

**SPECIAL MEETING
MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
JANUARY 16, 2018 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2**

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

Chairperson Moriarty called the meeting to order at 7:01 p.m. and sat Levenson for Brewer.

MOTION: To waive the reading of the hearing procedure.

Motion made by Moriarty, seconded by Levenson, 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

Staff noted that the owner has requested to withdraw this application.

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 in attendance at the meeting. Staff noted that the Commission must take action by January 25, 2018.

HDC 18-01 – 32 New London Road; Frank & Kathleen O’Beirne, owners; Advanced Improvements LLC, applicant; Replace windows. PIN #26191710930

Ken Edwards, from Advanced Group, presented to the Commission for the owners of 32 New London Road who are Frank and Kathleen O’Beirne. The house sustained some tree damage and the owners are proposing to replace two deteriorated windows while making repairs. The windows are six over six and will be replaced with the same profile. The windows will have between glass colonial contoured grids. Additionally, replacing the windows will alleviate the need for storms.

The following exhibits were presented:

- Photographs
- Plot Plan
- Harvey window brochure

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

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 17-47 – 15 Water Street

Application is withdrawn. No action required.

HDC 17-48 – 3 Water Street

MOTION: To deny the application without prejudice.

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

HDC 18-01 – 32 New London Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Somers, seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #2135.

III. PRE-APPLICATION HEARINGS

Will Goetz, owner of 45 Pearl Street, appeared before the Commission to propose the installation of a shed on his property which is a corner lot. He is planning to use a 12' x 16' saltbox shed with pine board siding. The shed will also have a cupola on top. Staff noted that the cupola is not measured when determining the structure height. For the public hearing the Commission recommended additional details about the shed and photographs of the house, the streetscape and neighboring homes.

David Evans who owns 220 High Street appeared before the Commission to discuss the installation of solar panels on his home which was built in 2006. His house is located near Mystic Academy Park and Academy Point. The solar panels will be installed on the south facing roof. The Commission noted that they have approved solar panels six or seven times and they tend to favor black panels over blue ones. For a public hearing they recommended a photo-shopped picture of the panels on the roof and information or photos of any ancillary equipment. Previous decisions have placed no limitations on the amount of panel coverage.

Patrick Gallagher, of Allied Development and Architect Brian Schuch appeared before the Commission regarding 27-29 West Main Street. The building has a currently vacant retail storefront; however, it has had varied uses over the years. Gallagher described a previous façade renovation that was approved by the Historic District Commission in 2005. In 2014 the Planning Commission and the Zoning Commission approved applications to allow the site to be combined into one for use as a 3,600 sq. ft. restaurant. For this proposal the front will remain untouched except for the addition of new lit signage and a backlit menu board. The rear of the building is presently on a concrete slab foundation. Gallagher explained that as part of the planning approvals this section must be knocked down and rebuilt with stone to act as stormwater retention and he also described the additional stormwater drainage treatment requirements. Additionally, there is an agreement to add treks decking and enclose a transformer. The applicants are proposing a shiplap fence enclosure for the transformer. The shed roof will be removed and exterior seating will have string lights above. No roof or awnings are planned for the sitting area. Three existing windows will be replaced with five smaller ones. The applicant noted that this will reduce the amount of glass coverage. The

Commission requested details about the type of lighting and sign illumination. Sign graphic details will be required if the new signage will be part of the application.

Architect Mark Comeau appeared before the Commission for Jeff and Maureen Sandmann, the owners of 1 Park Place. The owners are proposing to glaze over an existing porch they no longer use and make it part of their interior living space. The roofline will remain the same but the pitch on the flat roof will increase. The area will have windows with transoms. The plan also includes pouring footings and adding brickwork for the facing. The porch floor will have porcelain tile.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. January 2, 2018

MOTION: To approve the minutes of January 2, 2018, as written

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

VI. OLD BUSINESS

1. Election of Officers

This item was postponed to the next meeting.

VII. NEW BUSINESS

VIII. ADJOURNMENT

Meeting adjourned at 7:43 p.m. motion made by Brady, seconded by Levenson.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II