

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
FEBRUARY 17, 2015 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:00 p.m. and sat Levenson for Kimenker.

Brady read the call of the hearing.

MOTION: To waive the reading of the hearing procedure.

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

I. PUBLIC HEARINGS

HDC 15-01 – 55 Pearl Street; William Castle, owner; Greg Makula, applicant; Replace windows and decking. PIN #261914422988

Greg Makula, of Hanler Building Company, presented to the Commission for William Castle owner of 55 Pearl Street. The applicant is proposing a whole house replacement of Pella Windows with an Andersen A-Series window. The six over six windows will be true divided light with interior and exterior muntons. Additionally, the decking on a rear deck will be replaced with an Azek-type composite decking. A small portion of the deck will be removed but the railing system will be left as is.

The following exhibits were presented:

- Photographs
- Window specs
- Decking sample

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:12 p.m.

The public hearing portion of the meeting was closed at 7:12 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 15-01 – 55 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1978

III. PRE-APPLICATION HEARINGS

Larry Potter, owner of 137 Noank Road, appeared before the Commission to propose the installation of a stainless chimney for a wood stove in his garage. The chimney will extend through the garage roof and have a rain cap. The Commission requested pictures taken from the street to show where the pipe will be installed.

Dan Meiser and Gregg Fedus appeared before the Commission regarding 13 Water Street owned by Mystic Ledge Real Estate, LLC. The applicants are proposing a bar expansion that will extend out to the existing front patio. The patio footprint will then be enclosed and will become the footprint of the bar extension. An existing door in the front will be replaced with a window. A window and door will be added on the Emporium side. The plan is for the roof line to stay the same. The Commission felt the proposal is adding more mass to the building and pushing it out to the street. They requested a better visual rendering of what the proposed plan will look like. Treatments for the exposed concrete wall were discussed.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF February 3, 2015

MOTION: To approve the minutes of February 3, 2015.

Motion made by Somers, seconded by Brady, 3 in favor, 0 against, 2 abstention (Brady, Moriarty). Motion passed.

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

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

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Todd Brady, Secretary  
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II