

WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
March 13, 2007

The Wethersfield Historic District Commission held a Public Hearing on March 13, 2007 in Room F-3 at the Pitkin Community Center, 30 Greenfield Street, Wethersfield, Connecticut.

Members Present:

Vacek Miglus, Vice Chairperson
Jennifer Wolf, Clerk
Robert Garrey
Gary McLeod
Bette Botticello, Alternate
Eric Hart, Alternate
John Maycock, Alternate

Members Absent:

Susan O'Brien, Chairperson

Also Present:

Kristin Stearley, Historic District Coordinator

Commissioner Miglus, Vice Chairperson, called the meeting to order at 7:30PM, and read the opening comments. No legal notice was given since no new applications were on the agenda.

APPLICATION NO. 3465-07. Reinaldo Montalvo seeking to demolish the existing garage and replace it with a new garage the same size or larger at 16 Church Street (Tabled on 1/23/07, 2/13/07 & 2/27/07 with the Hearing left open - last date to act on is March 13, 2007).

The applicant was not present at that the hearing.

APPLICATION NO. 3469-07. Ekret Llukaj seeking to install replacement windows on the 2nd floor and 1st floor porch, new doors for the front and back porches and construct a deck in the rear of 6-8 Middletown Avenue (Tabled from the February 27, 2007 meeting with the Hearing left open - last date to act on is April 24, 2007).

The applicant was not present at the hearing.

APPLICATION NO. 3471-07. C-P Investments LLC seeking to renovate the Comstock Ferre building; renovation and adaptive reuse of other building on site and conversion to mixed use retail, office and residential; and Construction of a new 5,400 sf building containing retail, office and residential uses adjacent to Church Street at 249-263 Main Street. (Tabled from the February 27, 2007 meeting with the Hearing left open - last date to act on is April 24, 2007).

The applicant has requested that the application be tabled once again.

APPLICATION NO. 2896-01. John & Shireen Aforismo seeking to amend the approved Certificate of Appropriateness to change the front driveway from pavement to pavers and to relocate the parking at 185 Broad Street.

Gary Griswold of Marlborough appeared before commission on behalf of the applicants. He explained that the applicants wish to use brick pavers on the front driveway. He also indicated that a patio was placed on the back of the house. Therefore, some parking had to be moved. Plans were provided to the commission showing the location of six (6) parking spaces.

Commissioner Miglus asked whether material other than pavers was considered. Mr. Griswold stated the applicants

were considering cobblestone, but chose pavers primarily because of cost. Commissioner Miglus asked whether blacktop with stone pressed into it was considered. Mr. Griswold indicated that Ms. Aforismo preferred pavers.

Commissioner Miglus asked whether there was anyone wishing to speak in favor or in opposition to the application. There being no one, this portion of the hearing was closed.

Upon motion by Commissioner Wolf, and seconded by Commissioner Garrey and a poll of the Commission, it was voted to close the public hearing on all the discussed applications, except applications 3469-07 and 3471-07, and to open the public meeting on those applications.

Aye: Botticello, Garrey, McLeod, Miglus, Wolf

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PUBLIC MEETING
March 13, 2007**

APPLICATION NO. 3465-07. Reinaldo Montalvo seeking to demolish the existing garage and replace it with a new garage the same size or larger at 16 Church Street (Tabled on 1/23/07, 2/13/07 & 2/27/07 with the Hearing left open - last date to act on is March 13, 2007).

Upon motion by Commissioner Wolf, seconded by Commissioner Garrey and a poll of the Commission, it was voted to DENY the application without prejudice.

Discussion

Commissioner Miglus indicated that the applicant appeared before the commission for approval of his project. He was asked to provide more information, which he has not done. Therefore, the application should be denied. The applicant can submit another application if he wishes to do so.

Aye: Botticello, Garrey, McLeod, Miglus, Wolf

APPLICATION NO. 2896-01. John & Shireen Aforismo seeking to amend the approved Certificate of Appropriateness to change the front driveway from pavement to pavers and to relocate the parking at 185 Broad Street.

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

Discussion

Commissioner Garrey noted that the change from blacktop to pavers was a nice change. Commissioner Wolf indicated that the pavers would not be her first choice, but she does not object to the proposed material.

Aye: Botticello, Garrey, McLeod, Miglus, Wolf

APPROVAL OF MINUTES OF: February 27, 2007

Upon motion by Commissioner Wolf [the minutes of the February 27, 2007 meeting](#) were approved without objection.

OTHER BUSINESS

Public comments on general matters of the Historic District

The following individuals appeared before the commission to comment on the project at 249-263 Main Street (Application 3471-07).

Ann Kuckro of 471 Main Street. Ms. Kuckro read from a written statement she provided to the commission. She also provided a packet of information, including photos. Her statement included a history of the Comstock Ferre property, personal comments on the project, and suggestions for changing the project to better fit in with the District.

Leigh Standish of 278 Hartford Avenue. Mr. Standish read from a written statement he provided to the commission, which included his concerns that the proposed project is out of the step with the nature of the neighborhood.

Maureen Hayes of 29 Hartford Avenue. Ms. Hayes reiterated a question she posed at the February 27, 2007 meeting. She again asked whether there was any interest in saving the barn on the property. She provided a history of the barn, which dates back to the 1850's.

Robert Smart of 62 Church Street. He stated he endorsed the comments of previous speakers, and expressed concerns about the scope of the project and the increase in traffic.

Howard Willard of 141 Main Street. He asked whether there would be further opportunity for public comment. Commissioner Miglus stated that the application will be heard again at the next HDC meeting scheduled for March 27, 2007.

Ken Sokolowski of 79 Main Street. He suggested the applicants be required to present models built to scale so that the public could better visualize the project.

Martha Smart of 62 Church Street. She expressed concerns about the amount of parking on the property and the increase in traffic.

Sheila Wells of 336 Hartford Avenue. She expressed concerns about the scope of the project and urged the commission to use caution in considering the project.

Phil Lohman of 434 Main Street. Mr. Lohman rendered a drawing of how the project could be redesigned. Ann Kuckro presented the drawing to the commission.

Brian Freeman of 59 Church Street. He stated he hoped the commission and the developers were not getting the impression that the community was opposed to any and all changes to the property. He indicated that the community is not necessarily opposed to change, or the plan to develop the property. He stated the community wants the developer to work with them to develop a project that everyone could be happy with.

Report of the Historic District Coordinator

Kristin Stearley reported that she attended the Traditional Building Exposition and Conference over weekend.

Ms. Stearley asked whether commissioners would object to a change in procedure whereby amendments would be given a different number than the original application. Commissioners expressed no objections to the change.

CORRESPONDENCE

Letters were received regarding the Comstock project, which will be read into the record at the next meeting.

Commissioner Wolf asked Ms. Stearley to ensure that all items regarding the Comstock project delivered to the commission during the meeting be given to the developers prior to the next meeting.

ADJOURNMENT

Upon motion by Commissioner Garrey and seconded by Commissioner Wolf and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 8:15PM.

Aye: Botticello, Garrey, McLeod, Miglus, Wolf

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Jennifer Wolf
Clerk