

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
APRIL 5, 2011 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Mitchell, Cole
Alternates Present: None
Staff: Quinn, Galetta

Chairman Nado called the meeting to order at 7:00 p.m. Cole read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 11-07 – 28 New London Road; Michael Hennessy & Pauline Wen, owners/applicants; Roof. PIN #261917202461

Michael Hennessy, owner of 28 New London Road, presented to the Commission to propose the replacement of the fiberglass roof on the porch of his house. The existing roof is in poor repair. He intends to use a copper surface roof. The pitch of the roof is essentially flat. The roof replacement is part of an ongoing project to repair and refurbish the existing porch like for like. The only change planned to the design and detail of the porch is the roof.

The following exhibits were presented:

- Narrative
- Photographs

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

HDC 11-08 – 24 West Main Street; State & Elizabeth Lawrence, owners/applicants; Awnings, shutters & signage. PIN #261918412001

State Lawrence, owner of Clad in located at 24 West Main Street, presented to the Commission to propose the addition of three separate Sunbrella awnings over the windows and door on the first floor of his store. For the upper level windows he intends to use traditional, working wood shutters and hardware. He is also planning to change the color of the current name logo to black. Additionally, there will be white writing on the lower front portion of the awnings.

The following exhibits were presented:

- Photograph
- Drawing
- Shutter and hardware detail

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:14 p.m.

HDC 11-09 – 31 West Mystic Avenue; Jeffrey C. Pritchard, owner/applicant; Windows. PIN #261805283427

Jeffrey Pritchard, owner of 31 West Mystic Avenue, presented to the Commission to propose the replacement of the windows on his home, which was built in 1962. He would like to use a vinyl clad, eight over eight, Marvin window with true divided lites. The windows will have exterior muntons permanently adhered to the glass. Brick molding will trim the windows and sills will be used along the bottom. The homeowner provided information regarding the installation of the windows which the Commission had requested.

The following exhibits were presented:

- Photographs
- Window specifications

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:26 p.m.

Chairman Nado closed the public hearing portion of the meeting at 7:27 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 11-07 – 28 New London Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1789.

HDC 11-08 – 24 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1790.

HDC 11-09 – 31 West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Cole, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1791.

III. PRE-APPLICATION HEARINGS

Erik Kudlis appeared before the Commission for his client, Michael Hardesty, the owner of 14 Rachel Place. The homeowner would like to renovate an existing deck which is currently in disrepair and non-functional. He is proposing to tear down the

existing deck and build a larger one on the rear of the house with storage area beneath. The storage area will be hidden from view by lattice which will have an access door. The current deck railing meets code so that a railing of the same height is planned for the new deck. The homeowner would like to use maintenance free material, such as Azek, in subdued earth tones to blend with the present color of the house. In the draft plans reviewed it appears that the new design may be less visible from the road. The contractor discussed the details of the existing deck and the proposed deck with the Commission. The impact from the back of the property should be minimal. The Commission will need to determine what can be viewed from Noank Road, which is located above Fort Rachel Place. The contractor is appearing before the Commission to seek information and feedback before finalizing a design for the homeowner. The Commission recommended another preliminary hearing.

Leo Roche, owner of Harp & Hound located at 4 Pearl Street, appeared before the Commission. He is requesting approval for a slightly larger exhaust fan on the rear of the building. The current fan placement does not meet fire code. The roof on the structure is small and slightly pitched with a ridge. The fan will be visible from Gravel Street. The Commission felt this was a reasonable request in that the structure is utilitarian in nature and the mechanicals are typically placed on the outside.

Barbara Kleeman appeared before the Commission regarding signage at 31 Water Street. She is moving her chiropractic office to this location and is seeking approval to mount two signs on the building beneath an existing sign. The proposed signs are 36" x 9" long and will have green backgrounds and gold lettering on one inch wood.

Marsh Enquist, owner of 30 Clift Street, appeared before the Commission to propose the removal old asphalt roof shingles. He plans to replace the shingles with new architectural shingles in a different color. The Commission requested a shingle brochure for the public hearing to show the manufacturer and the color of the shingle to be used.

IV. PUBLIC COMMUNICATIONS

Chairman Nado shared a memorandum from Michael J. Murphy, Director of OPDS, with an attached article written by Mark Branse, a land use attorney in Connecticut. The article provides a useful guideline resource to consider during public meetings.

V. APPROVAL OF THE MINUTES OF March 15, 2011

MOTION: To approve the minutes of March 15, 2011

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

VI. OLD BUSINESS

Staff met with the Town Attorney and provided him with the information for the amendments to the Historic District guidelines that the Commission would like to propose. The town attorney will review the information and advise staff on the process.

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The Commission and staff discussed the status of 81 High Street.

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 8:17 p.m. made by Mitchell, seconded by Cole, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II