

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
FEBRUARY 7, 2017 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Moriarty, Brady, Brewer
Alternates Present:
Absent: Everett, Somers, 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 Moriarty, seconded by Brewer, so voted unanimously.

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 17-01 – 232 Noank Road; Lisa A. Gilbert, owner/applicant; Solar panels.
PIN #261806288777

Richard King, presented the application for his wife Lisa A. Gilbert, owner of 232 Noank Road. The proposal is to install solar panels on the south facing side of the roof of his home. The roof is slate grey. The panels are low-profile, black on black.

The following exhibits were presented:

- Plot plan
- Photographs
- Solar panel specs

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:07 p.m.

HDC 17-02 – 27 West Main Street; Jerome Properties 27-29 LLC, owner; Peter Duggan, applicant; Signage. PIN #261918400894

Peter Duggan presented his application to the Commission to propose signage for a new store at 29 West Main Street, which is owned by Jerome Properties 27-29 LLC. The store is a fine art and luxury goods store and gallery called Curated. The plan is to use an existing bracket for a hanging sign and affix a second sign on the building with bolts. Both signs are wood framed and copper wrapped with dark lettering.

The following exhibits were presented:

- Photographs
- Sign specifications

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

The public hearing portion of the meeting closed at 7:15 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 17-01 – 232 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #2085.

HDC 17-02 – 27 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #2086.

III. PRE-APPLICATION HEARINGS

Adam Young, owner of Sift Bake Shop at 5 Water Street appeared before the Commission to propose the installation of a retractable awning on the front of his store. The color of the awning will be seafoam and white with white hardware. The awning will extend out to the sidewalk to provide shade for the brick patio seating area. He is also proposing a signage for the side of the building in the form of hand-carved, wooden lettering. Commission requested specific sizes and materials for the public hearing.

Peter Springsteel appeared before the Commission for Ed and Diana Cassidy, owners of 11 Park Place. He is proposing a second floor addition to an existing L-shaped single family dwelling. The exterior will match all existing patterns of house.

Brady recused himself and appeared before the Commission to propose renovations to his property at 12 Water Street, owned by Factory Square LLC where he is a principal partner. He explained that the work will take place in Building E which is the furthest building to the south of the location. The intent is to renovate the space and turn it into 5 micro-apartments that are 300 sq. ft. each. Historically the location has housed commercial entities at street level with residential apartments above. As a totally residential property it is problematic because it is a heavy traffic area. The idea is to turn the apartments around to face the back of the building. Interior louvres will be added to the front of the apartments to shield from street and foot traffic. Windows will be added at the back of the building. Commercial grade entry doors will be replaced with mahogany-type residential entrances. Outside seating areas will also be added. Brady will have more specifics for the Commission when he presents the application.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. December 20, 2016

MOTION: To approve the minutes of December 20, 2016, as written

The item was tabled to the next meeting due to lack of a quorum for approval.

2. January 3, 2017

MOTION: To approve the minutes of January 3, 2017, as written

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

VI. OLD BUSINESS

1. Election of Officers – Table to the next meeting

VII. NEW BUSINESS - None

VIII. ADJOURNMENT

Motion to adjourn at 7:47 p.m. made by Brady, seconded by Brewer, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II