

AGENDA
HISTORIC DISTRICT COMMISSION
FEBRUARY 7, 2017 - 7:00 P.M.
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. PUBLIC HEARINGS

HDC 17-01 - 232 Noank Road; Lisa A. Gilbert, owner/applicant; Solar panels. PIN #261806288777

HDC 17-02 - 27 West Main Street; Jerome Properties 27-29 LLC, owner; Peter Duggan, applicant; Signage. PIN #261918400894

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

III. PRE-APPLICATION HEARINGS

IV. PUBLIC COMMUNICATIONS

V. APPROVAL OF THE MINUTES

1. December 20, 2016*
2. January 3, 2017*

VI. OLD BUSINESS

1. Election of Officers

VII. NEW BUSINESS

VIII. ADJOURNMENT

Next regular meeting: February 21, 2017

*Enclosed

NOTES: The next application number is HDC 17-03
 The next Certificate of Appropriateness number is 2085

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
JANUARY 3, 2017 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Moriarty, Brady, Brewer
Alternates Present: Levenson
Absent: Everett, Somers
Staff: Quinn, Silsby

Chairperson Moriarty called the meeting to order at 7:01 p.m. and sat Levenson for Somers.

MOTION: To waive the reading of the hearing procedure.

Motion made by Brewer, seconded by Levenson, so voted unanimously.

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 16-59 – 324 High Street; Crosby & Helen Sherman, owners/applicants;
Trim. PIN #261914322868

Crosby Sherman of 324 High Street presented the application to replace the trim with AZEK on the front and North side of the house, on window boards and at the roof line above the door. He stated that last year, Historic District approval was granted to replace wood clapboard siding with hardy board. Crosby asked for permission to replace rotted wood, if he found any. Dimensions will stay the same.

After some discussion, the Commission decided that the applicant could replace all the trim, like for like. A note was added to the plans that all the trim on the house can be replaced.

The following exhibits were presented:

- Residential property card
- GIS map
- Photo of house
- AZEK trim brochure

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:06 p.m.

HDC 16-60 – 261 High Street; Jeff & Shirley Sargent, owners; Renewal by Anderson, applicant; Replacement windows. PIN #261918321274

The applicant, a representative of Renewal By Anderson, presented the application to replace all the 10 windows on the top floor. He stated that eight windows on the bottom floor were replaced last year, after Historic District approval was granted. Pictures of the proposed window, which are identical to the 8 windows that were installed last year, were shown. The applicant initialed the

change to the application showing that he will match the existing configuration of 6 over 6 windows and will note the type of window series that will be used.

The following exhibits were presented:

- Photo of the house (1st view)
- Photo of the house (2nd view)
- Photo of the house (3rd view)
- Brochure

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:11 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 16-59 – 324 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Levenson, so voted unanimously.
Issued Certificate of Appropriateness #2083.

HDC 16-60 – 261 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Brewer, so voted unanimously.
Issued Certificate of Appropriateness #2084.

III. PRE-APPLICATION HEARINGS - None

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. December 20, 2016

MOTION: To approve the minutes of December 20, 2016, as written

The item was tabled until the next meeting.

VI. OLD BUSINESS – None

VII. NEW BUSINESS

1. Election of Officers – Tabled until the next meeting.

A discussion about fees for Historic District applications ensued. Quinn will look into amending a statute to be able to charge a fee.

VIII. ADJOURNMENT

Motion to adjourn at 7:21 p.m. made by Brady, seconded by Levenson, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Robin M. Silsby
Office Assistant II

NOT ACCEPTED

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
DECEMBER 20, 2016 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Everett, Moriarty, Somers
Alternates Present: Levenson
Absent: Brady, Brewer
Staff: Quinn, Galetta

Chairperson Moriarty called the meeting to order at 7:01 p.m. and sat Levenson for Brady.

MOTION: To waive the reading of the hearing procedure.

Motion made by Everett, seconded by Moriarty, so voted unanimously.

Moriarty read the call of the hearing.

I. PUBLIC HEARINGS

HDC 16-54 – 32 West Main Street; Mom Jerry & Jerry LLC, owner/applicant;
Replace deck & stairs. PIN #261918410043 – Continued

Carol Upright, owner of 32 West Main Street, presented to the Commission to propose replacing the deck and stairs on the back of her property. The original deck was unsafe and has already been demolished. There are two residential apartments above the first floor restaurant that the deck provides egress for. The owner is requesting permission to rebuild the deck with the exact same measurements and material. The deck will be visible from the parking area in the rear of the building. Engineer Frank Marafiote has designed the replacement deck and Dan Van Kruiningen, owner of Chapter One, will build it. Staff noted that the plan has been submitted and it is just replicating what was pre-existing.

The following exhibits were presented:

- Photographs

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:07 p.m.

HDC 16-56 – 56 Pearl Street; Diana Cassidy, owner; Brian Kent, applicant;
Driveway apron. PIN #261914425901

Elisa McGee of Kent and Frost presented to the Commission to propose a new driveway apron at 56 Pearl Street, which is owned by Diana Cassidy. The current driveway aggregate is washing away onto the sidewalk and into the street. The apron will be 5' deep and built from Belgium block pavers.

The following exhibits were presented:

- Photographs
- Apron design

- GIS plot plan

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:11 p.m.

HDC 16-57 – 80 Clift Street; Ken & Jill Wilson, owners; Peter Springsteel, applicant; Addition & renovations. PIN #261918328398

Architect Peter Springsteel of Mystic and Ken Wilson, owner of 80 Clift Street, presented to the Commission to propose an addition and renovations to the subject property. The house was built in 1975 as a ranch with various modifications made over the years. Presently, the owners would like to add 6' to the garage, add a new free-standing pergola, and add a shed-roof structure with column to create a new main entrance. A small 1-story addition will be constructed off the kitchen and include a bay window extension. A screened porch addition is planned for the rear of the house. Due to expansion, the existing one-door garage will be replaced with a two-door garage. The topography of the land drops and slopes off allowing the design of a walkout basement. The existing stone retaining wall will be reworked. Currently the house has vinyl siding; therefore, the new addition will have matching vinyl siding with vinyl corner boards. The rakes and eaves will be wood. Architectural grade asphalt shingles on roof will be used for the roof.

The following exhibits were presented:

- Plot plan
- Photographs
- Elevation drawings

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:20 p.m.

HDC 16-58 – 18 West Main Street; Historic Mystic LLC, owner; Peter Springsteel, applicant; Modify COA #2054. PIN #261918412081

Architect Peter Springsteel presented to the Commission for Historic Mystic LLC, owner of 18 West Main Street. This application is for the modification of a previously issued Certificate of Appropriateness. As such, Springsteel submitted for the record a letter itemizing the changes to the previous approval that he is proposing. Additionally, Springsteel reviewed the letter with the Commission and summarized each change.

The following exhibits were presented:

- Narrative letter
- Elevation prints
- Photographic rendering

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:34 p.m.

The public hearing portion of the meeting was closed at 7:35 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 16-54 – 32 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Somers, so voted unanimously. Issued Certificate of Appropriateness #2079.

HDC 16-56 – 56 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2080.

HDC 16-57 – 80 Clift Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #2081.

HDC 16-58 – 18 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Somers, so voted unanimously. Issued Certificate of Appropriateness #2082.

III. PRE-APPLICATION HEARINGS

Crosby Sherman, owner of 324 High Street, appeared before the Commission to discuss a change in materials relative to a previous application approval. He explained that at his public hearing on August 19, 2014 the Commission approved HardiePlank siding for his house. He is seeking permission to replace the trim on the corner boards, windows and water table with an Azek material. The wooden trim along the roof line and on the front door will remain. Chairperson Moriarty noted that you cannot make an amendment to a previous application. The homeowner will need to submit a new application to replace the trim.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. December 6, 2016

MOTION: To approve the minutes of December 6, 2016, as written

Motion made by Moriarty, seconded by Everett. Motion passed 3, 0, 1 (Somers).

VI. OLD BUSINESS – None

Moriarty requested an update on whether or not the exhibits for the previously approved application for replacement windows had been received. Staff noted that they had just been received this week.

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 7:47 p.m. made by Everett, seconded by Moriarty, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II

NOT ACCEPTED