

AGENDA
HISTORIC DISTRICT COMMISSION
AUGUST 15, 2017 - 7:00 P.M.
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. PUBLIC HEARINGS

HDC 17-31 - 25 West Mystic Avenue; Ted & Susan Kietzman, owners/applicants; Condenser & line set. PIN #261805283880

HDC 17-32 - 44 Pearl Street; Robert Heinrich, owner; Jay Millas, applicant; Condenser & line set. PIN #261914422591

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

III. PRE-APPLICATION HEARINGS

IV. PUBLIC COMMUNICATIONS

V. APPROVAL OF THE MINUTES

1. August 1, 2017*

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. ADJOURNMENT

Next regular meeting: September 5, 2017

* Enclosed

NOTES: The next application number is HDC 17-33
 The next Certificate of Appropriateness number is 2115

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
AUGUST 1, 2017 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

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

MOTION: To waive the reading of the hearing procedure.

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

Brewer read the call of the hearing.

I. PUBLIC HEARINGS

HDC 17-28 – 27 High Street; Patrick Pate, owner; William Bertsche, applicant; Rebuild porch, add gate & trellis. PIN #261806392984

Architect William Bertsche presented to the Commission for Patrick Pate the owner of 27 High Street. The homeowner wishes to install a metal gate and trellis in the back yard area north of the garage. The gate will be forged by a local blacksmith and have a metal trellis above. An additional proposal is for the front of the house where there is an existing small porch. The porch is rotted and needs to be replaced. The idea is to widen it by 18” on each side when it is replaced. This proposal also includes the replacement of the existing French door to the rear of the porch with a $\frac{3}{4}$ glass paneled door with muntins. The material for the railings will be painted Azek to match the existing ones on the rear of the house.

The following exhibits were presented:

- Plot plan
- Photographs
- Elevation drawings
- Blacksmith sketch of gate

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 17-29 – 281 High Street; Dawn Colonni, owner; William Aluzzo, applicant; Replace siding and upgrade stone veneer. PIN #261918321425

William Aluzzo presented to the Commission for Dawn Colonni who is the owner of 281 High Street. He is proposing to replace the existing asbestos siding on the house with Tando Shake vinyl siding in the color Cypress Green. He is also seeking permission to use this siding on a previously approved shed which is yet to be built. Additionally, he is looking to replace and upgrade the existing stone veneer on the driveway side of the house with a Hebron Brick Company product in Harbourtown Style.

The following exhibits were presented:

- Photograph
- Plot plan
- Vinyl and brick samples

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:18 p.m.

HDC 17-30 – 26 West Main Street; 26 West Main LLC; owner/applicant; Exterior renovations and signage. PIN #26191841108

Rick and Deborah Kollmeyer presented to the Commission to propose exterior renovations and the addition of signage to the building they own at 26 West Main Street. They are looking to replace some trim at the front of the building around the window and corner posts with Azek trim. One visual difference in the front will be the top border panel where one sign will be located. This will be reduced by 4” to accommodate the new awning, which is a Sunbrella brand with black and white stripes. Awnings will be replaced on both the West Main Street and Gravel Street sides of the building. Additionally, an awning will be added to back door which is the entrance to the second floor salon. At the request of the salon tenants a light will also be added at the back door. It will be centered above the door and located under the awning. The applicants are also proposing to add a window in the lower left corner of the long wall on the salon side of the building to allow more light for the office. The plan is to use a Pella window to match an existing window on the building. The signage piece of the application is the addition of 2 wall signs. The first will be located on the front panel of the West Main Street side of the building with an identical but smaller panel on the Gravel Street side. The proposed signs will actually be black acrylic lettering placed on the building. Staff noted the Zoning Regulations relative to painting signs on buildings; however, these are individual raised letters rather than a painted sign.

The following exhibits were presented:

- Awning design
- Plot plan
- Photographs

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:36 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 17-28 – 27 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 #2112.

HDC 17-29 – 281 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Moriarty seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #2113.

HDC 17-30 – 26 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer seconded by Somers, so voted unanimously. Issued Certificate of Appropriateness #2114.

III. PRE-APPLICATION HEARINGS

Susan and Ted Kietzman, owners of 25 West Mystic Avenue, appeared before the Commission to propose the installation of air conditioning at their home. They reviewed the location of the condenser and line set, which will be on the north side of the house. They noted their house is a fairly distant view from the street; however, the Commission determined that it can be seen from a public way.

Architect William Bertsche appeared before the Commission regarding 2 Clift Street, which is owned by Adam Wronowski. The property is located at the corner Clift and Gravel Streets. The homeowners would like to add a second story to a detached garage. The garage is most visible from Clift Street and hidden by foliage from Gravel Street. The idea is to keep the height down and have just knee walls. The location of the garage, which is pushed back on the lot, will keep the massing down. Staff noted that a variance will be required and discussed the height limits. Bertsche also noted that the existing doors will remain as is and that access to the second floor is from a side door.

Jeff Lowe appeared before the Commission on behalf of Mystic Restaurant Group the owners of 21 West Main Street. The restaurant is proposing outdoor seating for an area on the sidewalk that is located in a State Right-of-Way. Lowe described the way in which the area will be cordoned off. Staff noted that the entire seating area is in the State Right-of-Way and, as such, the Commission has no jurisdiction. Staff also noted that the stanchions are movable and will be removed nightly.

IV. PUBLIC COMMUNICATIONS

Staff discussed a memorandum from Jonathan Reiner, Director, regarding a referral for the September 6, 2017 public hearing for a zone change for 1 Bank Street, Mystic. The property is currently in an RS-8 zone and the owners are requesting a change to a WDD zone. If the zone change is approved the plan is to open a restaurant/bakery. Staff noted that any comments or questions should be referred to Diane Glemboski, Planner II.

V. APPROVAL OF THE MINUTES

1. July 18, 2017

MOTION: To approve the minutes of July 18, 2017, as written

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS

Levenson noted that he had met with the Personnel & Appointments Committee of the Town Council and he discussed his interview with the Commissioners.

The Commission discussed the idea of distributing HDC Historic Preservation Brochures to local realtors. The brochures created in 2007 with financing from the Commission on Culture & Tourism.

Chairperson Moriarty noted that she is still in favor of a revision of the HDC Handbook and Regulations.

VIII. ADJOURNMENT

Motion to adjourn at 8:09 p.m. made by Moriarty, seconded by Brewer, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II

NOT APPROVED