

AGENDA
HISTORIC DISTRICT COMMISSION
DECEMBER 19, 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 17-47 - 15 Water Street; Ozziev LLC, owner; Joe Collelo, applicant; Deck. PIN #261918307079 0009 - Continued

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

HDC 17-50 - 123 High Street; Kevin & Heather Lebovitz, owners; Jason Pitts, applicant; Windows & shutters. PIN #261918301980

HDC 17-51 - 12 Water Street; Factory Square LLC, owner/applicant; Modify COA #2127. PIN #261918305500

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

III. PRE-APPLICATION HEARINGS

IV. PUBLIC COMMUNICATIONS

V. APPROVAL OF THE MINUTES

1. November 21, 2017*

VI. OLD BUSINESS

1. Draft Application Checklist*

VII. NEW BUSINESS

VIII. ADJOURNMENT

Next regular meeting: January 2, 2018

* Enclosed

NOTES: The next application number is HDC 17-52
 The next Certificate of Appropriateness number is 2131

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

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

Vice Chairperson Somers called the meeting to order at 7:02 p.m. and sat Levenson for Moriarty.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

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

The applicant was not present for the hearing.

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

Architect Peter Springsteel presented to the Commission to discuss façade revisions to the previously approved Central Hall Building. The mixed use building is located at 18 West Main Street and owned by Historic Mystic LLC. The proposed changes include adjusted window arrangements, front banner details, awnings, a balcony screen wall, and trim treatments. Recessed panel enhancements have been made on the corner boards with the same detail on the back cornice. Screening around mechanicals on the roof will replace previously proposed pickets. Additional details such as PVC trim, hardy plank clapboard and vinyl window treatments remain unchanged. The Commission was in favor of the changes and felt the building fit with the streetscape better in this iteration.

The following exhibits were presented:

- Elevation drawings

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

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

Susan Crawford, owner of 26 Pearl Street, presented to the Commission to propose installing a shed on her property. The applicant lacked visuals to document the file. The Commission closed the public hearing at 7:12 p.m.

The Commission reopened the public hearing at 7:55 p.m. The applicant identified the property location explaining that it is a double lot across from Dinoto Funeral Home. The shed is 14' x 20' and will be located in the rear corner where vegetation will provide a shield from

the public way. It is a Kloter Farms-type shed with basic double hung windows, no shutters, lap siding and architectural shingles to match the house.

The following exhibits were presented:

- Site plan
- Photographs
- Shed details

Somers asked for comments in favor or against the application and there were none. The public hearing was closed at 8:01 p.m.

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

Matthew Fiano, owner of Ivory Ella, presented to the Commission to propose signage at 36 West Main Street owned by Jerome Properties I, LLC. Ivory Ella is an apparel business that will be opening its first retail shop location in downtown Mystic. The sign is ivory with blue edging made from Sign-ply material. It will hang from an existing bracket.

The following exhibits were presented:

- Sign graphic
- Material details

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

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

A representative from Sunlight Solar presented to the Commission to propose rooftop solar panels at 248 Noank Road, which is owned by Benjamin Panciera and Rachel Smith. 19 panels will be installed on the southern roof exposure. They will have a black interior with a white backsheet. Additionally, the system will have an inverter and disconnect adjacent to the utility meter.

The following exhibits were presented:

- Photographs
- Spec sheets
- Location map

Somers asked for comments in favor or against the application and there were none. The public hearing was closed at 7:21 p.m.

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

Commission Brady recused himself due to a conflict of interest. Chairperson Somers seated Brewer as Secretary for this application.

Architect Tom Taylor introduced himself to the Commission and explained that he was representing the lessee of 12 Water Street owned by Factory Square LLC. He is proposing

modifications to a previous HDC application approval for new window openings on the Water Street side of the building. Rather than the overhead, garage door-type windows already approved, the applicant is proposing a traditional aluminum frame with operable openings and fixed glass. Each set will open inward like a French casement. The middle panes are longer which will allow better visibility in and out of the building. A black, square-edged aluminum channel window is being proposed. A door relocated in a previously approved space will have details changed to match the windows. On the side elevation the application is seeking to remove an existing recessed window and replace it with a flat panel that will be painted. This area will be reserved for future signage.

At the back of the building Taylor is proposing 2 additions that fall under HDC jurisdiction because the rear courtyard is a public way. The proposal is to bump out the additions which will have no effect on the patio. There is an existing appendage in the back already and the additions will be built up against that. They will provide a demising line between the outdoor seating for each restaurant. The approximate size is 23' x 15' for each. A diminutive, low pitch roof will cover the structure. In the rear the existing appendage will be resided with rain screen cedar board. The new additions will have composite clapboard siding. The fairly flat roof will be covered with a membrane roof. A door will be added to one rear addition. The door will match the front. An existing double hung will be replaced with picture window.

The following exhibits were presented:

- Architectural plans and specs

Somers asked for comments in favor or against the application and there were none. The public hearing was closed at 8:20 p.m.

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

Builder Joe Collelo and Kevin Prior owner of 15 Water Street, Unit 11 presented to the Commission to propose a deck on the Powerhouse Condominium building. The new deck is 4' wide by 16' long and will match a previously approved and built 32' balcony deck on the upper floor of the building. The proposed deck is for the Unit #11 on the 3rd floor.

The following exhibits were presented:

- Photograph
- Balcony location map
- Structural print

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

HDC 17-46 - 15 Water Street; Shirley Sebastian, owner; Joe Collelo, applicant; Deck. PIN #261918307079 0004

Builder Joe Collelo and Shirley Sebastian owner of 15 Water Street, Unit 4 presented to the Commission to propose a deck on the Powerhouse Condominium building. The new deck is 4' wide by 16' long and will match a previously approved and built 32' balcony deck on the 4th floor of the building. The proposed deck is for the Unit #4.

The following exhibits were presented:

- Photograph
- Balcony location map
- Structural print

Somers asked for comments in favor or against the application and there were none. The public hearing was closed at 7:33 p.m.

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

Judy Caracausa owner of 15 Water Street, Unit 9 and her builder Joe Collelo presented to the Commission to propose a 32' balcony on the Powerhouse Condominium building. The deck is structurally the same as Unit #4 and #11 but will measure 32' in length. It will match existing decks on the south side of the building. The deck is expected to span 6 window lengths. The Commission felt the presentation lacked the elements required to make a decision and recommended continuing the application.

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

Staff noted the applicant has requested a continuance to the next regularly scheduled public hearing.

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

Benjamin Panciera, owner of 248 Noank Road, and Jason Millas presented to the Commission to seek approval for 2 condenser units located on the right side of the house. They will be mounted on wall brackets rather than the ground due to the property grade. The units are both physically the same size. Line sets located on the side of the house will have white covers to match the color of the house.

The following exhibits were presented:

- Photographs
- Heat pump specs

Somers asked for comments in favor or against the application and there were none. The public hearing was closed at 7:53 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 17-37 – 329 High Street

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

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

HDC 17-40 – 18 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2123.

HDC 17-41 – 26 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 #2124.

HDC 17-42 – 36 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #2125.

HDC 17-43 – 248 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2126.

HDC 17-44 – 12 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer seconded by Everett, 4, 0, 1 (Brady). Issued Certificate of Appropriateness #2127.

HDC 17-45 – 15 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #2128.

HDC 17-46 – 15 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 #2129.

HDC 17-47 – 15 Water Street

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

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

HDC 17-48 – 3 Water Street

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

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

HDC 17-49 – 248 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #2130.

III. PRE-APPLICATION HEARINGS – None

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. October 17, 2017

MOTION: To approve the minutes of October 17, 2017, as written

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

VI. OLD BUSINESS

1. HDC 2018 Commission Meeting Schedule

MOTION: To adopt the 2018 Historic District Meeting Schedule, as written.

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

VII. NEW BUSINESS

1. Report of Commission

The Commission discussed the advantages of providing a checklist to help applicants prepare their exhibits for a public hearing. Staff will come up with a draft checklist for further review. It was also noted that the benefits of a pre-application hearing should be stressed when over-the-counter applications are submitted.

VIII. ADJOURNMENT

Motion to adjourn at 8:41 p.m. made by Levenson, seconded by Brewer, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II

HOW TO SUBMIT AN APPLICATION FOR CERTIFICATE OF APPROPRIATENESS:

PRE-APPLICATION MEETING:

The Pre-Application Meeting is an informal session held by the Historic District Commission (HDC) with an applicant prior to submission of a formal application. The meeting is optional but is highly recommended by the HDC as a means to expedite the eventual public hearing.

ITEMS YOU WILL NEED TO BRING WITH YOU:

- Photographs showing all facades of building(s) affected, photographs of nearby structures including streetscape scene.
- Vicinity plan and/or site plan showing proposed location and relationship to adjacent properties
- Detailed site plan showing proposed improvements including but not limited to:
 - Scale drawings of subject property
 - Drawings (elevations) and floor plans of new, added or altered exterior elements
 - Detailed drawings and specs for lighting, signage, and fixtures showing size, materials, colors, lighting source, etc.
- Copies of product literature with photographs for prefabricated site improvements, windows, doors, or siding, etc.
- Completed Application for Certificate of Appropriateness.

PROCESS:

- Once an application is submitted, the Commission shall schedule a public hearing and render a decision as to appropriateness no later than 65 days after the official receipt.
- Applicants will be notified in writing as to the date and time of the public hearing.
- Applicants are advised to bring multiple **printed** copies of the items presented at their pre-application meeting. Only one set of photographs is required but these shall be retained in the HDC file. The Commission reserves the right to request any additional or waive any required information it deems necessary or unnecessary to make a determination as to appropriateness.