

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
JANUARY 19, 2016 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:01 p.m.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 16-01 – 1 Pearl Street; Rabacam LLC, owner, William Bertsche, applicant; Addition & renovations. PIN #261918317081

Architect William Bertsche presented to the Commission for Rabacam LLC the owner of 1 Pearl Street. This is a 3-family dwelling which is being converted to 2- family. Per fire code, the house requires an egress stairway. The plan is to add a 2-story stair tower with an open porch for egress at the back of the building. An existing entry bump out on the side 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. The windows will be euro-style from Marvin or equal.

The following exhibits were presented:

- Plot plan
- Photographs
- Elevation drawings

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:16 p.m.

HDC 16-02 – 36-44 West Main Street; Jerome Properties I, LLC, owner/applicant; Exterior lighting. PIN #261918319084

Eric Burns, of Jerome Properties I, LLC owners of 36-44 West Main Street, presented to the Commission. He is proposing a change to the exterior site lights at the rear of subject property. The lights will be on a steel pole with aluminum head and base. The lights are part of the Central Hall approved site plan. No modification is being made to the light locations.

The following exhibits were presented:

- Site Plan

- Photograph
- Sketch of lights

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:19 p.m.

HDC 16-03 – 44 West Main Street; Jerome Properties I, LLC, owner/applicant; Signage. PIN #261918319084

Eric Burns, of Jerome Properties I, LLC, presented to the Commission for Linen Press the tenant at 44 West Main Street, which is owned by his company. He is proposing a rectangular sign for placement beneath an existing awning. A hanging sign will also be added to existing bracketry. The signs will be made of composite material.

The following exhibits were presented:

- Photographs
- Sign graphic

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:22 p.m.

HDC 16-04 – 23-25 West Main Street; West Main Street; Jerome Properties I, LLC, owner/applicant; Windows. PIN #261918401845

Eric Burns, representing Jerome Properties I, LLC, owner of 23-25 West Main Street, presented to the Commission. This proposal is to change out several existing windows and modify the location of two additional existing windows. The windows will be either Marvin Integrity or Andersen 400 Series with simulated divided lites. This previously approved façade was modified where the windows are concerned. The apartment windows at the back are required to be egress and will have the wide cross bar to look like double hung.

The following exhibits were presented:

- Elevation drawings
- Window specs

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:27 p.m.

HDC 16-05 – 21 New London Road; Danielle Drugan, owner/applicant; Shed. PIN #261918205160

Staff noted that the applicant is unavailable to attend the meeting and has requested a continuance.

The public hearing portion of meeting closed at 7:28 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 16-01 – 1 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brady, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2027

HDC 16-02 – 36-44 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Somers, so voted unanimously. Issued Certificate of Appropriateness #2028

HDC 16-03 – 44 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Somers, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2029

HDC 16-04 – 23-25 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brady, seconded by Somers, so voted unanimously. Issued Certificate of Appropriateness #2030

HDC 16-05 – 21 New London Road

MOTION: To continue the application to the next regularly scheduled meeting.

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

III. PRE-APPLICATION HEARINGS

Gregg Fedus, of Fedus Engineering, appeared before the Commission for Dan Meiser, of the Oyster Club restaurant. This is a previously approved plan that they wish to modify to eliminate a window. The applicant is also proposing exterior light fixtures for Commission approval. The fixtures will be located over the side door and on either side of the windows. Since there is limited space in the front they intend to use recessed lighting in the existing soffit above the garage-like door. The recessed cans will be narrow and square.

Architect Peter Springsteel, along with Lisa and David Squires, appeared before the Commission to discuss 22 Bank Street which they recently purchased. They are proposing an L-shaped addition to the south that will also have a porch. The house currently has aluminum siding that the applicants wish to remove. They are planning to replace it with HardiePlank clapboards. Windows for the addition will be a simulated divided lite product, either Marvin integrity or an Anderson series. Additionally, they propose replacing all the windows in the main house with same. The windows will be two over two with PVC trim and added crown

heads. The existing front porch has Federal columns. The fluted casings will be retained. They will change out the portico and propose a more Federal-type entryway. A thin brick on foundation will be added to provide the appearance of a brick foundation.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. January 5, 2016

MOTION: To approve the minutes of January 5, 2016, as written.

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS

1. Election of Officers

MOTION: To re-elect the current slate of officers.

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

VIII. ADJOURNMENT

Motion to adjourn at 7:45 p.m. made by Brady seconded by Somers, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II