

mgusti

From: Linda Cimadon <linda.cimadon@gmail.com>
Sent: Thursday, April 16, 2020 2:43 PM
To: mgusti
Cc: Lorraine Stub
Subject: 861 Farmington Avenue

Dear Ms. Giusti,
I respectfully ask that the letter below be read at tonight's meeting.
Linda Cimadon
Owner of 1416 Farmington Avenue
Berlin, CT 06037

Dear Planning & Zoning Members,
I am a member of the Berlin Historical Society. Having lived in Berlin most of my life and having been on the Town Council in the past, I am familiar with Berlin's buildings. I fully understand the costs that can be associated with maintaining any old building because I grew up in a home in Berlin that was built in 1856 and that my brother and I still own. Plus I was on the Berlin Town Council when the Meetinghouse was a major issue in town.

You only have to look at the surrounding towns which have used their older building history to bring tourists to town and to lift up their economy. New England has a unique history of which local Connecticut towns can benefit from with the proper tourism incentives. What I have learned is that the town of Berlin can definitely prosper by maintaining older buildings. At some point, tourism will come back after this pandemic. It would behoove Berlin to be on the cutting edge of reopening our history to others who come to New England for history.

Moving in retirement to South Carolina I learned that there are many communities here in SC that regret not having saved their buildings. Buildings offered on tours to sight seeing tourists and history buffs are usually replicas of buildings of the passed. Some buildings due to war and earthquakes were damaged and not salvaged; while other buildings could have been saved but were not. What I often hear permanent residents from New England say is that the docents here in SC do a great job of explaining the history, but it is sad that the actual buildings original to the times were not saved. We are unique in New England. Do not lose the chance to save an exceptional property. With the help of the historical society, there may be other ways to save this building. They are a very active, passionate group and have raised Berlin history up to a level which has made all residents proud. When the new Kensington Village is developed behind this building, this building will be a true piece of history added to the town in addition to Berlin's Worthington Ridge area and the beautiful churches to share with visitors who can economically enhance the Town of Berlin. We may have lost the original train station to fire, but the station and the village will still be used to bring in tourists to Berlin. Let that area not be the only area a tourist wants to see. Develop Berlin's history in conjunction with the Berlin Historical Society. Explore the options before sending in a demolition crew, please.

Sincerely,
Linda Cimadon
1146 Kiawah Loop
Murrells Inlet, SC 29576
843-215-4711 (home)
860-965-6788 (cell)

mgjusti

From: Thomas Ottman II <tmo2@fastmail.com>
Sent: Thursday, April 16, 2020 2:40 PM
To: mgjusti
Subject: Please preserve 861 Farmington Avenue!

Dear Maureen, and members of the Planning and Zoning Commission,

We are writing to voice our opposition to the demolition of the building at 861 Farmington Avenue.

Our favorite buildings in town are the old ones. Many of the businesses in our region are owned by large chains. We think that it is important to preserve older buildings when possible. They add beauty and variety to what we see each day.

We are both members of the Berlin Land Trust, and one of us is a member of the Historical Society. We think that the preservation of land and architecture add much to the appeal of our town, and to the happiness of our residents.

Thank you very much,
Tom Ottman and Melissa Davis
53 Westview Terrace, Berlin

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Thomas Ottman II
tmo2@fastmail.com

mgusti

From: Peter Garrison <popsgolf@sbcglobal.net>
Sent: Thursday, April 16, 2020 2:32 PM
To: mgusti
Subject: 861 Farmington Ave

April 16,2020

To; Planning & Zoning Chairperson,

We are asking that you stay with the plan to save the building at 861 Farmington Ave Kensington,CT. and do the remediation needed in the basement. The buildings brick work is just like the former Kensington Firehouse (Joel's). With the keeping of these two buildings it would make a good historical start for the revitalization of the area.

With the loss of our historical "railroad station" ,we really need to preserve the remaining buildings in the area for future generations to see.

Respectfully Submitted,

Jean & Peter Garrison, 41 Langdon Court, Kensington

mgjusti

From: Tom Pethigal <ppethigal@hotmail.com>
Sent: Thursday, April 16, 2020 2:25 PM
To: mgjusti
Subject: Farmington Ave. building

Hi my name is Pam Pethigal This is in regards to 861 the brick building on Farmington avenue. I urge the town not to demolish another historic building in our town. One would think you learn by the mistakes of the past. Small towns are defined by their unique character from their past history.

A large part of the history of this town was built around the Brickyards, we need to preserve the unique brick buildings that are left in town. Save our history don't destroy another Historic building.

Thank you.

Pam Pethigal

Sent from my iPhone

mgusti

From: Tracy Capello <inaugustatmidnight@sbcglobal.net>
Sent: Thursday, April 16, 2020 2:16 PM
To: mgusti
Subject: Proposed Demolition of 861 Farmington Avenue

Dear Maureen,

I am writing to appeal the proposed demolition of the beautiful historical building located at 861 Farmington Avenue.

I grew up in rural Berlin in the 1960's-70's. My family lived at 5 Hudson Street. I support the movement to keep our quaint, significant old structures intact, which also supports the current revamping efforts of the downtown area. Everything possible should be done to preserve Berlin's past, particularly on the main drag, Farmington Avenue.

We have already lost our gorgeous old train station due to fire. Please do not let this other piece of historical architecture fall to the wayside. That would be a tremendous loss for our town. There are not too many such buildings left.

Thank you in advance for your careful consideration to keep Berlin's iconic past alive for us, and for future generations.

Sincerely,
Tracy (Antanaitis) Capello

mgjusti

From: Nancy Moran <nanmoran@snet.net>
Sent: Thursday, April 16, 2020 2:03 PM
To: mgjusti
Cc: Sallie Caliandri; L. Stub; nanmoran@snet.net
Subject: 861 Farmington Ave, Berlin CT

Dear Ms. Giusti,

I have been studying the robust Berlin Brick industry for two years. There were 13 different sites in Berlin that hosted brick-making plants. These sites were owned by at least 26 different people over time. Hundreds of millions of brick were produced here. Hundreds of people were employed, many whose families still live here. Look around town, there are many testaments to this robust industry, including the claypits we simply think of as ponds. More than double of what we see today have since been filled in. Our town was dotted with brick factories, drying sheds, clay pits and the dedicated, hardworking people that made it all happen.

861 Farmington Avenue is a marvelous example of the robustness and beauty of Berlin brick. It is a sentinel to many of the brickyards that sat just north and east of it. In fact, 9 of these brickyards were no farther than 1/2 to 3/4 of a mile away from it. The largest of the brickyards, Merwin, was just in the backyard.

To love where you live, you must love and respect its history. You need to feel pride in it. Sometimes the people or the businesses are gone, but the testaments of their history and contribution survive. Making brick was hard work. It required strength and fortitude. Sometimes it stole lives. Yet, examples of the value exist. 861 Farmington Avenue is one of these.

Berlin has a long, rich history. It should have features that represent that. It should retain some of its character. Many of us have personally saved old structures, myself included. It takes time and patience. It takes money and vision. But what you have in the end is so worth it. You have given homage to the people who have lived there, helping shape the history of our town. Let's save the brick industry sentinel and not let 861 Farmington Avenue become another example of disrespecting the past. Please encourage the Town Council to do the right thing here - save 861 Farmington Avenue.

Nancy A Moran
695 Worthington Ridge
Berlin, CT

mgusti

From: Lisa Dorfman <ldorfman7@gmail.com>
Sent: Thursday, April 16, 2020 1:33 PM
To: mgusti
Subject: 861 Farmington Ave

Dear Ms. Giusti,

I employ you to help preserve Berlin History. 861 Farmington Ave has a place in history that should not be forgotten. Destruction of this building will obliterate all memories that should frankly be held in high regard as a place made proudly with Berlin brick. Instead this building should be incorporated in the town plan to refurbish Kensington Village.

Your kind consideration concerning this issue will be appreciated by my generation and those that follow.

Very truly yours,

mgjusti

From: P E Sterling <pesterl@yahoo.com>
Sent: Thursday, April 16, 2020 1:29 PM
To: mgjusti
Subject: 861 Farmington Ave

Dear Ms Giusti

Just received a note that the town is thinking of tearing down 861 Farmington Ave.

I do understand the cost of fixing the building seems large but to lose another historically important building in Berlin would really be a tragic thing. This building built to mirror the old Fire Department building a way of honoring the sacrifice of the fire department. Saving this building is a way to honor the Fire department and all those who have given so much to Berlin over the years.

The loss of the train station an icon of Berlin to build a ugly useless structure with no restrooms, no one to help you and the feel of a cold structure not the warm welcoming feel of the old train station.

Looking at old pictures of Berlin there have been many beautiful old structures that have been lost over time. You have the opportunity to save a structure that helps make Berlin feel like home over time it will be money well spent and will keep Berlin a charming old New England town.

Thank you for your consideration.

Patricia Sterling Brzezinski

mgusti

From: Heidi Kropf <heidi.kropf@yahoo.com>
Sent: Thursday, April 16, 2020 1:02 PM
To: mgusti
Subject: 861 Farmington Ave

To Berlin Planning and Zoning,

I hope the building at 861 Farmington Ave made from our own Berlin bricks will be saved from demolition. It is one of the few remaining businesses on Farmington Ave that represents Berlin's proud brick making history and exemplifies the quaintness that we all hoped would be achieved by the creation of Kensington Village. This building is not just beautiful but it is architecturally and emotionally important to our town. How can we expect our residents to have pride of place if we care so little about our history? My grandfather was one of the many immigrants who worked in Berlin's brick industry and I always felt pride in the durability of the bricks they made. Does anyone care about or feel pride in the ugly strip malls that sadly now define our business district? Please save this building.

Respectfully,

Heidi Kropf
225 Ellwood Rd
Kensington

Sent from my iPhone

mgusti

From: Peter A. Agostini <peter.agostini@nbt.us.com>
Sent: Thursday, April 16, 2020 12:50 PM
To: mgusti
Subject: 861 Farmington Ave

Dear Board,

I am requesting that you do not demolish 861 Farmington Ave and place it as part of the new Complex. It is one of the few old building in town. I still feel the pain of the train station being burn down and "No one knows what happened". My mom was born in this town(On Lower La,) and it would be ashame to tear it down. Please support its preservation.

Thank YOU

Peter A. Agostini
654 Orchard Rd.
Kensington

New Britain Transportation Co
President

From: Sallie Caliandri <scaliandri@comcast.net>
Sent: Thursday, April 16, 2020 12:16 PM
To: mgjusti
Cc: 'Lorraine Stub'; 'Nancy Moran'; 'Joe Kierwiak'; 'Joe Kierwiak'
Subject: 861 Farmington Ave.

Hi Maureen,

I already sent a letter to the Town Council regarding the proposed demolition of 861 Farmington Ave. but I feel compelled to write again. The destruction of this historic building is completely unnecessary and further reduces our inventory of historic buildings along the Farmington Avenue corridor. What would replace it-another contemporary structure? We have a number of those already. What grounds the town is reminders of its history. That building is built from clay mines right in the area, by town residents whose descendants still live here. What a slap in the face of those who struggled to survive during the depression. These are tough times, but we've been through them before and managed. Shame on us if we take the easy way out now.

Sallie Caliandri

mgjusti

From: AndraLou Millerd <milleal@comcast.net>
Sent: Thursday, April 16, 2020 12:07 PM
To: mgjusti
Subject: Fwd: Audience of Citizens - P&Z April 16, 2020 Meeting
Attachments: 861 Farminton Ave.docx

Hi Maureen - I sent my letter from January 2020 to Joan Veley this morning.

Andra

----- Original Message -----

From: AndraLou Millerd <milleal@comcast.net>
To: Joan Veley <jdveley@gmail.com>
Date: April 15, 2020 at 5:03 PM
Subject: Audience of Citizens - P&Z April 16, 2020 Meeting

Hi Joan - would you see that the attached letter is read into Audience of Citizens at tomorrow nights Planning & Zoning Meeting. It's my understanding that this property (861 Farmington Ave.) will be discussed.

Thank you Joan.

Andra

Andra Lou Millerd
1231 Orchard Rd
Kensington, CT 06037
January 20, 2020

Town Manager Aroscha Jayawickrema, Mayor Mark H. Kaczynski,
Deputy Mayor Brenden T. Luddy, Councilor JoAnn Angelico-Stetson,
Councilor Charles R. Paonessa, Councilor Peter A. Rosso,
Councilor Mike Urrunaga, Councilor Donna Veach

Greetings:

My name is Andra Lou Millerd and I am one of the Commissioners on the Berlin Historic District Commission. I'm writing to each member of the Town Council and to the Town Manager asking each of you to advocate for the preservation of a building the Town purchased in the past, 861 Farmington Ave (former home of Country Kitchen and the Drain Doctor). I have attached an email exchange between Lorraine Stub (Vice Chairwoman of the Historic District Commission) and Jim Mahoney which outlines the particular issue with this property (see attached). Please read this attachment, it will give you a clear understanding of the issue at hand.

In a nutshell our understanding is the original intent was to convey this building to Newport Realty Group LLC with the explicit instructions that they would preserve and maintain the building. We've been informed that this language is in the contract, but the contract is yet to be signed. Recent developments have identified an environmental problem with the building where one option being discussed to remedy the situation is to demolish the building.

While the purview of the Historic District Commission does not pertain to buildings outside the defined district, each of us feels we have an obligation to the town to try and preserve our history and to preserve older buildings that define the character of our town. 861 Farmington Ave certainly falls in area. I'm asking each one of you to take a particular interest in this property and use your influence to preserve this property. The easy way out is to demolish this building, but a little piece of Berlin will disappear with that action.

I'd like to remind the Council and the Town Manager that Berlin, Connecticut became a "Certified Local Government" on May 24, 2012. The following is an excerpt from the National Park Service outlining what it means to be a "Certified Local Government". We made a commitment to historic preservation.

"Preservation through Partnership: this is the goal of the Certified Local Government (CLG) Program. Local, State, and Federal governments work together in the Federal Preservation Program to help communities save the irreplaceable historic character of places. Through the certification process, communities make a local commitment to historic preservation. This commitment is key to America's ability to preserve, protect,

and increase awareness of our unique cultural heritage found in the built environment across the country. " (<https://www.nps.gov/clg/>)

I would implore the Town Council and the Town Manager to leverage these preservation partnerships with the State and Federal governments to find a remediation solution other than demolition. Perhaps grant money can be found to offset the cost of one of the remediation options that would preserve this building.

We unfortunately lost a precious piece of history in this area when fire destroyed the old train station. This one is in our control. Please help us retain a piece of Berlin's charm and history.

Respectfully Submitted:
Andra Lou Millerd

Attachments

Email from Lorraine Stub

From: L Stub <lstub@comcast.net>

Sent: Wednesday, January 8, 2020 1:01 PM

To: jmahoney <jmahoney@town.berlin.ct.us>; cedge <cedge@town.berlin.ct.us>

Cc: Mark Kaczynski <mkaczynski@town.berlin.ct.us>; Arosha Jayawickrema <ajayawickrema@town.berlin.ct.us>

Subject: 861 Farmington Avenue

Dear Jim and Chris,

You will recall we have had emails and conversation about this property in the past. As you know, the historic community has always advocated for preservation of buildings in our downtown that contribute a sense of place and character. We had a presence during planning meetings for the new Kensington Village. Much time and money was spent on the town gathering input from us. As we've said before, we are supportive of the new development, but most people want to keep a small town feel, and the best way to do this is through preservation of existing structures that have some architectural significance or important local history. This is central to contemporary downtown planning theory. It is common knowledge that towns that preserve their historic architecture are more vibrant and successful.

When last we communicated, I was told that the town was to buy 861 Farmington Avenue with the intention it would be sold to the developer. I understood the yard and garage behind it was key to remediating the brownfield site behind it. I was also told the plan was to have a legal worded agreement that the new owner must preserve the building. Jim will recall that was not done with the KGS building and so the town forever lost control of an important historic structure.

At our HDC meeting this week, Maureen Giusti gave us a heads up that the town may now be demolishing the building over issues with abatement. She didn't have details on the issues, but said it was possible the basement could be filled with concrete. She said there is discussion about possibly preserving the facade and that Brian Humes is working on that, but Brian Humes is not a historic preservation architect. We would hope someone with specific extensive experience would be involved in assessing the situation.

As we've stressed in the past, we want to see a good mix of old and new structures in the Farmington Avenue area. It's wonderful that the old firehouse was repurposed years ago. The building at 861 was built a decade later in 1934, but the owner had an eye to mirroring the brick pattern design of the firehouse. As you know the brick industry was key to our town's development history. Over 20 brickyards operated here and we were the hub of that activity in the Northeast. That we have two Berlin brick buildings with distinctive architecture close to each other is key to maintaining a historic feel to Farmington Avenue. Chris, you and I have even talked about adding historic story boards to a trail and park area in the Village. The pond adjacent was a brick yard clay pit, as were the ponds at Stop & Shop and elsewhere in town. It's something on which we should be capitalizing.

If 861 is torn down, it will be another thorn in the memories of townspeople. We need Town Hall to take preservation seriously. We keep losing too many distinctive buildings.

Also again want to remind all that the HDC and Town of Berlin were designated "Certified Legal Government" status by the State of CT preservation office and the National Park Service. One of our responsibilities is to advocate for historic preservation throughout town, and town officials signed an agreement to that affect some years ago. That charge applies not only to HDC members but to town officials.

I'm anticipating other HDC members to soon be sending a collective letter with our concerns. Historical Society members are also concerned, and I know many townspeople have contacted me over the past couple years about 861's status.

Can you share details of why 861 has suddenly become a problem and what steps you are taking to preserve it?

Thank you all.

Lorraine Stub

Response from Jim Mahoney

From: jmahoney <jmahoney@town.berlin.ct.us>

Subject: Re: 861 Farmington Avenue

Date: January 8, 2020 at 4:17:12 PM EST

To: L Stub <lstub@comcast.net>, cedge <cedge@town.berlin.ct.us>

Cc: Mark Kaczynski <mkaczynski@town.berlin.ct.us>, Arosha Jayawickrema <ajayawickrema@town.berlin.ct.us>, mgiusti <mgiusti@town.berlin.ct.us>

Hi Lorraine

I hope that all is well with you.

Our contract with Newport Realty Group LLC requires that the building be retained and that the garage be demolished. As we have done additional due diligence we decided that we wanted to eliminate the potential for any vapors related to the groundwater plume from 889 Farmington Avenue from entering the building at 861 Farmington Avenue. We had done vapor sampling but there is a sump pump in the basement that creates a potential conduit for these vapors so we would need to eliminate the sump pump. Given the high groundwater table the elimination of the sump pump would require a number of actions including raising the basement floor of the building which would require relocation of the power supply, furnace and oil tank (in addition to other vapor control measures). We got cost estimates for this work and the cost is significant when compared with the contracted sale price (the sale price is \$85,000 and is conditioned on the Town fileing an Environmental Land Use restriction on the Property and retaining access to the site for testing and possibly to discharge treated groundwater, etc.).

We are still gathering information and evaluating these issues. The developer has proposed based on their analysis that the Town allow the building to be demolished so

Maureen provided information to the HDC in order to keep them informed on the issue. Once staff completes its review we create a report, inform the HDC and make a recommendation to the Town Council. If we recommend the demolition of the building it will require approval of the Town Council after a new section 8-24 review by the Planning and Zoning Commission.

I recall our past discussions about this matter and I understand your concerns. Once we finish our analysis we will share our information and conclusions.

All the Best

Jim

mgjusti

From: L Stub <lstub@comcast.net>
Sent: Thursday, April 16, 2020 12:04 PM
To: mgjusti
Subject: 861 Farmington Avenue

You may be getting email appeals from a bunch of people today. I made a last ditch effort to get the people who care to advocate for the building by sending appeals to you.

We are getting a lot of support on FB - but need these people to email.

Lorraine

mgusti

From: RICH GAGLIARDI <drgag@comcast.net>
Sent: Thursday, April 16, 2020 11:48 AM
To: mgusti
Subject: 861 Farmington Avenue

Hello Maureen

Please do not move forward with the demolition of 861 Farmington Avenue. This is a historic building on Farmington avenue that should be preserved by the town the Berlin.

What options were explored for keeping this building? I have seen no public discussion in the papers about this matter. If money is short, than the citizens in town should be given the option to raise funds for preservation.

This matter should be tabled until members of the community have sufficient time to develop other options to preserve this beautiful building.

Richard Gagliardi
1278 High Road
Kensington, CT 060387

860-803-1439

drgag@comcast.net

mgjusti

From: Marion Bingiel <mlamb4266@yahoo.com>
Sent: Thursday, April 16, 2020 11:39 AM
To: mgjusti
Subject: 861 Farminton Ave.

Dear Ms. Giusti,

Please do anything and everything in your power to help save this building.

Thank You

Marion McKeon

193 Percival Ave.

Kensington, CT

mggiusti

From: L Stub <lstub@comcast.net>
Sent: Wednesday, April 15, 2020 2:42 PM
To: Joan Veley; Diane Jorsey; Brian Rogan; Jon M. O'Brien; Curtis S. Holtman; Timothy Zigmont; Steve J. Wollman; Steven Biella
Cc: mggiusti; Joan & Scott Veley; Susan Skene
Subject: 861 Farmington Avenue

To the members of Planning & Zoning Commission:

Maureen Giusti has informed me that Planning & Zoning will be discussing possible demolition of 861 Farmington Avenue at your meeting April 16th. The historic community in Berlin has promoted the preservation of this building ever since we were asked to participate in the initial downtown planning workshop meetings. Results of those workshops overwhelmingly showed that keeping a small town historic look to our downtown was imperative. No one wanted to see a design that did not include preservation of buildings like 861 that have local historic merit. As we've illustrated before, the design of that brick building specifically mirrors and compliments the original Kensington Fire Station. Both were built with Berlin Brick - an iconic building material produced here when Berlin was the center of the brick industry.

While this building is not on the state or national registers of historic properties, we would say within our town history this building has historical significance as the original Star Restaurant, an iconic political and community meeting place from the days when politicians of both parties regularly broke bread together. Also, to have two similar brick buildings in close proximity lends a sense of place to the newer development that will rise behind these buildings. It is against all enlightened downtown planning to demolish buildings with historic character. We've all learned a lot since the urban renewal days that destroyed New Britain and other downtowns.

When the town first talked about buying 861, we were assured numerous times there was no plan to tear down the building. It was to be sold to Newport who would be under legal obligation to restore and rent it. Now that the remediation of the Kensington Village site has become a bit more complicated, the town wants to demolish the building. We ask that you respect the input of all of us who spent hours of our time helping to shape what a revitalized downtown should look like. We ask that you follow the POCD mandate to preserve our heritage, and the CLG (Certified Legal Government) standards the town agreed to for promoting historic preservation.

This building should be restored and reused. It has local historical/architectural significance and will contribute to preserving a sense of place on Farmington Avenue.

Thank you for listening.

Lorraine Stub
Vice Chair, Historic District Commission Secretary, Berlin Historical Society

mgusti

From: Dennis Kern <kernandkern@gmail.com>
Sent: Thursday, April 16, 2020 2:57 PM
To: mgusti
Subject: Fwd: 861 Farmington Avenue, Kensington, Connecticut

Per Attorney Kern:

Dear Maureen:

I am strongly opposed to the demolition of 861 Farmington Avenue.

This is a historic building occupying a visible place in the heart of Kensington Village.

The new should mix with the old if the new is to be part of Kensington Village. We shouldn't destroy the area of Kensington Village in order to reclaim it or repurpose it.

What will be left of Kensington Center both visually and culturally and historically if the Town is allowed to demolish this building.

Look around Main Street and Farmington Avenue. There are very few historical structures left. There is a place we should preserve as we improve.

We have already lost several other vintage structures with the expansion of the Dairy Queen parking lot, the demolition associated with the Kensington Village development and the fire at the Berlin Train Station. Enough is enough.

Thank you,

Dennis L. Kern

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Law Office of Kern & Kern, LLC
33 Kensington Road
Kensington, CT 06037
Telephone: 860-828-9950 ext. 0
Fax: 860-828-4367
E-mail: kernandkern@gmail.com
Website: www.kernandkernlaw.com

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Thomas
Administrative Assistant
Law Office of Kern & Kern, LLC
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mgjusti

From: Maureen Guite <mguite@comcast.net>
Sent: Thursday, April 16, 2020 3:04 PM
To: mgjusti
Subject: 861 Farmington Ave

There is a lot of Berlin History in that building and I believe it should be preserved. If it is restored I think it would add to the appeal of The Avenue.

My vote is definitely to restore it.

Maureen Guite

mgusti

From: Sandy Contino <sandycontino@yahoo.com>
Sent: Thursday, April 16, 2020 3:12 PM
To: mgusti
Subject: Keeping the Old Star Rest. building

Please keep some of the history of older buildings in Berlin. Living in town all my life this building holds a lot of memories. Not only for me but with real Berlinites. The train station is gone and that can never be replaced only by memories. Keep this building it is a sin to get rid of the past. Money is spent on stupid stuff so take the time and clean up this area so it can be used again just like the old KVFD. Hopefully someone will buy the old Labieniacs building before the town wants to tear another historic building to make way for progress? Please keep this building!!

mgjusti

From: L Stub <lstub@comcast.net>
Sent: Wednesday, April 15, 2020 2:42 PM
To: Joan Veley; Diane Jorsey; Brian Rogan; Jon M. O'Brien; Curtis S. Holtman; Timothy Zigmont; Steve J. Wollman; Steven Biella
Cc: mgjusti; Joan & Scott Veley; Susan Skene
Subject: 861 Farmington Avenue

was
posted

To the members of Planning & Zoning Commission:

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While this building is not on the state or national registers of historic properties, we would say within our town history this building has historical significance as the original Star Restaurant, an iconic political and community meeting place from the days when politicians of both parties regularly broke bread together. Also, to have two similar brick buildings in close proximity lends a sense of place to the newer development that will rise behind these buildings. It is against all enlightened downtown planning to demolish buildings with historic character. We've all learned a lot since the urban renewal days that destroyed New Britain and other downtowns.

When the town first talked about buying 861, we were assured numerous times there was no plan to tear down the building. It was to be sold to Newport who would be under legal obligation to restore and rent it. Now that the remediation of the Kensington Village site has become a bit more complicated, the town wants to demolish the building. We ask that you respect the input of all of us who spent hours of our time helping to shape what a revitalized downtown should look like. We ask that you follow the POCD mandate to preserve our heritage, and the CLG (Certified Legal Government) standards the town agreed to for promoting historic preservation.

This building should be restored and reused. It has local historical/architectural significance and will contribute to preserving a sense of place on Farmington Avenue.

Thank you for listening.

Lorraine Stub
Vice Chair, Historic District Commission Secretary, Berlin Historical Society

To the members of Planning & Zoning Commission:

Maureen Giusti has informed me that Planning & Zoning will be discussing possible demolition of 861 Farmington Avenue at your meeting April 16th. The historic community in Berlin has promoted the preservation of this building ever since we were asked to participate in the initial downtown planning workshop meetings. Results of those workshops overwhelmingly showed that keeping a small town historic look to our downtown was imperative. No one wanted to see a design that did not include preservation of buildings like 861 that have local historic merit. As we've illustrated before, the design of that brick building specifically mirrors and compliments the original Kensington Fire Station. Both were built with Berlin Brick - an iconic building material produced here when Berlin was the center of the brick industry.

While this building is not on the state or national registers of historic properties, we would say within our town history this building has historical significance as the original Star Restaurant, an iconic political and community meeting place from the days when politicians of both parties regularly broke bread together. Also, to have two similar brick buildings in close proximity lends a sense of place to the newer development that will rise behind these buildings. It is against all enlightened downtown planning to demolish buildings with historic character. We've all learned a lot since the urban renewal days that destroyed New Britain and other downtowns.

When the town first talked about buying 861, we were assured numerous times there was no plan to tear down the building. It was to be sold to Newport who would be under legal obligation to restore and rent it. Now that the remediation of the Kensington Village site has become a bit more complicated, the town wants to demolish the building. We ask that you respect the input of all of us who spent hours of our time helping to shape what a revitalized downtown should look like. We ask that you follow the POCD mandate to preserve our heritage, and the CLG (Certified Legal Government) standards the town agreed to for promoting historic preservation.

This building should be restored and reused. It has local historical/architectural significance and will contribute to preserving a sense of place on Farmington Avenue.

Thank you for listening.

Lorraine Stub
Vice Chair, Historic District Commission Secretary, Berlin Historical Society

mgjusti

From: Michael Vignone <michael.vjackofalltrades@gmail.com>
Sent: Thursday, April 16, 2020 3:49 PM
To: mgjusti
Subject: 681 Farmington Avenue

Hello Mrs. Giusti,

I am writing this email to you today in hopes of sharing a brief younger persons point of view on historic buildings such as 681 Farmington Avenue.

I am 16 and have been living in Berlin for my whole life, just as my father had. He shared many stories with me about the town of Berlin that he grew up with and remembered. However, many of the things he remembered have been changed, or are no more. If the choice is made to demolish the current historic building at 681 Farmington Avenue it will be just another building that I will tell my kids about, rather than them being able to see it for themselves.

Although I do understand the push for revitalizing Berlin and brining in modern places that will bring people back, we must also maintain some of our roots, to show not only where we are now, but where we started. And if the building is taken down there will be one less item to connect the generations to come to how the town they love got started.

I understand that the cost to support this building is not small, however to preserve the few remaining historic buildings for Berlin there should be no price limit. Therefore, rather than taking the easier way of swing the wrecking ball to anything that shows a challenge, I encourage all of the town government to explore new solutions to your issues that will not only be beneficial to the modern Berlin but also promote the important history of the town.

Please consider not demolishing this building. It may also be a good item to do a "town bonding experience" to refresh the insides(what a normal person can do of course) after Covid 19 fears are no more. Many people I believe are willing to do a event like this if the option is put out.

Thank you for you time and stay safe.

Michael Vignone

Sent from my iPhone

mgjusti

From: Jon Rousseau <roussjp@gmail.com>
Sent: Thursday, April 16, 2020 4:07 PM
To: mgjusti
Subject: 861 Farmington Ave

Hello,

I'm writing to voice my concern over the demolition of the building at 861 Farmington Ave. As a fairly new resident to Kensington one of the things that drew me here was the look and feel of the town. So many towns lost their character during the 1960's and 1970's when historic and attractive buildings were replaced by newer and more "modern" buildings, that now look horribly outdated. Berlin has done a good job balancing it's history and current needs and I feel the demolition of this historic building strictly because the garage needed to be taken down would be very short sighted.

Thank you,
Jon Rousseau

mgjusti

From: John G. Home email <cva40@comcast.net>
Sent: Thursday, April 16, 2020 4:06 PM
To: mgjusti
Cc: Lily Rippey
Subject: 861 Farmington Ave

Sent from my iPhone

mgjusti

From: John G. Home email <cva40@comcast.net>
Sent: Thursday, April 16, 2020 4:30 PM
To: mgjusti
Cc: L Stub
Subject: 861 Farmington Ave.

Dear Ms. Giusti,

As lifelong resident of Berlin, I implore you to do whatever is necessary to preserve this valuable architectural and historical asset. Looking at Farmington Avenue over the years, it has become disappointing mishmash of tasteless architecture, poor integration, purposelessness and bad design; it says nothing complementary about the town and because of its blandness with few exceptions like 861 it could be anywhere. Therefore, would it not be lamentable to sacrifice a structure that really does represent some sense of history of this place? Yes of course, we do have The Ridge, but little else. Please preserve 861 and help Berlin from becoming just another "nice place to be from."

Sincere kind regards,

John Gustavsen
159 Lincoln St.

Sent from my iPhone

mgjusti

From: Walt Parker <walpar@hotmail.com>
Sent: Thursday, April 16, 2020 4:35 PM
To: mgjusti
Subject: Save 861 Farmington Ave.

Please do not demolish this historic piece of Berlin. Once it is gone it is gone FOREVER. It has charm.

Walt Parker, 34 Bannan Lane



Virus-free. www.avast.com

mgjusti

From: Susan Bruzik <sbruzik@sbcglobal.net>
Sent: Thursday, April 16, 2020 4:35 PM
To: mgjusti
Subject: 861 Farmington Ave

Hello Maureen,

A quick email to plea for the preservation of this building. History is so important and this building is worth the money to preserve. Once gone, always gone.

Southington was going to demolish the Gura building some years ago. Residents wanted it preserved. The town made a deal with the Art community and the building is saved and used for arts, education, lessons.

It wa a win win. Kensington is quaint and needs the history preserved.

Respectfully,
Sue

Sent from Yahoo Mail for iPhone

mgjusti

From: Danielle Wind <daniellewind1@yahoo.com>
Sent: Thursday, April 16, 2020 4:39 PM
To: mgjusti
Subject: 861 Farmington Ave.

Dear Members of the Planning and Zoning Board,

It would be such a shame to tear down 861 Farmington Ave. as a solution to save money. What we are saving in money we are losing in local history for our children and future generations.

It was heartbreaking enough to lose the Berlin train station, let's not lose this building as well.

861 Farmington Ave. is such an important piece of Berlin history, made with Berlin brick. Let's cherish our history.

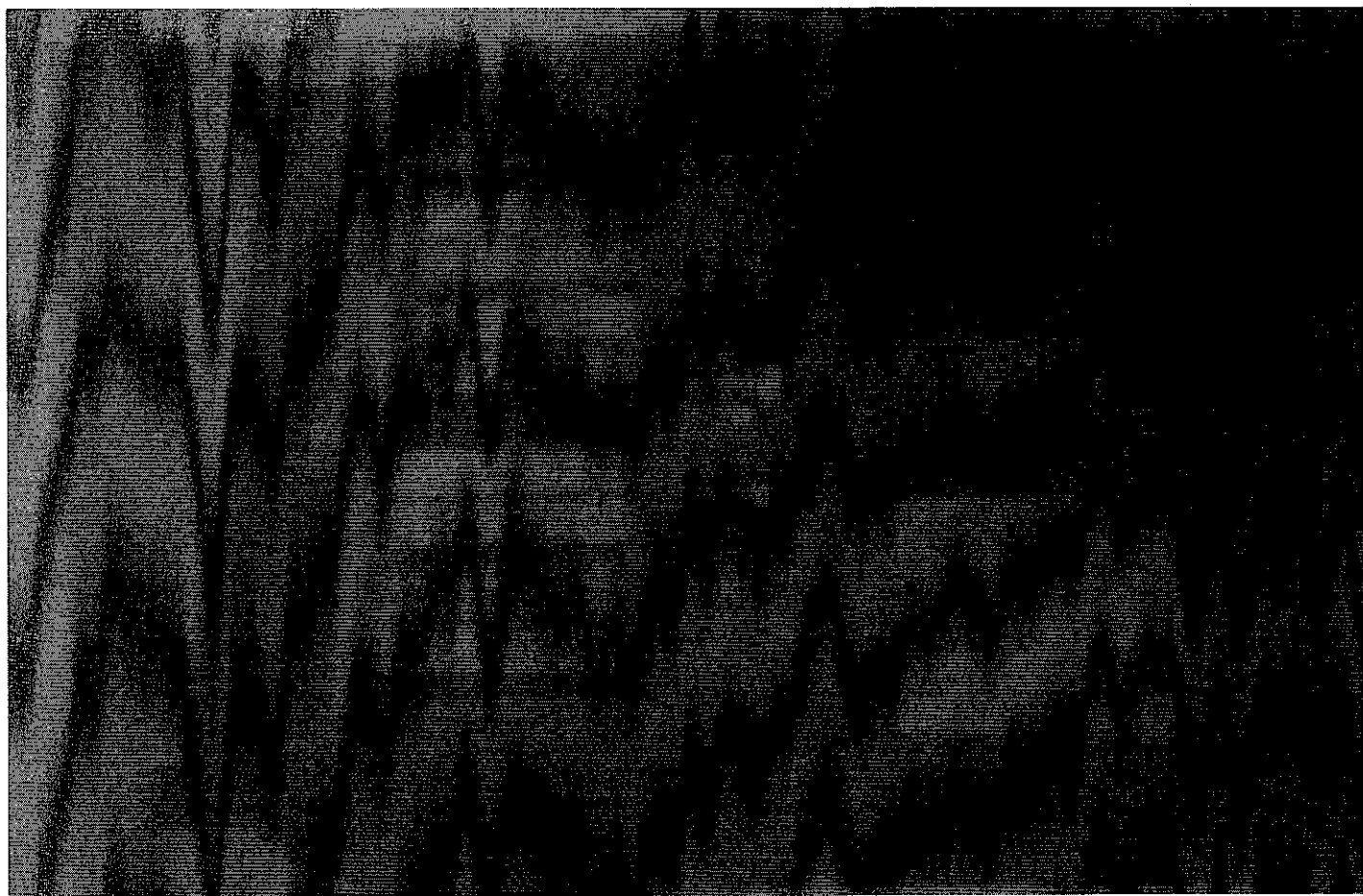
Danielle Wind
265 Percival Ave.
Kensington, Ct. 06037

Sent from my iPhone

mgjusti

From: Nancy Moran <nanmoran@snet.net>
Sent: Thursday, April 16, 2020 4:45 PM
To: mgjusti
Subject: Potential Design for 861 Farmington Ave
Attachments: PastedGraphic-2.pdf

This from Cathy Lapollo. She had discussed with you options for the redesign of this building. The attached rendering was done by Point One Architects for a similar aged building in New London. Cathy asked me to forward this on.



mgjusti

From: Don Harris <dcharris8@comcast.net>
Sent: Thursday, April 16, 2020 4:49 PM
To: mgjusti
Subject: 861 Farmington Avenue

Good evening, members of the Planning and Zoning Commission,

Thank you for your attention to this message. Please vote against the demolition permit for 861 Farmington Avenue. Berlin needs to keep such a handsome building as a tribute to the Berlin brick industry, and to the talented bricklayers who gave us buildings that have lasted many years longer than any built in recent history. To look at 861 Farmington Avenue, is to feel gratitude for the quality and craftsmanship of the past. In my 51-year residence here, I can honestly say that such a building is not only attractive and eye-catching, but also gives a feeling of solidity and permanence that we citizens want to present to the community. There are very few, if any, buildings being constructed now that will speak to the strength and pride of this town in future years. We must hold on to the special places that we still have as our gift to future generations.

Again, thank you for your consideration.
Beverly A. Harris
625 Lower Lane

mgjusti

From: Robert Zipadelli <robertzip@comcast.net>
Sent: Thursday, April 16, 2020 4:53 PM
To: mgjusti
Subject: Meeting tonight Re: Star Rest./ Drain Doctor Bld. It would be a shame to destroy this Building. It's history to the town, to Farmington Ave. Architecture like this is hard to duplicate. The bricks used came from our own Brickyard. Which played such a c...

Sent from my iPhone

mgjusti

From: artkvkn@comcast.net
Sent: Thursday, April 16, 2020 5:01 PM
To: mgjusti
Subject: Star Restaurant Building

Has too much Town History going back to the 1930's.. Over the years literally thousands an thousands of people have gone there.

This is a building that should be saved.

mgjusti

From: Dianna Orvis <orvisdianna@gmail.com>
Sent: Thursday, April 16, 2020 5:09 PM
To: mgjusti
Subject: 861 Farmington Ave.

I am all for saving this landmark in the Town of Berlin/Kensington.

Member of the Historical Society.

Sent from my iPhone

mgjusti

From: michael_cavaliere <michael_cavaliere@sbcglobal.net>
Sent: Thursday, April 16, 2020 5:14 PM
To: mgjusti
Subject: Building at 861 Farmington Avenue

Ms. Maureen Giusti, Acting Town Planner

I would vote to remediate and eventually sell this wonderful 90 year old building, due to its condition, aesthetic and historic value to the community. Of course, you can't get 'historic' back once it's gone.

Farmington Avenue is being improved greatly of late, and demolition of 861 would only move the town steps backward from the goal of an attractive, vibrant business setting.

Thank you.

Michael Cavaliere
401 Spruce Brook Road
Berlin, CT

[40 year resident]

Sent from my Verizon, Samsung Galaxy smartphone

mgjusti

From: L Stub <lstub@comcast.net>
Sent: Thursday, April 16, 2020 5:10 PM
To: mgjusti
Subject: 861 Farmington Avenue

Importance: High

It seems we have a dozen or more letters emailed to you this afternoon in support of NOT demolishing 861 Farmington Avenue. I've been blown away by the positive response on several Facebook sites where it is posted. Everyone is enthusiastic in their arguments that the building must be saved.

I will be listening in and hope you mention this response and share the letters with the commission. Thanks, Maureen.

Lorraine

mgjusti

From: gary <gary@dditech.com>
Sent: Thursday, April 16, 2020 5:18 PM
To: mgjusti
Subject: 861-865 FARMINGTON AVENUE

This building is iconic Berlin architecture.
It would be a travesty to destroy this building.
Stop trying to destroy this Towns architectural history.
We lost the Berlin Train Station, Main St is a hot mess.
It's time to start preserving the things that make Berlin, Berlin.
The History of our brickyards &
Agricultural history of multiple Dairy farms.
Trying to turn this town into West Hartford won't work.
The Berlin Fair exists because of this Towns Agricultural roots.
Berlin was a cow town, don't try to destroy that history, Honor it.

Gary "Doc" Schmidt

Gary Schmidt, President
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DRAIN DOCTOR INC.
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