

AGENDA  
HISTORIC DISTRICT COMMISSION  
APRIL 18, 2017 - 7:00 P.M.  
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD  
COMMUNITY ROOM 2

I. PUBLIC HEARINGS

HDC 17-14 - 340 Packer Road; Harpoon Realty Group LLC, owner/applicant;  
Demolition of addition. PIN #271013232265

HDC 17-15 - 18 West Main Street; Historic Mystic LLC, owner; Peter  
Springsteel, applicant; Carport. PIN #261918412081

HDC 17-16 - 12 Water Street; Factory Square LLC, owner; Todd Brady,  
applicant; Renovations. PIN #261918305500

HDC 17-17 - 54 West Main Street; Fleet Bank, owner; Paul Mutch, applicant;  
Ramp. PIN #261918307945

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

III. PRE-APPLICATION HEARINGS

IV. PUBLIC COMMUNICATIONS

V. APPROVAL OF THE MINUTES

1. February 21, 2017\*\*
2. April 4, 2017\*

VI. OLD BUSINESS

1. Election of Officers

VII. NEW BUSINESS

VIII. ADJOURNMENT

Next regular meeting: May 2, 2017

\* Enclosed  
\*\* Previously enclosed

NOTES:       The next application number is HDC 17-18  
              The next Certificate of Appropriateness number is 2098

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
APRIL 4, 2017 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:03 p.m. and sat Levenson for Brewer.

MOTION: To waive the reading of the hearing procedure.

Motion made by Brady, seconded by Somers, so voted unanimously.

Brady read the call of the hearing.

I. PUBLIC HEARINGS

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

Diana Phaneuf, owner of 8 Bank Street, presented to the Commission to propose replacing a window at the front of her house. The window is located in an existing addition to the house. The new window will be an Andersen, two over two architectural to match an existing window in the original section of the house. Two windows at the rear of the house will also be replaced but will not be seen from a public way.

The following exhibits were presented:

- Plot plan
- Photographs
- Narrative
- Window specs

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:08 p.m.

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

Patrick McAneeny, of Advanced Improvements LLC, presented to the Commission for Scott Ganchou, owner of 240 Noank Road. The applicant explained that the foundation on this house is failing and needs to be replaced. As part of the renovation the plan is to remove and replace an existing deck, add a hip-roof, and extend the first floor. The project is designed to mirror the period of the house but newer materials will be used. The Commission felt the presentation lacked the details necessary to make a decision. The applicant requested permission to obtain more exhibits and finish his presentation later in the meeting.

MOTION: To continue the hearing to later in the meeting.

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

MOTION: To reopen public hearing HDC 17-12 at 8:03 p.m.

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

Patrick McAneeny reintroduced the presentation to the Commission. He explained that the deck would have a square railing and 8" x 8" square columns with square caps. The material would be PVC painted white. The siding on the first floor extension would be a HardiePlank-type material. The trim will also be PVC painted white. The decking on the porch will be a Trex-type material and will match the color of the existing front door. The additional windows will match the existing windows which are Andersen A-series. The roof will be 30-yr architectural-type shingles with a weathered wood coloration.

The following exhibits were presented:

- Photographs
- Graphic designs

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 8:15 p.m.

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

Christopher McGuire, owner of 1 Ashby Street, presented to the Commission along with John Bodnar to propose installing a 12' x 16' A-frame shed for storage purposes. The shed will have wooden construction with wood siding. The Commission felt that the impact to the vista from the road will be minimal.

The following exhibits were presented:

- Shed brochure
- Plot plan

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 closed at 8:15 p.m.

## II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 17-11 – 8 Bank Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Somers, so voted unanimously. Issued Certificate of Appropriateness #2095.

HDC 17-12 – 240 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Somers, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #2097.

HDC 17-13 – 1 Ashby Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Somers, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #2096.

### III. PRE-APPLICATION HEARINGS

Michael Wheeler, owner of 340 Packer Road, appeared before the Commission to propose the restoration of the single family dwelling at this location. The structure, which has been vacant for over 20 years, needs interior and exterior renovations and has experienced extensive water damage. The applicant explained that a rear addition was built in the 1950's, the windows are not original to the house, and it currently is vinyl sided; however, the clapboard still exists underneath the vinyl. The project includes full restoration of the house over time. The front of the house, which was built in 1812, will remain exactly the same in appearance although the first floor needs to be raised and this will raise the windows and door. The chimney has collapsed and will be restored. The front of the house is post and beam which will be preserved. The inside is gutted to the four walls and no floors remain. Ultimately, the house will be designed as a true cape in front with dormers on the back. The plan also includes a detached garage added at a future date. Presently, the applicant is seeking permission to demolish the 1950's addition in the rear of the house where a two-story addition will be built on the remaining footprint.

Architect Peter Springsteel appeared before the Commission representing Historic Mystic, LLC, owners of 18 West Main Street. The Commission previously approved a carport structure in the rear of the proposed building. A variance is required for the carport and before moving forward with that application Springsteel revised the carport which will now be a canopy structure. Its awning will match the awnings proposed for the building. The footprint is similar to the one previously presented. A Gable end will be closed and the opposite end butts up to the building. The posts for the canopy will mimic those on the building. In addition, there is a freestanding privacy fence approximately 6' high and the Planning Commission has approved a fenced in dumpster enclosure. This will be the entrance to the residential portion of building. Parking spaces are located at the pump station and across at the Tiff Building.

Commissioner Brady recused himself and appeared before the Commission to discuss a renovation project at 12 Water Street. The building is owned by Factory Square LLC, of which, Brady is its managing member. The proposal is for 5 micro apartments that they intend to build at the back of the building. The plan includes 4 new openings in the existing back wall of building. These have

been conceptualized as raised sliders; however, Connecticut State Building Code appears to mandate that a slider must have a step up. Therefore, they may decide to use double hung windows instead. The existing windows will be replaced as part of the project. Outdoor patios will be built where there are existing vegetated areas. Currently, the apartment doors are glass and resemble storefront doors. They will be replaced with plank-style entrance doors. The proposal also includes knee walls around the planters that will match appearance of the existing front doors.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. December 20, 2016

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

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

2. February 21, 2017

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

3. March 21, 2017

MOTION: To approve the minutes of March 21, 2017, as written

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

VI. OLD BUSINESS

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

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 8:32 p.m. made by Somers, seconded by Moriarty, so voted unanimously.

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Todd Brady, Secretary  
Historic District Commission

Prepared by Lynda Galetta  
Office Assistant II