

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
FEBRUARY 15, 2011 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Sarasin, Mitchell, Vaughn
Alternates Present: None
Staff: Quinn, Galetta

Chairman Nado called the meeting to order at 7:01 p.m. Mitchell read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 10-65 – 16 Fort Rachel Place; BLP Marine, LLC, owner; Peter J. Springsteel, applicant; Relocation of existing dwelling. PIN #261806392084 – Continued

Architect Peter Springsteel presented to the Commission for BLP Marine, LLC owner of 16 Fort Rachel Place. They are proposing to relocate an existing dwelling from the Fort Rachel Marina property to a vacant single family parcel located at 16 Fort Rachel Place. The plans have been revised so that the retaining wall expands out around the road to hide some of the exposed foundation in the front. It will have a treatment of mortared thin brick veneer with real brick corners to provide an authentic brick foundation look. A crushed stone driveway and mortared blue stone walkway will be added. A window on the north façade will be removed entirely. A second floor window on the south façade will be replaced with more appropriate treatment. The front of the house will remain essentially the same. The rear of the house where the windows will be ganged will not be seen from the proposed location. The structure is currently a two-family dwelling that will convert back to a one-family. The house currently has a skylight window in the rear that will stay in the same location. There is some evidence of rot on the front sills which will be replaced when the structure is moved. Wood will be patched in and a water table added. Any replacement will be done with wooden clapboard. The hinged garage doors will be out swinging and clad with painted wood siding. The plan is to remove the existing aluminum storms and replace them with new aluminum storms. The picture window will be replaced with a Brosco double hung window. Brosco painted wood replacement sashes will be used. The muntons will be puttied. Commission requested a photograph of the south side so that the entire existing structure is represented.

The following exhibits were presented:

- Plot plans
- Elevation drawings
- Photographs
- Fieldstone product specs

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:16 p.m.

HDC 11-01 – 148 High Street; Margaret Smith, owner; Susan Pochal, applicant; Replace shingles. PIN #261918313181

Attorney Susan Pochal, presented to the Commission for Margaret Smith the owner of 148 High Street. The roof of the house is leaking and causing interior damage. They plan to replace the roof and shingles on the house and garage. The existing shingles are cedar. They will be replaced with CertainTeed Landmark Woodscape, 30-year architectural, in granite gray. Black shingles will be used on the flat roofs. The Commission asked the applicant to clarify whether the cedar shingles on the dormer sides would be replaced. The contractor's work order will only include shingles for the roof.

The following exhibits were presented:

- Shingle brochure
- Photographs

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:27 p.m.

HDC 11-02 – 0 & 13 Water Street; 85th Day Restaurant Group, LLC, owner; Michael McKinley, applicant; Addition & renovations. PIN #261918306247 & 261918306223

Dan Meiser, owner of 11 & 13 Water Street, and Architect Tom Taylor presented to the Commission regarding renovations to the subject property for use as a restaurant. The main building sits on 13 Water Street. The two lots will be merged to enable the owner to expand as needed. Additions are planned for both the north and south sides. The north side is designed as a dining room addition which was well received by the Commission in pre-application hearings. The Commission was not in favor of the bar addition on the south side as presented. The applicant is proposing a shed roof addition. This would lend continuity with the street level rather than the adjacent structure and keep the individual integrity of the restaurant. There were also window detail issues that the applicant has addressed. A Marvin wood window, simpler in detail than the Brosco, will be used. There will be a factory applied casing with a simple square detail. The banding in the middle will be left. There are no proposed changes to the existing structure with the exception of two windows that will necessarily be reduced because of the addition. The main entrance to the restaurant will continue to be the front door. A handicap ramp railing will be hidden from view by a parged concrete wall. The applicant would like to use smooth sand finish with a shell aggregate for the wall. The Commission felt that the concrete wall will be a dominant player in the renovations, therefore, how the wall is finished will become very important. The patio is sloped in an effort to conceal the handicap ramp but the incline will be minimum. The Commission had concerns that, at some point in the process, it may be determined that the wall might need to be modified or a railing added to provide separation from the public walkway. The Commission instructed the applicant that any changes to the plan must be brought before the Commission for approval. The Commission had concerns with the rectangular windows in the shed addition. The potential colors for the buildings are grey for the main structure and white for the addition. The lighting fixtures will have a galvanized finish. The Commission felt the sign over the raw bar was inappropriate for the area. The Commission also felt that there was some discrepancy with the details and the elevation drawings. Some details that were unavailable will need approval at a later date. The Commission stipulated that all items marked "to be determined" or "TBD" on the drawings will require HDC approval

before being implemented. Those items include the parged wall, handicap access door and bar window.

The following exhibits were presented:

- Elevation drawings
- Lamp selections
- Photographs

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 8:31 p.m.

Chairman Nado closed the public hearing portion of the meeting at 8:32 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 10-65 – 16 Fort Rachel Place

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Vaughn, so voted unanimously. Issued Certificate of Appropriateness #1782.

HDC 11-01 – 148 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Vaughn, so voted unanimously. Issued Certificate of Appropriateness #1783.

HDC 11-02 – 0 & 13 Water Street

MOTION: To grant a Certificate of Appropriateness with stipulations.

Motion made by Vaughn, seconded by Sarasin, so voted unanimously. Issued Certificate of Appropriateness #1784.

Commissioner Sarasin left the meeting at 8:50 p.m.

III. PRE-APPLICATION HEARINGS

Matt and Karen Blanchette, co-owners of Devine Inspiration, appeared before the Commission regarding signage at 3 Pearl Street. They are relocating their store from another location in Mystic to the building owned by Spyros Barros. The owner will be moving an existing sign bracket from a different site on the building to their store so that they can use their current sign at the new location. An existing black awning will be replicated and added to the building over their store. The Commission was extremely concerned that the brackets be anchored in the mortar not the brick.

Architect Peter Springsteel appeared before the Commission regarding 158 High Street, owned by Kenneth and Patricia Neal. He is proposing first and second floor additions to the rear of the existing house. The wood shingled roof will remain. The roof line has

been dropped down, which lessens the visual impact. There is an overhang that they will fill with a new window and in-filled area. There is a wood shingled roof that will remain. The in-filled piece will have the corner boards removed and replaced with wood. The property is a very distant view from Bank Street.

Robert Hunter appeared before the Commission regarding signage at 5 West Main Street. The sign will be placed on an existing bracket. The location, formerly Mermaid's Cove, will be a retail store for home accessories.

IV. PUBLIC COMMUNICATIONS

Staff distributed a memorandum from Michael J. Murphy, Director of OPDS regarding the effective date of the New FEMA DFIRM Maps, which DEP has advised will be July 18, 2011.

V. APPROVAL OF THE MINUTES OF January 18, 2011

MOTION: To approve the minutes of January 18, 2011

Motion made by Vaughn, seconded by Mitchell, so voted unanimously.

VI. OLD BUSINESS

Staff distributed copies of information regarding the handling of historic window replacement in Boston's South End Landmark District, which was provided to the HDC by Architect Steve Young.

VII. NEW BUSINESS

1. Election of Officers

MOTION: To continue the election of officers to the next regularly scheduled meeting.

Motion made by Vaughn, seconded by Mitchell, so voted unanimously.

2. Chairman Nado discussed the idea of modifying the current HDC guidelines with regard to inground swimming pools by updating the List of Non-regulated Activities found in Part 1 on page I-4. Chairman Nado also suggested, under Part 2 – Design Guidelines, that the addition of a section on trim repair much like the section on siding repair found on page II-21 should be considered. Staff told the Commission these ideas will be brought to the Director of OPDS for further consideration. Ultimately, any changes made to the guidelines must go to public hearing.

3. Staff presented information to the Commission regarding the location of a “motorized trailer” with a take-out window at 35 Water Street. It will be positioned on private property for a short term period of approximately three to four months. The vehicle will be registered. The Commission was in consensus that this type of trailer does not fall under the purview of the Commission.

VIII. ADJOURNMENT

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Motion to adjourn at 9:48 p.m. made by Vaughn, seconded by Mitchell, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II