

AGENDA  
HISTORIC DISTRICT COMMISSION  
NOVEMBER 21, 2017 - 7:00 P.M.  
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD  
COMMUNITY ROOM 2

I. PUBLIC HEARINGS

HDC 17-37 - 329 High Street; Jeffrey M. Opper, owner; Renewal by Anderson, applicant; Replace windows. PIN #261914320899 - Continued

HDC 17-40 - 18 West Main Street; Historic Mystic LLC, owner; Peter Springsteel, applicant; Façade revisions. PIN #261918412081

HDC 17-41 - 26 Pearl Street; Susan Crawford, owner/applicant; Shed. PIN #261918411619

HDC 17-42 - 36 West Main Street; Jerome Properties I LLC, owner; Matthew Fiano, applicant; Signage. PIN #261918319084

HDC 17-43 - 248 Noank Road; Benjamin Panciera & Rachel Smith, owners; Sunlight Solar, applicant; Solar panels. PIN #261806287683

HDC 17-44 - 12 Water Street; Factory Square LLC, owner/applicant; Addition & renovations. PIN #261918305500

HDC 17-45 - 15 Water Street; Kevin Prior, owner; Joe Collelo, applicant; Deck. PIN #261918307079 0011

HDC 17-46 - 15 Water Street; Shirley Sebastian, owner; Joe Collelo, applicant; Deck. PIN261918307079 0004

HDC 17-47 - 15 Water Street; Ozziev LLC, owner; Joe Collelo, applicant; Deck. PIN #261918307079 0009

HDC 17-48 - 3 Water Street; Bank Square Realty LTD, owner; Jayne Koistinen, applicant; Outside egress and staircase. PIN #261918308790

HDC 17-49 - 248 Noank Road; Benjamin Panciera & Rachel Smith, owners; Jason Millas, applicant; Condensers and line sets. PIN #261806287683

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

III. PRE-APPLICATION HEARINGS

IV. PUBLIC COMMUNICATIONS

V. APPROVAL OF THE MINUTES

1. October 17, 2017\*

VI. OLD BUSINESS

1. HDC 2018 Commission Meeting Schedule\*

VII. NEW BUSINESS

VIII. ADJOURNMENT

Next regular meeting: December 5, 2017

\* Enclosed

NOTES: The next application number is HDC 17-50  
The next Certificate of Appropriateness number is 2123

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
OCTOBER 17, 2017 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Moriarty, Somers, Brady, Everett, Brewer (7:04)  
Alternates Present: Levenson  
Absent:  
Staff: Quinn, Galetta

Chairperson Moriarty called the meeting to order at 7:00 p.m. and sat Levenson for Brewer.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 17-36 – 45 Pearl Street; William Goetz; owner/applicant; Windows. PIN #261914421549

William and Whitney Goetz, owners of 45 Pearl Street, presented to the Commission to propose changes to windows in order to accommodate an interior kitchen remodeling project. The windows will be simulated, divided lite, six over six in the same size as the existing windows. Two windows will be moved together and centered on the peak of the house. The windows are vinyl clad.

The following exhibits were presented:

- Plot plan
- Floor plan
- Window brochure
- Photographs

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 17-37 – 329 High Street; Jeffrey M. Opper, owner; Renewal by Anderson, applicant; Replace windows. PIN #261914320899

The applicant was not present at the meeting.

HDC 17-38 – 13 Prospect Street; Delight Wolfe, owner/applicant; Windows. PIN #261805198531

Commissioner Everett recused himself from this application. Moriarty sat Brewer for Everett.

Delight Wolfe, owner of 13 Prospect Street, presented to the Commission to seek approval for the installation of 7 windows in the lower level and 9 windows on the upper level of her house. She noted that she had previously received Commission approval for the installation of 7 windows in 2016. This proposal is for windows of the same style and size.

The following exhibits were presented:

- Photographs
- Window brochures

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 17-39 – 50 West Mystic Avenue; Kristen Sutt, owner/applicant; Windows and siding. PIN #261805271694

Kirsten Sutt, owner of 50 West Mystic Avenue, presented to the Commission to propose removing two upper windows in the shed dormer overlooking the garage to create a new shower in an existing bath. Cedar shingles that match the existing siding will be used to cover over the removed window area. She also intends to replace two original windows in the front dormer of the house. The replacement windows will be identical Andersen A-Series vinyl clad window. The Commission had concerns about the asymmetry the changes will create; however, the shed dormer did not appear to be original to the house.

The following exhibits were presented:

- Photographs
- Window specification
- Floor plan

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:26 p.m.

## II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 17-36 – 45 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Somers, so voted unanimously. Issued Certificate of Appropriateness #2120.

HDC 17-37 – 329 High Street

MOTION: To continue to the next regularly scheduled public hearing.

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

HDC 17-38 – 13 Prospect Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson seconded by Brady, 5, 0, 1 (Everett). Issued Certificate of Appropriateness #2121.

HDC 17-39 – 50 West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Somers seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2122.

### III. PRE-APPLICATION HEARINGS

Salon owner Jayne Koistinen and her contractor Neil Nigro appeared before the Commission regarding 3R Water Street, which is currently owned by Bank Square Realty LTD. She is in the process of buying the building and needs to provide assurances for financing that the second floor apartment is a viable rental unit. A staircase exit is needed to provide a second means of egress. The plan is to use an existing staircase to the left or north side of the structure. An existing window will become the door for the exit. The roof will be raised above and the porch will be extended. A door will be added on the first floor to create an exit from an existing internal staircase. The Commission requested a floor plan along with a north and west elevation. The removal of additional exterior door into a boiler room was discussed as well as using a vinyl railing system vs. one made of pressure treated wood. The Commission also requested photographs, a scope of work, and a materials list for the public hearing.

Architect Peter Springsteel appeared before the Commission, on behalf of Historic Mystic LLC, to discuss changes to the fenestration of Central Hall which is located at 18 West Main Street. The proposed changes, which will be detailed at the public hearing, include banner details, awnings, balcony screen wall, and trim treatments. The Commission was in favor of the changes and felt the building fit with the streetscape better in this iteration. The carport behind the building was also discussed and staff noted that an approval was already given.

### IV. PUBLIC COMMUNICATIONS – None

### V. APPROVAL OF THE MINUTES

#### 1. September 5, 2017

MOTION: To approve the minutes of September 5, 2017, as written

Motion made by Brady, seconded by Brewer, so voted unanimously

#### 2. September 19, 2017

MOTION: To approve the minutes of September 19, 2017, as written

Motion made by Moriarty, seconded by Somers, so voted unanimously

VI. OLD BUSINESS – None

VII. NEW BUSINESS

1. HDC 2018 Commission Meeting Schedule postponed to next meeting.

This item was postponed to the next meeting.

VIII. ADJOURNMENT

Motion to adjourn at 7:54 p.m. made by Brady, seconded by Moriarty, so voted unanimously.

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Todd Brady, Secretary  
Historic District Commission

Prepared by Lynda Galetta  
Office Assistant II

NOT APPROVED

HISTORIC DISTRICT COMMISSION  
2018 REGULAR MEETING SCHEDULE

Regular meetings are held at 7:00 p.m. in Community Room 2 at the Town Hall Annex on the first and third Tuesdays of each month except as noted.\*

January 2, 2018  
January 16, 2018

July 3, 2018  
July 17, 2018

February 6, 2018  
February 20, 2018

August 7, 2018  
August 21, 2018

March 6, 2018  
March 20, 2018

September 4, 2018  
September 18, 2018

April 3, 2018  
April 17, 2018

October 2, 2018  
October 16, 2018

May 1, 2018  
May 15, 2018

\*Election Day – no meeting  
November 20, 2018

June 5, 2018  
June 19, 2018

December 4, 2018  
December 18, 2018

DRAFT