

**SPECIAL MEETING  
MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
JANUARY 2, 2018 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2**

Members Present: Moriarty, Somers, Brady, Brewer (7:17)  
Alternates Present:  
Absent: Levenson, Everett  
Staff: Quinn, Galetta

Chairperson Moriarty called the meeting to order at 7:07 p.m.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

**I. PUBLIC HEARINGS**

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

The applicant was not present at the meeting.

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

The applicant was not present at the meeting.

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

Commissioner Brady recused himself from this application. Architect Tom Taylor introduced himself to the Commission stating that he was representing 12 Water Street, which is owned by Factory Square LLC. He explained that the Commission previously approved an application that was for 2 additions at the rear of the building. He is now proposing to eliminate one addition and enlarge the remaining addition. The structure will still have a low pitch roof. The materials will all remain the same. Only the addition dimensions will change slightly. The location of the addition is at the north end of the building. The applicant is also requesting to modify an additional fenestration. A flat, stucco wall will be changed out with aluminum storefront-type doors installed to match doors approved for the front.

The following exhibits were presented:

- Revised elevations

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:30 p.m.

HDC 17-52 – 233 High Street; James & Stephanie Schock, owners; Advanced Improvements LLC, applicant; Window & siding. PIN #261918311934

Ken Edwards, from Advanced Improvements, presented to the Commission for James and Stephanie Schock owners of 233 High Street. The homeowners have just had a catastrophic water problem in their home which occurred from a leaking window on the front gable and water penetration under the gable siding. The plan is to replace the siding on the top part of the gables on both front and back sides. True Cedar shakes will be used in a color that will closely match the remaining clapboard on the house. The homeowners are also requesting permission to eliminate the front gable window completely rather than replace it. Edwards submitted photographs of adjacent houses that typically have windows in the gable and additional photographs of houses within the district without gable windows. The Commission had reservations about the appearance of the house upon completion of the project.

The following exhibits were presented:

- Photographs
- Narrative
- Plot plan

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:18 p.m.

## II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 17-47 – 15 Water Street

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

Motion made by Moriarty, seconded by Somers, 3, 1, 0 (Brewer). Motion passed.

HDC 17-48 – 3 Water Street

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

Motion made by Moriarty, seconded by Somers, 3, 1, 0 (Brewer). Motion passed.

HDC 17-51 – 12 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Somers, 3, 0, 1 (Brady). Motion passed. Issued Certificate of Appropriateness #2134.

HDC 17-52 – 233 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Brewer noted that this house along with 3 other adjacent ones are known as the “sister houses” and are landmarks in the District. Her feeling is that it is inappropriate from a historical standpoint to remove the window.

Brady and Somers both noted that they are concerned with the look of the house after window is removed.

Motion made by Somers, seconded by Brady, 3, 0, 1 (Brewer). Motion passed. Issued Certificate of Appropriateness #2133.

III. PRE-APPLICATION HEARINGS

Ken Edwards appeared before the Commission on behalf of the O'Beirne's who own 32 New London Road. His company will be repairing gutter and siding damage that the house sustained when a tree came down. Gutters do not fall under the jurisdiction of the Commission and the siding will be replaced "like for like". Additionally, the homeowners wish to replace wooden windows with vinyl clad, six over six windows with the same profile.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. December 19, 2017

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

Motion made by Somers, seconded by Brewer, 3, 0, 1 (Moriarty). Motion passed.

VI. OLD BUSINESS

1. Draft Application Checklist

MOTION: To approve the HDC Application Checklist with recommended changes.

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

VII. NEW BUSINESS

1. Election of Officers

This item was postponed to the next regularly scheduled meeting.

VIII. ADJOURNMENT

Motion to adjourn at 7:54 p.m. made by Brady, seconded by Somers.

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Todd Brady, Secretary  
Historic District Commission

Prepared by Lynda Galetta  
Office Assistant II