

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

Members Present: Nado, Mitchell, Sarasin, Vaughn (7:10 p.m.)
Alternates Present: None
Staff: Quinn, Galetta

Chairman Nado called the meeting to order at 7:02 p.m. Mitchell read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 11-06 – 18 West Main Street; Historic Mystic LLC, owner; Rod Desmarais, applicant; Dumpster enclosure and benches. PIN #261918412081

Rod Desmarais presented to the Commission for Historic Mystic, LLC, owners of 18 West Main Street. He is finishing up the site plan for the Central Hall Project with the Town and there are two aspects of the plan for which the HDC must issue a COA. He is proposing a change to a previously HDC approved dumpster enclosure. The revised enclosure, which is solid panel, is required to have a gate on the east side in addition to the one on the west side. The Commission felt that this was a pretty straight forward request. The site plan also requires 5 benches that will be placed on the public walkway on the north side of the proposed Central Hall building. The benches will have a wooden seat made from red cedar with a redwood finish, raw concrete legs, and no backs.

The following exhibits were presented:

- Elevation drawings

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:08 p.m.

Chairman Nado closed the public hearing portion of the meeting at 7:09 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 11-06 – 18 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Sarasin, seconded by Mitchell, 3 in favor, 1 abstention (Vaughn). Motioned passed. Issued Certificate of Appropriateness #1788.

III. PRE-APPLICATION HEARINGS

Rod Desmarais appeared before the Commission on behalf of Historic Mystic, LLC, owners of 18 West Main Street. There is an existing staircase to the west of the Central Hall property located between 18 & 24 West Main Street. As part of the Central Hall project the stairway must be brought up to code. Desmarais is proposing to put a roof over the open staircase. Most of the staircase will be hidden from public view. The Commission was concerned with the addition of a roof to the stairway. They felt that without a roof more of the skyline would be visible and it would help delineate one building from the next. Staff stated code has changed since the project was first envisioned and the fire marshal should be consulted to determine if a roof is actually required.

Jeff Pritchard, owner of 31 West Mystic Avenue, appeared before the Commission regarding replacing the windows in his house. He is proposing a vinyl clad, Marvin window with true divided lites and grilles adhered internally and externally. Brick molding, which has already been approved by the Commission, will trim the windows. The Commission felt the Marvin window was a good compromise. It should provide a clean look for the window rather than a built-up look, which will make it appear smaller than desired. Additionally, it will give the appearance of wood but allow the homeowner the trouble free maintenance he desires. The Commission requested information on how the window will be installed. For the public hearing the homeowner was asked to provide pictures of the house and a copy of the cut sheet or architectural cross section from the window specifications.

Michael Hennessy, owner of 28 New London Road, appeared before the Commission. He is proposing the replacement of the existing roof which is fiberglass. It is cracked and in poor repair. He would like to replace the fiberglass with a copper surface roof which is expected to have a 50-year life. The Commission asked about the roof pitch which is essentially flat.

State Lawrence appeared before the Commission regarding the addition of awnings at 24 West Main Street, which he owns and is the location of his store Clad in. He is proposing to add three separate awnings over the windows on the first floor. At the suggestion of the Commission, he gave consideration to shutters rather than awnings for the second floor of the building. He has come up with a premium wood, traditional shutter for the upper level. The shutters will be fully operational with brackets and latches that will be traditional. The shutters will be proportional to the windows with the correct height and width. Since they can be opened or closed as needed, they will have the added benefit of use as hurricane shutters. The Commission felt that shutters would accomplish the owners desire to enhance the structure while indicating to shoppers that the store has two levels.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF March 1, 2011

MOTION: To approve the minutes of March 1, 2011

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

VI. OLD BUSINESS

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Chairman Nado revisited the topic of modifying the current HDC guidelines with regard to inground swimming pools. Staff suggested that the Commission draft some preliminary language so that it can be reviewed by the Director of OPDS and our Town Attorney.

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 7:48 p.m. made by Vaughn, seconded by Mitchell, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II