

**WETHERSFIELD HISTORIC DISTRICT COMMISSION**  
**PUBLIC HEARING**  
**April 10, 2007**

The Wethersfield Historic District Commission held a Public Hearing on April 10, 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  
Eric Hart, Alternate  
John Maycock, Alternate  
Members Absent: Susan O'Brien, Chairperson  
Bette Botticello, Alternate

Also Present:

Kristin Stearley, Historic District Coordinator

Commissioner Miglus, Vice Chairperson, called the meeting to order at 7:34PM, and read the opening comments. Commissioner Wolf, Clerk, read the legal notice as it appeared in The Hartford Courant on March 30, 2007.

**APPLICATION NO. 3476-07.** Old Town Café seeking to construct an outdoor patio and storage shed in back of the building and change lighting and signage in front of building at 181-189 Main Street.

Kristin Stearley reported that the applicant asked that the application be tabled since he would not be able to attend this meeting and the next.

Patty Wright of 180 Main Street asked whether she could comment about the application even though the details of the project had not been presented. Commissioner Miglus asked whether there was anyone wishing to speak in favor or in opposition to the application. Ms. Wright then stated she had not seen the plans for the signage. Commissioner Miglus stated that information about the signage would likely be presented when the applicant appears at the public hearing. Ms. Wright also asked whether the project included the installation of planters in the front of the property. Again, Commissioner Miglus stated that further details would be presented at the public hearing when the applicant appears.

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

**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 and March 13, 2007 meetings 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 and March 13, 2007 meetings with the Hearing left open - last date to act on is April 24, 2007).

Thomas Cocco sent an email to Bonnie Therrien asking that the application be withdrawn. Changes to the plan for

the Church Street property are being done, but the drawings are not complete. A new application will be filed once the plans are completed.

Upon motion by Commissioner Garrey, and seconded by Commissioner McLeod and a poll of the Commission, it was voted to open the public hearing on Application # 3471-07.

Aye: Garrey, Maycock, McLeod, Miglus, Wolf

Commissioner Miglus asked whether there was anyone wishing to speak in favor or in opposition to the application.

Terry Brown of 38 Church Street appeared before the commission. He indicated that there needs to be solid proof that the barn cannot be restored before the HDC allows for it to be destroyed. He also stated that the Church Street property should be kept to one family and should not be a commercial property.

Robert Smart of 62 Church Street appeared before the commission. He summarized a letter he submitted for the record. He indicated he is not against change, but it needs to be managed.

Jim Woodworth of 5 River Road appeared before the commission. He displayed several historic photographs. He also read a letter into the record.

Carol Szymanski of 18 Meggat Park read a letter of opposition to the project into the record.

Deborah Cohen of 73 Church Street appeared before the commission. She asked the HDC to hold the developers to the same standard all residents in the district are held to when any change to property in the district is being proposed.

Maureen Hayes of 29 Hartford Avenue appeared before the commission. She indicated that she felt the revisions to the project were still not what the residents were looking for, and suggested some creative thinking was necessary.

Brian Freeman of 59 Church Street appeared before the commission. He suggested the HDC encourage the developers to rethink their proposed design. He stated it was good news that Building 4 would not be used for commercial use, but the building still needs to be one family.

Commissioner Miglus asked whether there was anyone else 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 Garrey, and seconded by Commissioner Wolf and a poll of the Commission, it was voted to close the public hearing on the discussed applications, and to open the public meeting on those applications.

Aye: Garrey, Maycock, McLeod, Miglus, Wolf

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**APPLICATION NO. 3476-07.** Old Town Café seeking to construct an outdoor patio and storage shed in back of the building and change lighting and signage in front of building at 181-189 Main Street.

Upon motion by Commissioner Wolf, seconded by Commissioner Garrey and a poll of the Commission, it was voted to TABLE the application.

**Discussion**

Aye: Garrey, Maycock, McLeod, Miglus, Wolf

**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 and March 13, 2007 meetings with the Hearing left open - last date to act on is April 24, 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**

Aye: Garrey, Maycock, McLeod, Miglus, Wolf

**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 and March 13, 2007 meetings with the Hearing left open - last date to act on is April 24, 2007).

The applicant has withdrawn the application. When the new plans are ready, the applicant may file another application without payment of the filing fee.

### **APPROVAL OF MINUTES OF:** March 27, 2007

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

### **OTHER BUSINESS**

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

None.

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

None.

### **CORRESPONDENCE**

A letter from Robert Smart was received and had already been summarized during the public hearing and entered into the record.

### **EXECUTIVE SESSION**

Upon motion by Commissioner Wolf, seconded by Commissioner Garrey and a poll of the Commission, it was voted to go into Executive Session at 8:11PM to discuss legal issues.

Aye: Garrey, Maycock, McLeod, Miglus, Wolf

Upon motion by Commissioner Miglus, seconded by Commissioner Garrey and a poll of the Commission, it was voted to leave Executive Session at 8:22PM.

Aye: Garrey, Maycock, McLeod, Miglus, Wolf

## **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 8:22PM.

Aye: Garrey, Maycock, McLeod, Miglus, Wolf

Respectfully Submitted

**TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION**

Jennifer Wolf  
Clerk