

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
JANUARY 15, 2013 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Everett, Moriarty, Kimenker, Somers (7:06 p.m.)  
Alternates Present: Brady, Brewer  
Absent:  
Staff: Quinn, Galetta

Commissioner Moriarty called the meeting to order at 7:03 p.m.

MOTION: To nominate Moriarty as chairman pro tem

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

Moriarty sat Brady for Somers and Brewer for the vacant seat.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 12-52 – 8 New London Road; Barbara & Diane Murgio, owners; Peter Springsteel, applicant; Rebuild & extend dwelling. PIN #261918301352

Architect Peter Springsteel and Joe Murgio presented to the Commission regarding 8 New London Road owned by Barbara & Diane Murgio. The existing dwelling is a 1958 ranch-style house that is out of context with the rest of the neighborhood. The applicant is proposing a new house with more appropriately historic detail. Elevation drawings and pictures from the southeast and southwest areas of the property were discussed. Some specifics of the project are beefed up corner boards, the cap and base proportions are cleaned up and changed, there will be a cornice on the front of the building and a flat board in the gable to give it more of a Greek revival look. The wood clad, Harvey Majesty windows will be two over two with simulated divided lites. Painted PVC will be used for detail work. A portico will be added on the side for a carport. The existing dwelling will be extended 8' 5" with lattice work surrounding the extension. The existing concrete foundation will be left as is. The front landing will be white ipe decking with white PVC risers that are totally enclosed on the sides. For the roof an architectural shingle, Timberline in Weathered Wood color, will be used.

The following exhibits were presented:

- Photographs
- Window brochure
- Elevation drawings
- Plot plan

Somers asked for comments in favor or against and there were none. The public hearing was closed at 7:41 p.m.

HDC 12-53 – 89 High Street; Anne Warner Estate, owner; Curtis Warner, applicant; Shingles. PIN #261918302574

Craig Warren presented to the Commission regarding 89 High Street which is owned by the Estate of Anne Warren. The applicant is the executor for the property. He disclosed that his name was incorrect as indicated on the call. The Commission stated that this was a typographical error and that the property address and PIN are accurate. They are using Peter Roper as their contractor. They are seeking approval to remove the roof shingles and replace them with an architectural shingle. They have chosen a Timberline shingle in Weathered Wood color. The roof on the bay window, however, will have a torch down membrane.

The following exhibits were presented:

- Shingle samples
- Photographs

Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:12 p.m.

HDC 12-54 – 23 West Main Street; Jerome Properties I, LLC, owner; Michael McKinley, applicant; Modify COA #1875. PIN #261918401845

Moriarty recused herself from this application and seated Somers in her place. Dan Meiser and Michael McKinley presented to the Commission regarding property located at 23-25 West Main Street. The Commission issued a COA approximately one month ago. The applicant explained that upon further review of the plans there is a need for two bathrooms on the second floor of the building. This need arises from a concern for the safety and ease of patrons who will be dining on the second floor of the restaurant; therefore, they are appearing tonight to seek a modification of COA #1875. The architect has reworked the second floor elevation and the proposed revisions are relatively moderate. The two-story stair design is smaller and the second floor stair also reduced. The main move on the second floor is a relocated stair to accommodate more storage area and two bathrooms. The stair as approved one year ago was separating part of the bar from the dining room; however, for this renovation it was not placed appropriately. In the new design the stair has been shifted to the rear of the building where it comes straight down. The rear parking lot elevation shows a reduced profile and less bulk to the building. The east elevation is going to be expanded about 8' – 10' to accommodate the storage and bathrooms on the second floor. Additionally, the east elevation is now squared off but this is relatively low impact as it cannot be seen from the public way. The building will still be sided. The applicant feels this gives more of an industrial component and character to the structure. The Commission felt the changes were minimal and the main focus is the roof line.

The following exhibits were presented:

- Elevation drawings

Somers asked for comments in favor or against and there were none. The public hearing was closed at 7:28 p.m.

The public hearing portion of the meeting was closed at 7:45 p.m.

## II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 12-52 – 8 New London Road

Moriarty recused herself in favor of Somers.

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1878.

HDC 12-53 – 89 High Street

Somers recused himself in favor of Moriarty.

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1879.

HDC 12-54 – 23 West Main Street

Moriarty recused herself in favor of Somers.

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1877.

## III. PRE-APPLICATION HEARINGS

Barry Thorp appeared before the Commission as a representative of Mystic River Historical Society owners of Portersville Academy located at 74 High Street. The building was built in 1939 and the original structure did not have gutters. The Society has repaired damage to the sills costing \$50,000. During the recent tropical storm the gutters were completely lost on the back side of the building. The front side gutters also sustained significant damage. Although they are still in place they are non-functional. The applicant intends to replace the gutters on the building and their contractor recommends hanging the gutters from the roof. The gutter will be a conventional, extruded type. The new gutter will have a deeper profile than the existing ones. The applicant would also like to add an aluminum cover to the crown molding and the fascia board underneath to prevent deterioration and frequent painting. Treatment of the gable ends was discussed. Staff noted that the Commission does not have jurisdiction over gutters with the exception of the removal of historic gutters. Profiling the aluminum over the crown molding and how it will be viewed from the public way will be critical to the application. The Commission also suggested investigating removal of the wood fascia and replacement with Azek or HardiePlank material to achieve an impervious surface.

Architect Peter Springsteel appeared before the Commission regarding property at 5 Pearl Street owned by Phil Pavone. During the recent tropical storm the basement of his home was

completely flooded. As a preventative measure the homeowner would like to build a low stone wall, no higher than the water table, coming from the ends of the house to underneath the porch. It will look like a planting bed but serve the purpose of protecting the property from flooding. The wall will be concrete with a stone veneer. Since the wall will be higher than 18" the Commission has jurisdiction. Alternatives such as decreasing the height of the wall and the possibility of weatherproofing the basement door were discussed.

Contractor Mark Shaw, owner of Custom Site Works, appeared before the Commission regarding 14 Pearl Street which is owned by Joseph Murli. The applicant is proposing to replace the existing asphalt roof shingles with cedar shingles, the existing aluminum gutters with fiberglass gutters, and in the rear of the house, replace 5' vinyl windows with approximately 8' wood clad Marvin windows. It was noted that the rear of the house is visible from Gravel Street. The existing front door will be replaced with one of similar design in light wood, varnished mahogany. The Commission requested photographs, samples, and details for the public hearing.

#### IV. PUBLIC COMMUNICATIONS

Staff noted he received a letter from the Town Clerk advising that Commissioner Sarasin has resigned.

#### V. APPROVAL OF THE MINUTES OF December 18, 2012

MOTION: To approve the minutes of December 18, 2012

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

#### VI. OLD BUSINESS

Commissioners discussed the use of e-mail in communicating with each other. Somers cautioned that discussions via e-mail might be interpreted as a meeting.

Kimenker stated a commission member had talked to a council member and voiced concerns regarding the board. Somers disclosed that he had discussed the Commission with a Town Councilor. He stated that the Town Council is concerned that some current or potential members think the Commission should have little or minimal power. Everett noted that he had just discussed the issuance of COA's with the personnel committee during his term renewal interview. The Commission felt that if all the decisions made since the board started to reconstitute itself were reviewed, one would find that they have been good and reasonable ones.

The Commission discussed the status of the HDC guidelines review. The Commission would like to find a reasonable way to fast track roof shingle applications. Staff noted that the City of Groton had just made a similar change with regard to the City Historic District and will gather more information for HDC to review. The Commission also discussed the issues involved in not having an opportunity for public comment. Staff noted the section of the guidelines where it could be placed.

Staff noted that there will be a court hearing in March for both Mayer appeals. The judge is requesting that all parties appear to get them to come to some sort of an agreement.

VII. NEW BUSINESS

1. Election of Officers

Staff noted that there are 3 vacant positions: Chairman, Vice-chairman and Secretary.

MOTION: To elect Sarah Moriarty as Chairman of the Historic District Commission.

Motion made by Kimenker, seconded by Somers. So voted unanimously

MOTION: To elect Mark Somers as Vice-chairman of the Historic District Commission.

Motion made by Kimenker, seconded by Moriarty. So voted unanimously

The position of Secretary will be filled at a future meeting to be determined.

VIII. ADJOURNMENT

Motion to adjourn at 8:58 p.m. made by Kimenker, seconded by Everett, so voted unanimously.

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Historic District Commission

Prepared by Lynda Galetta, Office Assistant II