

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
JANUARY 5, 2016 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:00 p.m. and sat Levenson for Everett.

Brady read the call of the hearing.

MOTION: To waive the reading of the hearing procedure.

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

I. PUBLIC HEARINGS

HDC 15-47 – 217 Noank Road; David Schultz & Karen Stone, Co-trustees, owners; SolarCity, applicant; Solar panels. PIN #261806296137 – Continued

Lindita Donahue, of SolarCity, presented to the Commission for David Schultz and Karen Stone the owners of 217 Noank Road. The proposal is for the installation and wiring of 17 roof mounted solar panels. The panels will be black and mounted on the rooftop which faces West Mystic Avenue.

The following exhibits were presented:

- Photographs
- Plot plan
- Solar array site plan and specifications

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:11 p.m.

HDC 15-48 – 143 Candlewood Road; Center Groton Fire District, owner/applicant; Shed. PIN #179020910585 E

Ed Quinlan, Jr., Vice President of Center Groton Fire District (CGFD) and the property manager, presented to the Commission regarding the placement of a shed on CGFD property at 143 Candlewood Road. The plywood shed is 12' x 20' with a Cape-style roof. It will have architectural shingles close in color to those on the fire station. The siding and trim will be gray vinyl.

The following exhibits were presented:

- Plot plan
- Photographs
- Shed specifications

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:14 p.m.

HDC 15-49 – 4 West Mystic Avenue; David & Keli Levine, owners; Russell Sergeant, applicant; Fencing, elevator, cupola & widows walk. PIN #261917109073

Architect Russell Sergeant presented to the Commission for David and Keli Levine, owners of 4 West Mystic Avenue. The fence proposal is for the addition of 3 fences on the property. A wood picket fence will be placed adjacent to the carriage house for the pool area on the north. The same picket fence will be used for the dog yard area but the utility yard will have a solid board fence. At the back the plan is to match pilaster details from the front for the backdoor entrance. The entryway will be shortened and an elevator shaft added next to the door. It will have a shallow metal roof with frieze detail and 4 windows. It will also have clapboard and details to match the rest of the house. The final piece of the proposal is to add a cupola and a widow's walk to the top of house. Pictures of several neighboring houses with cupolas were reviewed. A balustrade surrounding the top of the house will obscure the view. It will also sit lower on the roof than those on the other homes.

The following exhibits were presented:

- Photographs
- Elevation drawings
- Plot plan

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:29 p.m.

HDC 15-50 – 15 Elm Street; Gates Realty Holdings LLC, owner; Russell Sergeant, applicant; Stone pillars, porch and balcony. PIN #261918206963

Architect Russell Sergeant and Brian Gates, President of Gates Realty, presented to the Commission regarding 15 Elm Street, known as Spicer House. Previously approved pillars at the front entry driveway will be changed to ones similar to those at the Mystic Noank Library entrance. They are 2' x 2' x 5' tall with granite caps and gas lamps. A 26' x 26' open porch addition is proposed for the back of the building. The idea is to add common space for dining or relaxing. It may be somewhat like a 3-season room with removable screens and glass panels. Frieze and bracketry will be similar to but smaller than the main house. The box columns will be fiberglass. A small balcony for the back bedrooms will have the same balustrades but use a metal pipe rail. The area will not be seen easily from the street.

The following exhibits were presented:

- Photographs
- Elevation drawings
- Plot plan

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:37 p.m.

The public hearing portion of meeting closed at 7:37 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 15-47 – 217 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #2023

HDC 15-48 – 143 Candlewood Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Somers, so voted unanimously. Issued Certificate of Appropriateness #2024

HDC 15-49 – 4 West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Somers, so voted unanimously. Issued Certificate of Appropriateness #2025

HDC 15-50 – 15 Elm Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Somers, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #2026

III. PRE-APPLICATION HEARINGS

Architect William Bertsche appeared before the Commission representing the Rabacam, LLC, the owner of 1 Pearl Street. This is a 3-family dwelling and as such requires an egress stairway per fire code. The plan is to add a 2-story stair tower at the back of the building. An existing entry bump out will be removed and changed to a clapboard doorway. The south wall will be extended to build the stairwell and a window will be added. A double window will be changed to a single unit. All of the work will take place on the southern elevation.

Eric Burns, of Jerome Properties, appeared before the Commission to discuss 36-44 West Main Street, which his company owns. This location is also known as the Tift Building. The owners are planning to change the approved site lighting for the rear of the building. As currently approved, there is a more modern look to it and the idea is to use something closer to the streetscape lighting.

Eric Burns, of Jerome Properties, owner of 36-44 West Main Street, appeared before the Commission to talk about signage for one of their tenants. They are proposing a square hanging sign that will use existing brackets and a square wall sign behind an existing awning.

Eric Burns, of Jerome Properties, owner of 23-25 West Main Street, appeared before the Commission to propose the replacement of 6 exterior double hung windows. There is no planned location or style change. Additionally, the applicant plans to seek Commission approval for a previously relocated window.

Danielle Drugan, owner of 21 New London Road, appeared before the Commission to discuss a shed that she has installed on her property. The applicant was not aware that HDC approval is required for the installation of a shed until Paul Dickson, Town of Groton Code Enforcement, advised her to come before the Commission. The shed is being used to contain cut wood.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. December 15, 2015

MOTION: To approve the minutes of December 15, 2015, as written.

Motion made by Brady, seconded by Moriarty. Motion passed 4-0-1 (Somers)

VI. OLD BUSINESS – None

VII. NEW BUSINESS

1. Election of Officers

This item is postponed to the next regularly scheduled meeting.

VIII. ADJOURNMENT

Motion to adjourn at 8:08 p.m. made by Moriarty, seconded by Brady, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II