

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
FEBRUARY 6, 2018 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:04 p.m. and sat Levenson for Everett.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 18-02 – 45 Pearl Street; William J. Goetz, owner/applicant; Shed. PIN #261914421549

Will and Whitney Goetz presented to the Commission to propose the installation of a shed on their property at 45 Pearl Street. The shed will have a salt box design with two windows. It will also have pine board siding and GAF Timberline Natural Shadow Shakeswood shingles.

The following exhibits were presented:

- Photographs
- Plot plan
- Elevations
- Material details

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:09 p.m.

HDC 18-03 – 1 Park Place; Jeffrey R. Sandmann, owner; Mark Comeau, applicant; Exterior renovation. PIN #261918424336

Meredith Metcalf introduced herself to the Commission explaining that she was presenting the application for Mark Comeau. The subject property is at 1 Park Place and owned by Jeffrey Sandmann. The house currently has an open porch. The proposal is to close it in and make it part of the interior living space. The roofline will remain the same. The area will have windows with transoms to match the existing house. The plan also includes pouring footings and adding brickwork for the facing to match the house. The materials on the existing house will be replicated on the porch. The footprint will not change.

The following exhibits were presented:

- Photographs

- Site location plan
- Architectural drawing
- Material details

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:45 p.m.

HDC 18-04 – 27 West Main Street; Jerome Properties 27-29 LLC, owner; Patrick Gallagher, applicant; Exterior renovations. PIN #261918400894

Patrick Gallagher of Allied Development presented to the Commission along with Architect Brian Shuck to propose renovations at 27 West Main Street, which is owned by Jerome Properties 27-29 LLC. The plan is to open a Raman Noodle Restaurant in the front part of the building and the rear portion will have a Korean Barbeque. Gallagher explained that the building was originally the Yellow Brick Mall which had a consortium of shops. A Special Permit was approved by the Zoning Commission for a change of use to a restaurant. No changes will occur on the front of the property with the exception of signage at a later date; however, stipulations of the Special Permit require the tear down of the existing rear patio enclosure, repaving with a pervious paver surface and a retention pond for stormwater flow. An additional paver strip is shown on the plan and is required to create more pervious surface. The renovation plans also include the removal of windows and the relocation of a door at the rear of building. They are proposing to build a half wall using Trex decking or ship lap that will coordinate with the existing red clapboard on the building. There will be a more open look at the rear and cylindrical solid wood columns will be added to carry the overhead lighting. The Commission noted that they need to have the details of exterior changes called out on the plan. The applicant noted that three windows will be replaced with five Marvin Integrity clad windows on the westerly side of the building. Additionally, two gliders will be added next to the door facing the patio. The windows and gliders will not have dividers.

There is an additional stipulation relative to the exhaust hoods. The main hood and condenser will be placed on the roof and set back approximately 10' where it will not be visible from West Main Street. Three additional exhaust fans and intakes are also required to alleviate the food smells for surrounding neighbors. These will be a stainless aluminum type stack that can blast the exhaust high enough to mitigate the smells. Placement will be approximately 8' – 10' off the south roof line and unseen at the front of the building. Propane units will be placed in an existing enclosed space and will not be visible from the public way.

The following exhibits were presented:

- Photographs
- Architectural plans
- Mechanical drawings
- Material list

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:35 p.m.

HDC 18-05 – 50 West Mystic Avenue; Kirsten Sutt, owner/applicant; Replace skylight & install solatube. PIN #261805271694

Kirsten Sutt, owner of 50 West Mystic Avenue, presented to the Commission to seek approval for the replacement of an existing skylight replacement and the installation of a solatube for an interior bathroom. The skylight is being replace like for like and the solatube will not be visible from any public way. The Commission determined it did not have jurisdiction over this application.

The applicant requested to withdraw the application.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 18-02 – 45 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #2136.

HDC 18-03 – 1 Park Place

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Somers, seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #2137.

HDC 18-04 – 27 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Moriarty, so voted unanimously. Issued Certificate of Appropriateness #2138.

HDC 18-05 – 50 West Mystic Avenue

Application is withdrawn. No action required.

III. PRE-APPLICATION HEARINGS

Greg Ferguson appeared before the Commission on behalf of Tim and Jill Mead who are the owners of 8 Elm Street. He is proposing the installation of three HVAC condensers on the north side of the house facing Library Street. The applicant explained that this is the area available to place the units. He noted that they will be shielded by vegetation. The Commission explained that they cannot take landscaping into account when making a decision.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. January 16, 2018

MOTION: To approve the minutes of January 16, 2018, as written

Motion made by Somers, seconded by Moriarty, 4, 0, 1 (Brewer). Motion passed.

VI. OLD BUSINESS

1. Election of Officers

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

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

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Meeting adjourned at 7:59 p.m. motion made by Brady, seconded by Levenson.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II

NOT APPROVED