

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

Members Present: Brady, Everett, Brewer (7:11)  
Alternates Present: Levenson  
Absent: Moriarty, Somers  
Staff: Quinn, Galetta

Commissioner Brady called the meeting to order at 7:07 p.m. and sat Levenson for Somers.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

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

Staff noted that the applicant has requested a continuance.

HDC 16-06 – 22 Bank Street; Lisa & David Squires, owners; Peter Springsteel,  
applicant; Addition & renovations. PIN #261918316527

Architect Peter Springsteel presented to the Commission for David and Lisa Squires of 22 Bank Street. Homeowner David Squires was also present. This proposal is for a 2-story addition to an existing single family dwelling. The L-shaped addition will come down from the ridge of the house to maintain the primary look of the main house. The house has aluminum siding at present which will be removed and replaced with HardiePlank fibercement clapboards. The windows will be two over two Andersen 400 Series clad, doublehung and awning windows. The new trim pieces will be painted PVC and will match the existing trim in shape and size. The addition also includes a front porch addition, a redesigned front portico and a rear deck. The addition will have a thinbrick foundation wall finish. Picket fencing will be added and matched to an existing picket fence.

The following exhibits were presented:

- Plot plan
- Photographs
- Drawings
- Elevations

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

HDC 16-07 – 13 Water Street; Mystic Ledge Real Estate LLC, owner; Gregg Fedus, applicant; Exterior lighting & window. PIN #261918306235

Gregg Fedus, of Fedus Engineering, presented to the Commission for Mystic Ledge Real Estate owners of 13 Water Street, which is the location of Oyster Club Restaurant. Fedus is proposing changes the south elevation which was previously approved by the Commission. A window will be eliminated because of its proximity to the property line. In addition, he is seeking approval for recessed lights and sconce lights for the exterior of the building.

The following exhibits were presented:

- Elevations
- Lighting specs

Brady asked for comments in favor or against the application and there were none. The public hearing was closed at 7:17 p.m.

HDC 16-08 – 5 Water Street; Amfran Estates Inc., owner; Adam Young, applicant; Signage, propane tanks, redesign. PIN #261918308613

Gregg Fedus and Adam Young presented to the Commission regarding Sift Bake Shop located at 5 Water Street. The subject property, which is owned by Amfran Estates Inc., is being remodeled for the bake shop. They are requesting a modification to the east elevation because of a change in the hood vent location. The vent will be located on the back of the building and the duct work will run to the top of the roof. Staff noted that this will be exactly the same as the duct work recently approved for 10 Water Street. The applicant is also converting from oil heat to mini-splits that were originally approved for placement on the ground. The units are small enough to wall mount which is now being proposed. The condenser will remain on the ground to service the mini-splits. Propane bottles will be placed on the north side of the building with bollards and lattice work to protect them. This proposal also includes a hanging sign that will protrude from the front of the building.

The following exhibits were presented:

- Site Plan
- Photographs
- Sign detail

Brady asked for comments in favor or against the application. Peter Springsteel was in favor of the application.

The public hearing was closed at 7:29 p.m.

The public hearing portion of meeting closed at 7:30 p.m.

## II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 16-05 – 21 New London Road

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

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

HDC 16-06 – 22 Bank Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #2031 (Commissioner Brewer recused herself)

HDC 16-07 – 13 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2032

HDC 16-08 – 5 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #2033

III. PRE-APPLICATION HEARINGS – None

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. January 19, 2016

MOTION: To table approval of the minutes of January 19, 2016.

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 7:32 p.m. made by Everett seconded by Levenson, so voted unanimously.

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Todd Brady, Secretary  
Historic District Commission

Prepared by Lynda Galetta  
Office Assistant II