

**WETHERSFIELD HISTORIC DISTRICT COMMISSION**  
**PUBLIC HEARING**  
**May 8, 2007**

The Wethersfield Historic District Commission held a Public Hearing on May 8, 2007 in Room F-3 at the Pitkin Community Center, 30 Greenfield Street, Wethersfield, Connecticut.

Members Present:

Susan O'Brien, Chairperson  
Vacek Miglus, Vice Chairperson  
Jennifer Wolf, Clerk  
Robert Garrey  
Gary McLeod  
Eric Hart, Alternate (arrived at 7:50PM)  
John Maycock, Alternate

Members Absent:

Bette Botticello, Alternate

Also Present:

Kristin Stearley, Historic District Coordinator

Commissioner O'Brien, Chairperson, called the meeting to order at 7:30PM, and read the opening comments. Commissioner Wolf, Clerk, read the legal notice as it appeared in *The Hartford Courant* on April 27, 2007.

**APPLICATION NO. 3481-07.** C-P Equity Holdings LLC seeking to 1) renovate the Comstock Ferre Building, 2) construct two new buildings on site and 3) convert to a mixed use retail, office and residential complex at 249-263 Main Street.

Commissioner Wolf reported that the applicants need a few more weeks to finalize their plans. They have asked to have the application tabled, and will appear at the next meeting.

**APPLICATION NO. 3482-07.** Elaine C. Walsh seeking to install fencing at 238-240 Broad Street.

Elaine Walsh of 238-240 Broad Street appeared before the commission. Also appearing was her son, Edward Chesky, Jr. of 234-236 Broad Street. Plot plan and a photograph of the fence on the north side of the house. That fence was previously approved by the commission.

The proposed fence will be located from the rear of the garage to the rear boundary of the property line. The fence will be the same style and material as the fence installed on the north side of the house. The applicant was reminded that the good side of the fence must face the neighbors.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to the application. Linda Lara of 226 Broad Street appeared before the commission. She spoke in favor of the application.

Commissioner O'Brien 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. 3483-07.** Gloria Wood and Melanie Canfield seeking to install fencing at 15 Wilcox Street.

Melanie Canfield of 15 Wilcox Street appeared before the commission. She provided a plot plan and a photograph of the proposed fence.

The proposed fence is a 6' stockade fence. It will be 64' long and go from the garage to one side of the property. The applicant was reminded that the good side of the fence must face the neighbors.

Commissioner O'Brien 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. 3484-07.** Michelle Ahern seeking to install replacement windows at 2 Wilcox Street.

Kristin Stearley reported that the applicant was unable to attend the meeting and had asked that the application be tabled until the next meeting.

**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. (Tabled from the April 10, 2007 & April 24, 2007 meetings with the Hearing left open - last date to act on is May 22, 2007).

Kristin Stearley reported that the applicant was unable to attend the meeting. Ms. Stearley reminded the commission that the next meeting would be the last meeting to act on this application.

Ms. Stearley explained that, if the applicant does not attend the next meeting, this will be the second application for the same proposal that the applicant has not completed. If the applicant files a third application for this proposal, she asked whether it was appropriate to waive the fee once again. She stated that this is an issue involving this case and others, and she wishes to be consistent in handling cases like this. The commissioners suggested the issue be discussed in the public meeting.

Upon motion by Commissioner Wolf, and seconded by Commissioner Miglus 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, McLeod, Miglus, O'Brien, Wolf

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**APPLICATION NO. 3481-07.** C-P Equity Holdings LLC seeking to 1) renovate the Comstock Ferre Building, 2) construct two new buildings on site and 3) convert to a mixed use retail, office and residential complex at 249-263 Main Street.

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

**Discussion**

Aye: Garrey, McLeod, Miglus, O'Brien, Wolf

**APPLICATION NO. 3482-07.** Elaine C. Walsh seeking to install fencing at 238-240 Broad Street.

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

- The fence shall match the existing north side fence.
- The fence shall run from the garage on the south side to the rear property line.
- The good side of the fence shall face the neighbors.

**Discussion**

Commissioner Miglus indicated that the fence will match the existing fence, and will have minimum impact on the district.

Aye: Garrey, McLeod, Miglus, O'Brien, Wolf

**APPLICATION NO. 3483-07.** Gloria Wood and Melanie Canfield seeking to install fencing at 15 Wilcox Street.

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

- The good side of the fence shall face the neighbors.

### **Discussion**

Commissioner Miglus indicated that the fence will weather and blend in very well.

Aye: Garrey, McLeod, Miglus, O'Brien, Wolf

**APPLICATION NO. 3484-07.** Michelle Ahern seeking to install replacement windows at 2 Wilcox Street.

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

### **Discussion**

Aye: Garrey, McLeod, Miglus, O'Brien, Wolf

**APPROVAL OF MINUTES OF:** April 24, 2007

Upon motion by Commissioner Miglus [the minutes of the April 24, 2007 meeting](#) were approved without objection.

### **OTHER BUSINESS**

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

Helene Reilly of 1 Avalon Place appeared before the commission to speak in favor of the Comstock Ferre project. She also suggested that the public notice regarding the project should have been sent to all Wethersfield residents since any project in Old Wethersfield involves all residents.

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

Kristin Stearley again raised the issue of whether the filing fee should be waived when an applicant files a third application for the same proposal. The consensus of the commission was that although the fee is waived for the second application, the filing fee should be charged for the third application.

Ms. Stearley also asked whether a time limit should be applied on the filing of amendments to approved certificates of appropriateness. The consensus of the commission was that there should be a time limit of two years.

### **CORRESPONDENCE**

None.

## **ADJOURNMENT**

Upon motion by Commissioner Wolf and seconded by Commissioner Miglus and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 8:02PM.

Aye: Garrey, McLeod, Miglus, O'Brien, Wolf

Respectfully Submitted  
TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Jennifer Wolf  
Clerk