

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
FEBRUARY 5, 2013 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Vice Chairman Somers called the meeting to order at 7:02 p.m. Somers sat Brady for Moriarty and Brewer for Kimenker. Brady read the Call of the Hearing.

MOTION: To waive the reading of the hearing procedure.

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

I. PUBLIC HEARINGS

HDC 13-01 – 14 Pearl Street; Joseph Murli, owner/applicant; Renovations. PIN #261918410376

Mark Shaw, owner of Custom Site Works, presented to the Commission for Joseph Murli, the applicant for 14 Pearl Street. Several changes are being proposed for external renovations to the house. The first change being proposed is to shingle the existing asphalt roof with a cedar shingle roof. The applicant provided a sample of the actual cedar shingle for the Commission to see and they did not have problem with this change. The second proposal is a change to the windows. The house currently has insert replacement windows and the applicant wants to change back to original, wooden, double-hung windows. The proposed windows are Andersen 400 Series with interior and exterior muntons. Although the windows will be changed out on the entire house eventually, due to economic constraints there are only three windows being proposed at this time. Two will be changed in the rear of the house, which has an obstructed view from the public way, and one on the driveway side which cannot be seen. The windows are approximately 8' high. The Commission was concerned about the size of the windows and whether or not they will extend beyond the plate into the gable end of the structure, particularly when the casement is added. The Commission felt there should be a stipulation in the approval stating that the top of the window, including the exterior casing, will not extend beyond the horizontal line of the eave. The third and final change to be considered is the replacement of the existing front door with a similar designed six panel solid door without windows. The finish will be varnished mahogany.

The following exhibits were presented:

- Pictures
- Shingle sample
- Window specifications
- Door specifications

Somers asked for comments in favor or against and there were none. The public hearing was closed at 7:26 p.m.

HDC 13-02 – 27 High Street; Denise Wakim, owner; Advanced Improvements LLC, applicant; Replace windows. PIN #261806392984

Chad Dean, of Advanced Improvements LLC, presented to the Commission for Denise Wakim, owner of 27 High Street. The owner would like to replace 7 windows in her home with a Harvey aluminum-clad window. The windows are thermal pane, low argon, with dividers between the glass panes. The replacement windows will have the same grille patterns as currently exist on the house. In reviewing photographs of the house it was fairly evident that the existing windows have exterior muntons. The Commission was concerned about mixing the proposed windows with existing windows that are original to the house and windows previously replaced by another company. The house was built at some time in the 1800's. The owner would like to go from single panes to double pane windows for better energy efficiency. While the Commission was sympathetic to the owner's desire for an energy efficient replacement window, there was concern that the proposed replacement windows would look significantly different than the existing windows. The Commission suggested the applicant try to find an energy efficient window with externally applied muntons. Since the Commission seemed opposed to the proposed replacement window, the applicant requested a continuation.

The following exhibits were presented:

- Photographs
- Window sample

The public hearing portion of the meeting was closed at 7:49 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 13-01 – 14 Pearl Street

MOTION: To grant a Certificate of Appropriateness with stipulations.

Motion made by Everett, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #1880.

HDC 13-02 – 27 High Street

MOTION: To continue to the next regularly scheduled public hearing.

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

III. PRE-APPLICATION HEARINGS – None

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF January 15, 2013

MOTION: To approve the minutes of January 15, 2013 as amended.

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

VI. OLD BUSINESS

As a follow up to the Commission's discussion about streamlining the process for replacing roof shingles, Staff stated that the City of Groton has recently dealt with this issue. As background, Staff noted that the City uses the exact same handbook as the Town of Groton. The City has added replacing 3-tab shingles with architectural in the design guidelines section under their "list of non-regulated activities". The Commission was concerned about not having an opportunity to rule on color changes. Staff also noted that if the Commission decided to make a similar change to the design guidelines, they could do so with a simple motion rather than a public hearing as the change would be to the guidelines and not the rules of procedure and regulations.

MOTION: To add replacement of 3-tab shingles with architectural shingles of matching color to the list of non-regulated activities in the design guidelines.

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

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 7:59 p.m. made by Everett, seconded by Brady, so voted unanimously.

Historic District Commission

Prepared by Lynda Galetta, Office Assistant II