

AGENDA
HISTORIC DISTRICT COMMISSION
APRIL 4, 2017 - 7:00 P.M.
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. PUBLIC HEARINGS

HDC 17-11 - 8 Bank Street; Diana Phaneuf, owner/applicant; Windows & trim.
PIN #261918316122

HDC 17-12 - 240 Noank Road; Scott Ganchou, owner; Advanced Improvements
LLC, applicant; Repair & renovations. PIN #261806288731

HDC 17-13 - 1 Ashby Street; Christopher McGuire, owner; John Bodnar,
applicant; Shed. PIN #261806299232

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

III. PRE-APPLICATION HEARINGS

IV. PUBLIC COMMUNICATIONS

V. APPROVAL OF THE MINUTES

1. December 20, 2016**
2. February 21, 2017**
3. March 21, 2017*

VI. OLD BUSINESS

1. Election of Officers

VII. NEW BUSINESS

VIII. ADJOURNMENT

Next regular meeting: April 18, 2017

* Enclosed
** Previously enclosed

NOTES: The next application number is HDC 17-14
 The next Certificate of Appropriateness number is 2095

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
MARCH 21, 2017 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:03 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 17-09 - 10 Rathbun Place; Frederick Haberlandt, owner/applicant; Windows & trim. PIN #261805293851

Frederick Haberlandt, owner of 10 Rathbun Place, presented to the Commission to propose the replacement of windows and trim on his home. His house is a Colonial-style that was built in 1979. He plans to use a Colonial-style Andersen window with dividers that will be nearly identical to the existing ones. He is also planning to frame the windows and remove the plastic shutters.

The following exhibits were presented:

- Photographs
- Window brochure
- Plot Plan
- Elevation drawing.

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:09 p.m.

HDC 17-10 - 26 West Main Street; 26 West Main Street LLC, owner; Kathryn Woodworth, applicant; Signage. PIN #261918411081

Kathryn Woodworth and Kim LaLima, owners of KW Salon and LeSpa, presented to the Commission to propose new signage at 26 West Main Street, which is owned by 26 West Main Street LLC. They are planning to replace the existing hanging sign with a larger one that will be more visible from West Main Street. They also want to add signage to the Gravel Street side of the building. The plan there is to install a flat sign next to the door entrance and a sign on the building above the windows. The signs will be made of same material as the current sign.

The following exhibits were presented:

- Photographs
- Sign graphics

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:15 p.m.

The public hearing portion of the meeting closed at 7:16 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 17-09 – 10 Rathbun Place

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #2093.

HDC 17-10 – 26 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #2094.

III. PRE-APPLICATION HEARINGS

Delia Gotta and Paul Mutch appeared before the Commission to discuss and ADA upgrade to the building at 54 West Main Street that is owned by Bank of America. They explained that all parking is in the rear of the lot so they need to establish a 4' wide concrete sidewalk with curbing. At the front of the building the top landing will be raised to make it flush with the front entrance. A 16' ramp with handrails will be added along with a small walkway to provide access from the public sidewalk. Handrails will be used to restrict access to the front door of the bank. The plan is to use a basic handrail with pickets and posts every 5'. They can try to match the existing top rail but an additional interior rail needs to be installed per ADA Code. The ramp will be concrete and faced with granite. It will run behind an existing landscape bed where additional shrubbery will be planted. The existing double doors at the front entrance will be changed to a 3' door to make it ADA compliant.

Diana Phaneuf, owner of 8 Bank Street, appeared before the Commission to propose replacing 3 windows in her house. One window is located at the front of the house and 2 awning windows are in the rear. The homeowner is planning to match an existing Andersen A-series two over two window. The Commission determined that the rear windows cannot be seen from a public way; however, the front window does fall under HDC jurisdiction.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. December 20, 2016

The item was tabled to the next meeting due to lack of a quorum for approval.

2. February 21, 2017

The item was tabled to the next meeting due to lack of a quorum for approval.

3. March 7, 2017

MOTION: To approve the minutes of March 7, 2017, as written

Motion made by Brady, seconded by Brewer, 3, 0, 1 (Levenson). Motion passed.

VI. OLD BUSINESS

1. Election of Officers – Table to the next meeting.

VII. NEW BUSINESS

Staff noted that the Commission has received a courtesy review of a proposed zoning regulation text amendment relative to Section 6.12 Water Resource Protection District (WRPD).

VIII. ADJOURNMENT

Motion to adjourn at 7:52 p.m. made by Moriarty, seconded by Brady, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II