

**WETHERSFIELD HISTORIC DISTRICT COMMISSION**  
**PUBLIC HEARING**  
**June 12, 2007**

The Wethersfield Historic District Commission held a Public Hearing on June 12, 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  
John Maycock, Alternate (arrived at 7:45PM)

Members Absent:

Bette Botticello, Alternate

Also Present:

Kristin Stearley, Historic District Coordinator

Commissioner Wolf, Clerk, called the meeting to order at 7:35PM, and read the opening comments. Commissioner Garrey read the legal notice as it appeared in *The Hartford Courant* on June 1, 2007.

**APPLICATION NO. 3488-07.** John Stamboni seeking to install a 24' round above ground pool with enclosed stockade fence at 21-23 Jordan Lane.

Commissioner Wolf reported that there was a note in the file indicating that the applicant had called the Building Department to state that he was withdrawing his application.

**APPLICATION NO. 3489-07.** Christa Sywenkyj seeking to install fencing at 28 Deerfield Road.

Christa Sywenkyj of 769 Ridge Road appeared before the commission. A plot plan marking the location of the proposed fence was presented to the commissioners.

The proposal is to replace the existing fence with a wrought iron-look aluminum fence. The fence will be 4' in height and travel along Deerfield Road. Ms. Sywenkyj stated she would also like to install a section of fence along Dorchester Road, which will be 48' in length.

Commissioner Wolf 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. 3490-07.** Holly Caruso seeking to replace the front stairs and walkway with bluestone/fieldstone at 48 Main Street.

Holly Caruso of 48 Main Street appeared before the commission.

Pictures of the current stairs and walkway were provided. The proposal calls for the surface and top of the stairs to be bluestone, and the sides to be natural stone. The proposed railings will be similar to the existing railings. The walkway will look the same as the top of the stairs. The dimensions of the stairs are the same as current.

Commissioner Wolf 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. 3491-07.** The Spicy Green Bean Deli seeking to install a new sign at 285 Main Street.

The applicant did not appear before the commission. Commissioner Wolf reported that a picture of the proposed sign was included with the application, but no dimensions were provided.

**APPLICATION NO. 3492-07.** Maureen Hayes seeking to 1) remove asphalt shakes to expose clapboards and replace any rotted clapboards with the same and, 2) install gutters and downspouts on the front of the house (half rounds) at 29 Hartford Avenue.

Maureen Hayes of 29 Hartford Avenue appeared before the commission. She explained that she wishes to remove asphalt shingles starting on the east side of the house. She wishes to expose the 4 1/4" clapboard behind the shingles. Rotted clapboard will be replaced with clapboard of the same size.

Ms. Hayes also wishes to install 5" round gutters on the front and east sides of the house. The proposed downspouts will be round. The gutters and downspouts will be painted the same color as the house.

When asked how long the project will take to complete, Ms. Hayes stated she was starting on the east side and could only give a completion timeframe for that side. She hopes the proposed phase of the project will be completed within this year. Commissioner Wolf advised the applicant that she only has to begin the project within one year.

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

George Urbanik of 2 Wilcox Street appeared before the commission to speak in favor of the application.

Carol Szymanski of 18 Meggat Part wrote an email to the commission dated June 10, 2007 in support of the project.

Commissioner Wolf 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. 3493-07.** Michelle Ahern seeking to install replacement windows at 2 Wilcox Street.

George Urbanik of 2 Wilcox Street appeared before the commission.

Mr. Urbanik indicated that he would like to replace all twenty windows on the house and garage with Harvey Majesty custom wood windows. The windows will have simulated divided lights with patterns to match existing. A combination of 8/1 and 6/1 windows are currently installed on the house.

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

Maureen Hayes of 29 Hartford Avenue appeared before the commission to speak in favor of the application.

Carol Szymanski of 18 Meggat Part sent an email to the commission dated June 10, 2007 in support of the application.

Commissioner Wolf 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. 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 (Tabled from the May 8, and May 22, 2007 meetings with the Hearing left open - last date to act on is June 26, 2007).

Tom Cocomo of 24 Norton Lane, Berlin appeared before the commission. He reported that the project will include using as much of the current barn's post and beam material in the interior of the project's commercial space. He also stated the application as it has been presented to date is complete.

An email from Craig A. Laliberte dated June 5, 2007 was read into the record. The email described the work that will be done involving the reuse of the post and beam.

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

Robert Smart of 62 Church Street appeared before the commission. He listed for the commission his credentials and experience in engineering. With that in mind, he advised the commission that he had reviewed the report submitted by Marc D'Amore, the engineer chosen by the developer to perform a structural analysis of the barn. Mr. Smart commented on Mr. D'Amore's credentials and on the extent of his report. He also commented on the large scope of the project.

Ken Sokolowski of 79 Main Street appeared before the commission to speak in opposition to the application. He stated that he did not feel the commission had adequately reviewed the project, and called for the commissioners to immediately schedule a site visit of the property.

Jim Woodworth of 5 River Road appeared before the commission. He called for the commission to conduct further studies of the barns and property before making a decision on the application.

Maureen Hayes of 29 Hartford Avenue appeared before the commission to speak in opposition of the application. She encouraged the commission to deny the application.

Brian Freeman of 59 Church Street appeared before the commission. He stated that there is support for appropriate mixed use of the property. However, the current proposal is too big for the area and for the property. The size of the project can be fixed to make it more appropriate.

Howard Willard of 141 Main Street appeared before the commission to speak in opposition of the application. He stated he was speaking as a preservationist, and stated the barn should not be demolished.

Debra Cohen of 73 Church Street appeared before the commission to speak in opposition to the application.

Kathleen Williams of 15 Hartford Avenue appeared before the commission to speak in opposition of the application.

Terry Brown of 38 Church Street appeared before the commission. He stated the design is too large for the property.

Douglas Buck of 411 Hartford Avenue appeared before the commission. He stated he is in favor of limited development of the property, but the barn should be saved.

Barbara Ruhe of 79 Main Street appeared before the commission to speak in opposition to the application.

George Ruhe of 956 Cloverdale Circle appeared before the commission to speak in opposition of the application.

Jean Freeman of 59 Church Street appeared before the commission to speak in opposition to the proposed project.

Betty Standish of 278 Main Street appeared before the commission to speak in opposition of the project.

Gwen Haley of 138 Church Street appeared before the commission. She expressed concerns about the design of the project, and urged the commission deny the application.

The following letters were read into the record:

- Gregory Farmer of the CT Trust for Historic Preservation dated June 6, 2007 encouraged the commission to conduct a site visit and to schedule a structural review of the property.
- Bob Osgood of 39 Foote Path Lane dated June 12, 2007 wrote in opposition to the proposed project.
- Carol Szymanski of 18 Meggat Park wrote listing the reasons the application should be denied.

Upon motion by Commissioner Garrey, and seconded by Commissioner O'Brien 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

**WETHERSFIELD HISTORIC DISTRICT COMMISSION  
PUBLIC MEETING  
June 12, 2007**

**APPLICATION NO. 3489-07.** Christa Sywenkyj seeking to install fencing at 28 Deerfield Road.

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

- There shall be a 48" metal fence with decorative finials on the support posts and the pickets shall have pointed ends.

**Discussion**

Commissioner Miglus stated the fence is appropriate for the property and the district. It will blend nicely with the surrounding landscaping, and is in keeping with the style of the house.

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

**APPLICATION NO. 3490-07.** Holly Caruso seeking to replace the front stairs and walkway with bluestone/fieldstone at 48 Main 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:

- Sides and face of the porch shall be stone with a bluestone top.
- The railings shall be as per photograph submitted.

**Discussion**

Commissioner O'Brien stated the proposal will improve the look of the house. Commissioner Wolf agreed that the applicant is not merely repairing what exists, but is upgrading the property.

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

**APPLICATION NO. 3491-07.** The Spicy Green Bean Deli seeking to install a new sign at 285 Main Street.

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

**Discussion**

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

**APPLICATION NO. 3492-07.** Maureen Hayes seeking to 1) remove asphalt shakes to expose clapboards and replace any rotted clapboards with the same and, 2) install gutters and downspouts on the front of the house (half rounds) at 29 Hartford Avenue.

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

## Discussion

Commissioner Miglus stated that returning to the clapboard siding is appropriate for the house.

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

**APPLICATION NO. 3493-07.** Michelle Ahern seeking to install replacement windows at 2 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 stipulations:

- All light divisions shall duplicate the existing light divisions.
- Windows shall be Harvey Majesty aluminum clad wood windows with simulated divided lights.

## Discussion

Commissioner Miglus stated the proposed windows are a reasonable substitute for the windows currently installed. The house is of a style and age to support such a change.

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

**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 (Tabled from the May 8, and May 22, 2007 meetings with the Hearing left open - last date to act on is June 26, 2007).

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

- Commercial storefront windows shall have the same muntin style as residential windows.
- Windows shall be trimmed out with sills, not "picture framed".
- The applicant shall make a good faith effort to relocate the frames and original siding to another location. Such an endeavor shall be coordinated by the CT Trust for Historic Preservation or other qualified preservation organization.
- Any changes that come up as construction starts shall come to the HDC before being built.
- Building 4 shall end at the back of the proposed rear stair. The main gable shall be extended to the rear of the stair. The proposed hip roof shall be a gable. Proposed windows on the rear elevation shall be incorporated into the moved wall.

## Discussion

Commissioner Wolf clarified that the changes to Building 4 would remove the majority of the back "L" of the building. Commissioner O'Brien asked how the dimensions of the building would be changed.

Commissioner Miglus indicated that the changes to Building 4 give the building the same dimensions as the building at 25 Church Street. The building would be reduced to approximately 3200 SF and four apartments. It would be approximately 35' deep from front to back.

Commissioner Miglus also stated that the front of Building 4 and its general proportions are in keeping with the Victorian buildings in the area. When looking at the streetscape, it is reasonable to view it as three Victorians having been built at roughly the same time.

Commissioner Wolf commented that with the review of this application, the HDC has followed the mandate specified in its handbook. She stated the proposal is in keeping with the evolving nature of the district. She stressed that the application was given an extraordinary amount of time and thought. She thanked the applicant for addressing all questions and concerns posed by the commission.

Commissioner Wolf also addressed the issue of massing as raised by many of those who addressed the commission. She noted that large buildings are not without precedence in the district, and listed a number of buildings as examples. She stressed that every application must be reviewed independently and within its own context. With these issues in mind she feels the proposed project is a good use for the property.

Commissioner Wolf also thanked the public for its interest and comments.

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

### **APPROVAL OF MINUTES OF: May 22, 2007**

Upon motion by Commissioner Miglus [the minutes of the May 8, 2007 meeting](#) were approved without objection.

### **Correction to Minutes of April 10, 2007 Meeting**

Kristin Stearley reported that two corrections must be made to [the minutes of the April 10, 2007 meeting](#). The corrections are as follows:

Page 2, paragraph 4 - the word "one-story" should be changed to "one-family".

Page 2, paragraph 10 - the word "one-story" should be changed to "one-family".

Upon motion by Commissioner Miglus the corrections to the minutes of the April 10, 2007 meeting were approved without objection.

### **APPROVAL OF MINUTES OF: December 6, 2006**

Upon motion by Commissioner Miglus [the minutes of the December 6, 2006 meeting](#) were approved without objection.

### **OTHER BUSINESS**

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

Brendan Droney of 19 Middletown Avenue appeared before the commission. He is in the process of planning a project for this home and asked for tips on what the commission would accept. It was suggested he speak with Kristin Stearley.

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

Kristin Stearley stated she had received emails from Ken Sokolowski that will be forwarded to the commissioners.

Ms. Stearley reported on specific applications she is working on:

- The retaining wall at the Northbrick property no longer has finials
- Removal an unapproved section of fence at 11 Fernwood
- Removal of unapproved windows at 15 Hubbard Place.

She will provide more updated information on these applications at the next meeting.

## **CORRESPONDENCE**

All correspondence was read into the record earlier in the 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 10:20PM.

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

Respectfully Submitted  
TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Jennifer Wolf  
Clerk