

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
JANUARY 7, 2014 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:02 p.m. and sat Levenson for Kimenker and Brewer for Somers.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 13-41 – 23 West Main Street; Jerome Properties I LLC, owner; Peter Springsteel, applicant; Entrance renovations. PIN #261918401845

Architect Peter Springsteel appeared before the Commission representing Jerome Properties I LLC, owner of 23 West Main Street. Eric Burns of Jerome Properties was also present. The applicant is proposing alterations to the front entranceway and the interior stairs going to the second floor residential apartment. Currently the apartment is accessed from an outside stairway in the back. The plan is to change the front entrance from a double door situation that enters into the commercial space to one with two separate doors. The residential entrance will be a 3' six-panel door with 2 window lites at the top. Using a panel door will maintain the privacy and security of the second floor apartment. Additionally, the building has an existing shed roof structure which the applicant is proposing to renovate and expand. The Commission previously approved a similar shed roof design that has been abandoned. Instead, the applicant is proposing a new plan which calls for a smaller shed roof structure. The stairs in the back will not be altered and will not be used by the residential apartment tenant. The Commission felt that the proposed changes make the building look unbalanced and the panel door is not esthetically pleasing. There was also a concern that the existing awning will be removed but not re-attached. The current plan is for the awning to remain. The Commission and the applicant discussed ways to ameliorate the issues with the panel door. The applicant felt that the attention should be focused on the commercial entrance.

The following exhibits were presented:

- Existing & proposed elevation plans
- Floor plan
- Photographs

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:23 p.m.

The public hearing portion of the meeting was closed at 7:24 p.m.

## II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 13-41 – 23 West Main Street

MOTION: To grant a Certificate of Appropriateness with stipulations.

Motion made by Brewer seconded by Levenson, 4 in favor, 0 opposed, 1 abstention (Brady). Motion carried. Issued Certificate of Appropriateness #1919

## III. PRE-APPLICATION HEARINGS

Lisa Wilson and Dave Kanen, owners of 369 Noank Road, appeared before the Commission to discuss changes to the exterior of their house which was built in 1901. They wish to remove the existing shingles and replace them with new cement board clapboard siding. The front gable feature will remain unchanged. They are also proposing to replace the current windows with Plygen double hung windows with muntins between the glass and Azek trim. Additionally, they plan to add a second floor window on the driveway side of the house. The Commission was of the opinion that a house of this era should have applied exterior muntins. The shutters will be removed completely. Storm doors will be added. The Commission does not have jurisdiction over storms.

William Aluzzo appeared before the Commission to discuss property located at 281 High Street, which is owned by Dawn Colonna. He has placed a shipping container in the rear of the property and must apply for the proper permits for zoning compliance. He is before the Commission to propose enclosing the container with knotty grade beveled cedar siding. In addition, he plans to reside an existing shed that is currently sided with T-111 with the same cedar material. He will add non-functional windows to make the structure more aesthetically pleasing. He plans to extend the siding from the shipping container to the shed and tie it all in together as one large structure. The Commission felt the knotty grade siding would be too rustic for the property. The Commission also requested architectural drawings for the public hearing.

## IV. PUBLIC COMMUNICATIONS

Staff noted a letter from Town Clerk Betsy Moukawsher regarding Andrea Ackerman's resignation from the Historic District Commission.

## V. APPROVAL OF THE MINUTES OF December 3, 2013

MOTION: To approve the minutes of December 3, 2013.

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

## VI. OLD BUSINESS

Chairperson Moriarty reported that she is working on the Historic District Commission guideline update project. One of the things she is taking a look at is being more specific on application procedures. She is also reviewing and comparing guidelines from other Towns where most of the applicants typically submit materials at time of application. The Commission discussed some reservations it had about requiring materials before the public hearing such as placing an undue burden on applicants or imposing FOI burdens on staff. Staff also noted this may prolong applicant timeframe from application to hearing.

VII. NEW BUSINESS

1. Election of Officers

This item is postponed to the next regularly scheduled meeting.

VIII. ADJOURNMENT

Motion to adjourn at 8:17, made by Brady, seconded by Moriarty, so voted unanimously.

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Historic District Commission

Prepared by Lynda Galetta, Office Assistant II