

REVISED  
AGENDA  
HISTORIC DISTRICT COMMISSION  
MAY 1, 2018 - 7:00 P.M.  
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD  
COMMUNITY ROOM 2

I. PUBLIC HEARINGS

HDC 18-15 - 77 High Street; Ronald Arbuckle, owner; James Joseph, applicant;  
Repair cupola. PIN #261918302339 - Continued

HDC 18-21 - 7B West Mystic Avenue; William & Mary Grace Spohn,  
owners/applicants; Fencing. PIN #261805292734

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

III. PRE-APPLICATION MEETINGS

IV. PUBLIC COMMUNICATIONS

V. APPROVAL OF THE MINUTES

1. February 20, 2018\*
2. March 20, 2018\*
3. April 3, 2018\*
4. April 17, 2018\*

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. ADJOURNMENT

Next regular meeting: May 15, 2018

\* Enclosed

NOTES:       The next application number is HDC 18-22  
              The next Certificate of Appropriateness number is 2153

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
FEBRUARY 20, 2018 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Moriarty, Brewer, Everett  
Alternates Present: Levenson  
Absent: Somers, Brady  
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 Everett, seconded by Levenson, so voted unanimously.

Brewer read the call of the hearing.

#### I. PUBLIC HEARINGS

HDC 18-06 – 8 Elm Street; Tim & Jill Mead, owners; Greg Ferguson, applicant; Compressors. PIN #261918208567

Greg Ferguson presented to the Commission for Tim & Jill Mead owners of 8 Elm Street. The applicant is seeking approval for the placement of 3 air conditioning condensers on the north side of the house, which faces Library Street. There will be no line sets on the house. The condensers will be placed on a gravel pad.

The following exhibits were presented:

- Photographs
- Plot plan

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

#### II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 18-06 – 8 Elm Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #2139.

#### III. PRE-APPLICATION HEARINGS

Joseph St. Martin, owner of 50½ New London Road, appeared before the Commission to propose changing an existing casement window to a transom window that will be located higher on the side of his home. The new window will not have grills in keeping with the existing one over one windows on the house. He described the location of the subject property and explained that it is only visible from Ice House Lane.

Architect Julia Leeming and business owner Rebecca Foss appeared before the Commission to propose changes to 37 Water Street which is owned by Burnside LLC. Leeming explained that her client is planning to remake the existing commercial building into a Yoga Center. To do so, she is seeking permission to change a barn door and 2 windows on the second floor to bring more light into the studio. On the first floor the plan is for a reception area and juice bar. Enlarging a first floor window and replacing it with a glider was discussed; however, the Commission was not fully in favor and the applicant decided not to request this change. An awning with lettering will be added to the first floor. The applicant stated that they will probably use Marvin Integrity windows. The Commission requested more details about the awning for the public hearing.

IV. PUBLIC COMMUNICATIONS - None

V. APPROVAL OF THE MINUTES

1. February 6, 2018

MOTION: To approve the minutes of February 6, 2018, as written

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

VI. OLD BUSINESS - None

VII. NEW BUSINESS

Chairperson Moriarty noted that she has received an email from the Groton Town Clerk about a request from Patrick Crotty to form a centralized cemetery oversight committee. The Town Clerk is looking for some direction to give to Crotty regarding who might have the proper authority to form such a committee. Moriarty noted that the Historic District Commission was formed by State Statute and they may not have jurisdiction to form such a group.

VIII. ADJOURNMENT

Meeting adjourned at 7:26 p.m. motion made by Moriarty, seconded by Brewer.

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Todd Brady, Secretary  
Historic District Commission

Prepared by Lynda Galetta  
Office Assistant II

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
MARCH 20, 2018 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairman Pro Tem Brady called the meeting was called the meeting to order at 7:00 p.m. and sat Levenson for Moriarty.

MOTION: To waive the reading of the hearing procedure.

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

Levenson read the call of the hearing.

I. PUBLIC HEARINGS

HDC 18-07 – 50½ New London Road; Joseph St. Martin, owner/applicant; Change window. PIN #261917006852

Joseph St. Martin, owner of 50½ New London Road, presented to the Commission to propose the replacement of an existing casement window with an awning window. The applicant described the location of his house which is behind the Hook & Ladder Fire Station and noted that the closed public way is Ice House Lane. He is planning to use an Andersen 100 Series window.

The following exhibits were presented:

- Photographs
- Sketch detail
- Plot plan
- Window details

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

HDC 18-08 – 37 Water Street; Burnside LLC, owner; Julia Leeming, applicant; Windows & awning. PIN #261806396586

Rebecca Foss, the tenant of 37 Water Street which is owned by Burnside LLC, presented a plan to the Commission to replace two windows at top of the building where there is currently a barn door. The windows will be a Marvin Integrity clad window. The applicant also proposed the placement of an awning on the side of the building above the door. The awning will be attached on the building. Her business will be occupying the entire building as a yoga studio on the upper level and a lounge with a juice bar in lower level. The street side will remain the same.

The following exhibits were presented:

- Architectural drawings

- Photographs
- Window details
- Plot plan

Brady asked for comments in favor or against the application and there were none. The public hearing was closed at 7:10 p.m.

HDC 18-09 – 9 Rowland Street; Eric Goodman, owner/applicant; Addition & renovations. PIN #261805293345

The owner of 9 Rowland Street Eric Goodman along with his contractor Cody Blake presented to the Commission. This proposal is to swap out the existing windows in the entire house with Marvin Integrity windows. The replacements are all wooden, vinyl clad and will be the same size as the originals. Additionally, they are planning to add two dormers to the front of the house. One is needed to provide a better passageway for an interior hall of house. The second dormer is proposed primarily for esthetics. Cedar clapboard siding and architectural shingles to match the existing house will be used.

The following exhibits were presented:

- Plot plan
- Architectural drawing
- Photographs
- Material details

Brady asked for comments in favor or against the application and there were none. The public hearing was closed at 7:16 p.m.

## II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 18-07 – 50½ New London Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2140.

HDC 18-08 – 37 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #2141.

HDC 18-09 – 9 Rowland Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2142.

## III. PRE-APPLICATION HEARINGS

Bruce Vandal, Junior Warden for St. Mark's Church appeared before the Commission. He is representing the church, located at 11-15 Pearl Street, to propose additional lighting in the parking lot. There is one stationary pole presently and they plan to add 2 more. The existing light fixture will be changed out to match the new fixtures. The lights will be LED. The mounting height is approximately 15' which Vandal noted is standard. Commissioner Everett noted that he is a member of St. Mark's Church.

Ricky Au introduced himself to the Commission and noted that he is opening a new restaurant at 27 West Main Street which is owned by Jerome Properties. He is proposing new signage for the restaurant. One sign will hang from an existing bracket and the other will be mounted on the building. The sign is composite-type sign board that will be painted black with white lettering and a red stripe.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. February 20, 2018

MOTION: To approve the minutes of February 20, 2018, as written.

Approval of the minutes was postponed to the next meeting.

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Meeting adjourned at 7:27 p.m. motion made by Everett, seconded by Levenson.

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Todd Brady, Secretary  
Historic District Commission

Prepared by Lynda Galetta  
Office Assistant II

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
APRIL 3, 2018 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Brady, Moriarty,  
Alternates Present: Levenson  
Absent: Brewer, Everett, Somers  
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 Levenson, seconded by Brady, so voted unanimously.

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 18-10 - 11 Pearl Street; St Marks Parish of the Protestant Episcopal, owner/applicant; Light poles & fixtures. PIN #261918318460 E

Bruce Vandal, Junior Warden at St. Marks Church, presented to the Commission to propose the installation of 2 additional light poles in the church parking area. The new poles and fixtures will match the existing one and will also have LED lights.

The following exhibits were presented:

- Arial plot plan
- Photographs
- Light fixture detail

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 18-11 - 27 West Main Street; Jerome Properties 27-29 LLC, owner; Ricky Au, applicant; Signage. PIN #261918400894

Ricky Au presented to the Commission to propose signage at 27-29 West Main Street which is owned by Jerome Properties 27-29 LLC. He is planning to have a hanging sign and a sign attached to the building. The hanging sign will use an existing bracket. The signs will be made from PVC panels with printed letters.

The following exhibits were presented:

- Photographs
- Material details

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:13 p.m.

HDC 18-12 – 9 Rathbun Place; Peggy West, owner; Robert Mercer, applicant; Enclose porch. PIN #261805294881

Architect Robert Mercer presented to the Commission for Peggy West who is the owner of 9 Rathbun Place. The proposal is to enclose an existing covered porch in order to winterize it for year-round use. The plan is to install Andersen 400 Series Woodwright double-hung windows. The windows will be four over four in the same sizes as the existing windows. Medium Density Overlay (MDO) board below the windows will be painted. No changes to the porch roof line are planned.

The following exhibits were presented:

- Photographs
- Plot plan
- Elevation drawings

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

## II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 18-10 – 11 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #2143.

HDC 18-11 – 27 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Moriarty, so voted unanimously. Issued Certificate of Appropriateness #2145.

HDC 18-12 – 9 Rathbun Place

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #2144.

## III. PRE-APPLICATION HEARINGS

Contractor Joe Colello appeared before the Commission and explained that he is representing Vicky & John Walker who are the owners of Unit 15 of the Powerhouse Condominiums. The unit is located on the top floor of the building. He is proposing the installation of a welded steel balcony which would be a replica of several balconies his firm has just completed. The Commission requested a picture of an existing top floor balcony and GIS location map of the property.

Lorenzo Gallo appeared before the Commission to propose signage for Rochelle's which is opening a new retail shop at 42 West Main Street. The location is known as 36



West Main Street and owned by Jerome Properties I LLC. The plan is to have a hanging sign and a wall mounted sign. The signs will be gray and white. The Commission noted it would like a GIS Map of the property for the public hearing.

Contractor James Joseph appeared before the Commission for Ron Arbuckle the owner of 77 High Street. He is proposing to rebuild the façade of an existing cupola and replace the windows using Marvin Integrity wood windows with insulated glass for more energy efficiency. Joseph also noted that originally there was a walkway surround which the owner would like to replicate at some future date. The Commission requested window specifications and more details about the project for the public hearing.

Lisa Squires, owner of 22 Bank Street, appeared before the Commission to propose the replacement of an existing white picket fence. The plan is to use black aluminum fencing that will be 48" high with 4" between pickets.

Monica Marandola, owner of 20 Bank Street, appeared before the Commission to propose the removal of the existing vinyl siding on her home. The plan is to replace it with HardiePlank clapboard with Azek trim. She is also requesting to replace all the windows with Andersen 400 Series windows. They will be same size as the current windows but the mullion style will change. A window will be eliminated on the side of the house where there is a rainwater problem. A pergola will be added at the back of the house over a double door. The porch foundation is being replaced with HardiePlank panels. A new trash enclosure will be added on the south elevation.

Leo Roche, who owns Harp & Hound at 4 Pearl Street, appeared before the Commission to discuss replacing the siding on the front and sides of the building. He also plans to replace windows.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. February 20, 2018
2. March 20, 2018

Approval of the minutes was postponed to the next meeting.

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Meeting adjourned at 7:48 p.m. motion made by Brady, seconded by Moriarty.

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Todd Brady, Secretary  
Historic District Commission

Prepared by Lynda Galetta  
Office Assistant II

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
APRIL 17, 2018 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:00 p.m.

MOTION: To waive the reading of the hearing procedure.

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

Brewer read the call of the hearing.

I. PUBLIC HEARINGS

HDC 18-13 – 15 Water Street; John Walker, owner; Joe Collelo, applicant; Balcony & French door. PIN #261918307079 0015

Joe Collelo presented to the Commission for John Walker owner of 15 Water Street, Unit 15. He is proposing the installation of a balcony and French door on the exterior of the unit. It is a fabricated steel balcony with railings that is similar to a previously installed top floor balcony on the opposite side of the building. The decking will be made from Azek and will be invisible from the public way. An Andersen, vinyl clad, French door will be installed for access to the balcony from the unit.

The following exhibits were presented:

- Photographs
- Balcony and rail elevation plan
- Balcony location plan
- Plot plan

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:12 p.m.

HDC 18-14 – 42 West Main Street; Jerome Properties I LLC, owner; Lorenzo Gallo, applicant; Signage. PIN #261918319084

Lorenzo Gallo presented to the Commission to propose signage at 42 West Main Street which is owned by Jerome Properties I LLC. This will be a new location for Rochelle's On Main. The plan is to use a hanging sign mounted on an existing bracket above the door and a banner-type, wall mounted sign over the door. The signs will be made from sign foam.

The following exhibits were presented:

- Photographs
- Sign detail
- Property card

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

HDC 18-15 - 77 High Street; Ronald Arbuckle, owner; James Joseph, applicant; Repair cupola. PIN #261918302339

A representative did not attend the public hearing to present the application.

HDC 18-16 - 22 Bank Street; Lisa Squires, owner/applicant; Fence. PIN #261918316527

Commissioner Brewer disclosed that she is an abutting neighbor of this property. Lisa Squires, owner of 22 Bank Street, presented to the Commission to propose replacing a wooden picket fence with an iron picket fence. The fence will be replaced in the same location and an additional area around new construction up to a retaining wall. The existing fence is approximately 3½' high and the new fence will be 4' in height.

The following exhibits were presented:

- Fence detail
- Plot plan
- Site detail
- Photographs

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 18-17 - 20 Bank Street; Monica Marandola, owner/applicant; Exterior renovations. PIN #261918316521

Monica Marandola, owner of 20 Bank Street, presented to the Commission to propose multiple exterior changes to her house. She plans to replace nearly all the existing windows with 400 Series Andersen windows. The new windows will be configured similarly with the exception of 6 casements which will be reduced to 5 to help mitigate water damage that is occurring. The vinyl siding will be replaced with a HardiePlank siding. Where necessary the trim will be repaired using Azek; however, the ornamental trim design will not change. An existing rear deck, which is still visible from the public way, will have new stone piers at the corners and Azek insert panels. A new trash enclosure will replace the existing one in the same location. The design of the enclosure will be slightly different and Azek is the building material proposed.

The following exhibits were presented:

- Plot plan
- Photographs
- Site plan
- Elevations
- Window and siding details

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:29 p.m.

HDC 18-18 - 4 Pearl Street; Leo Roche, owner/applicant; Replace siding & windows. PIN #261918319034

Leo Roche who is the owner of 4 Pearl Street, which is the location of Harp & Hound, presented to the Commission to propose replacing the existing windows and siding on the building. He is proposing to use Andersen Silverline six over six true divided lights that will match the look of the existing windows. The siding will be replaced with HardiePlank and the trim will be Azek.

The following exhibits were presented:

- Photograph
- Window detail
- Plot plan

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:31 p.m.

HDC 18-19 - 11 Pearl Street; St Marks Parish of the Protestant Episcopal, owner/applicant; Entry stairs. PIN #261918318460 E

Commissioner Everett disclosed that he attends St. Marks Church. Bruce Vandal presented to the Commission regarding 11 Pearl Street, which is owned by St. Marks Church. They are proposing to replace deteriorated stone stairs with concrete stairs. At this time, only the tops will be changed to concrete. If the exterior stones need to be replaced Vandal will revisit this with the Commission.

The following exhibits were presented:

- Photographs
- Arial 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.

HDC 18-20 - 15 Water Street; Ozziev LLC, owner/applicant; Balcony & French doors. PIN #261918307079 0009

Judi Caracausa and Joe Collelo presented to the Commission to propose a balcony addition to Unit #9, which is owned by Ozziev LLC. The balcony will be 39' in length and identical in style to the balconies already existing on the building. A double French door will be installed to provide access to the balcony.

The following exhibits were presented:

- Photographs
- Balcony and rail elevation plan
- Balcony location plan
- Plot plan

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:37 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 18-13 – 15 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2146.

HDC 18-14 – 42 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Moriarty, seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #2147.

HDC 18-15 – 77 High Street

MOTION: To continue the application to the next public hearing.

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

HDC 18-16 – 22 Bank Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Moriarty, so voted unanimously. Issued Certificate of Appropriateness #2148.

HDC 18-17 – 20 Bank Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2149.

HDC 18-18 – 4 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2150.

HDC 18-19 – 11 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2151.

HDC 18-20 – 15 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2152.

III. PRE-APPLICATION HEARINGS

Mary Grace Sponn appeared before the Commission to propose a fencing plan for her property at 7B West Mystic Avenue. Her plan is to fence the rear yard with a Locust split rail fence that will have 4 gates. Her house is a 1950-style home and she discussed fencing options for the front with the Commission. The existing wrought iron fence on the porch will remain.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. February 20, 2018
2. March 20, 2018
3. April 3, 2018

Approval of the minutes was postponed to the next meeting.

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Meeting adjourned at 7:59 p.m. motion made by Brewer, seconded by Moriarty.

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Todd Brady, Secretary  
Historic District Commission

Prepared by Lynda Galetta  
Office Assistant II