tongue and groove cedar fence along the driveway. He would like to install an arbor at the existing walkway with a solid gate.

He would like to install a 700 sq. ft. blue stone patio at the end of the existing deck.

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

Howard Willard of 141 Main Street spoke in favor of the application. He was pleased with the decking material and thought it would be an asset to the home.

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 Maycock and seconded by Commissioner Hart and a poll of the Commission, it was voted to close the public hearing and open the public meeting on all the applications.

Aye: Garrey, Hart, Maycock, McLeod, O'Brien

APPLICATION NO. 3602-08. Cocomo Brothers Associates, LLC and/or CP Equity Holdings, LLC seeking to 1) perform alterations to each of the existing buildings or structures located at 249-263 Main Street; 2) to renovate, preserve and/or restore the two "Comstock Ferre" buildings and/or structures that are located in the vicinity of the site's eastern boundary with Main street and denoted on the proposed site plan as buildings number 1 and 2; 3) demolish, remove, and/or raze the existing building, structure, and/or barn located in the vicinity of the northwest corner of the site and denoted on the proposed site plan as building number 3; 4) construct a new building and/or structure in place of the demolished, removed and/or razed building as denoted on the proposed site plan as building number 3; 5) construct a new building and/or structure in the vicinity of the southwest corner of the site in the area of its boundary with Church Street and denoted on the proposed site plan as building number 4; 6) convert the property to a mixed use retail, office, and residential complex; 7) install signage, lighting, landscaping, parking, fencing, and gazebo on the site of 249-263 Main Street.

Upon motion by Commissioner O'Brien, seconded by Commissioner Hart and a poll of the Commission, it was voted to TABLE the application.

Discussion

Aye: Garrey, Hart, Maycock, McLeod, O'Brien

APPLICATION NO. 3604-08. William Liska seeking to extend and enclose the existing porch, install vinyl siding, replacement windows, gutters and chimney cap and install an 8'x10' shed at 21 Chesterfield Road.

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

- 1) The siding shall be mitered at the corners of the house

Discussion

Commissioner Hart believed it was a sensible approach and sympathetic to the original design of the structure.

Aye: Garrey, Hart, Maycock, McLeod, O'Brien

APPLICATION NO. 3605-08. Kenneth and Diane Vinci seeking to build a two (2) story addition in the rear of the property approximately 36' x 52' at 31 Old Pewter Lane.

Upon motion by Commissioner Hart and seconded by Commissioner O'Brien and a poll of the Commission, it was voted to TABLE the application.

Discussion

The Commission would like to see the addition staked out.

Aye: Garrey, Hart, Maycock, McLeod, O'Brien

APPLICATION NO. 3606-08. Dan and Pam Harrison seeking to install a detached two (2) car garage, 26'x32' and install cementitious siding on house at 21 Wilcox Street.

Commissioner Hart recused himself from this application.

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

- 1) The siding shall be Jaimes Hardie with a 4" reveal in Autumn Tan

Discussion

Commissioner O'Brien thought it was a very well planned application and the siding was a good choice.

Commissioner Garrey appreciated the use of the eyebrow window and liked the choice of garage doors.

Aye: Garrey, Maycock, McLeod, O'Brien

APPLICATION NO. 3607-08 John and Susan O'Brien seeking to replace the existing deck with Timber Trek material, install a blue stone patio at rear of property and install a wood fence at 310 Hartford Avenue.

Commissioner O'Brien recused herself from this application.

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:

- 1) The fence shall be a 6' tongue and groove 8' panel with diamond lattice at the top.
- 2) An arbor shall be placed at the walkway.
- 3) The gate shall be made of the same material as the fence.
- 4) The dimensions of the fence shall be 8' south from the existing deck and 24' east and 16' north.

Discussion

Commissioner Maycock liked the fencing and deck materials.

Aye: Garrey, Hart, Maycock, McLeod

APPROVAL OF MINUTES OF: June 10, 2008

Upon motion by Commissioner Hart and seconded by Commissioner O'Brien and a poll of the commission, the minutes of June 10, 2008 were approved without objection.

OTHER BUSINESS

Public comments on general matters of the Historic District

Dr. Kenneth Sokolowski of 79 Main Street commented on the disrespect of the public and commission members to chatter while the meeting was being conducted. He presented a proposal on how to conduct site visits back in 2007 and he would like this subject to be revisited. He also would like the commission to provide a public address system.

Report of the Historic District Coordinator

None.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Hart and seconded by Commissioner McLeod and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 12:11 AM.

Aye: Garrey, Hart, Maycock, McLeod, O'Brien

Respectfully Submitted
TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

John Maycock
Clerk