

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
FEBRUARY 19, 2013 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

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

MOTION: To waive the reading of the hearing procedure.

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

I. PUBLIC HEARINGS

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

Staff noted that the applicant has requested a continuance.

The public hearing portion of the meeting was closed at 7:01 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 13-02 – 27 High Street

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

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

III. PRE-APPLICATION HEARINGS

Bill Middleton appeared before the Commission to propose several exterior modifications at 3 Fort Rachel Place, which is owned by Comet Holdings LLC. The subject property is a mixed use building with a commercial enterprise on the first floor and a residential apartment on the second floor. The proposal includes the addition of a porch to the existing entrance for the apartment that currently has a hand-railing. The applicant is also proposing the removal of the existing aluminum siding to be replaced with Hardie Plank. Azek or equivalent will be used for the corner boards. All of the windows will be replaced with six over six Andersen 400 Series that have fixed exterior grills; however, one smaller window will remain unchanged due to the building configuration. The Commission commented that, although the porch addition is not classically Greek revival, the building will be more attractive with the proposed modifications and they are very much in favor of removing the aluminum siding. The Commission requested a photograph of the south side for the public hearing.

Jon Arruda appeared before the Commission regarding property he just purchased at 28 Water Street. The house will require a full renovation from inside and out. Various options were presented to the Commission. The Commission felt that a full shed dormer may not be the best

choice for this particular property and recommended the applicant work with a design professional that is familiar with historic properties. The Commission would like to see views from all sides of the property and felt that at least another pre-application meeting will be needed.

Dan Meiser, owner of 13 Water Street, appeared before the Commission regarding that addition of a shed outbuilding to the deck area behind his restaurant. The shed will be used for outside storage. He is proposing a 10' x 24' board and batten shed on a concrete slab. The only visible site line of the shed is from the Mystic Art Association property; otherwise, the building will not be visible from any public way. The applicant wants to keep the look of the shed clean. It will be windowless with a door on the north side. The Commission requested pictures to show the site line from all public ways and as well as a drawing of the shed.

Architect John Patrick Walsh appeared before the Commission with his associate Jim Frink. The proposed project is the construction of a 2-bedroom house at 16 Bank Street owned by Stephen Walsh. The site has a drop in grade at the site will impact the height of the building. Additionally, because of the grade the house will have a walk out basement with a deck that will serve as a carport. A garage is not planned at this time. Currently, there is a shed on the property which is structurally unsound. The back wall no longer exists and the applicant feels it will require a monumental effort to try to save the structure. While it sits approximately 70 – 75' back from the street the upper front portion can be seen from the street. The applicant is proposing to demolish the shed, which sits well within the setbacks, in order to build the house. There are several cut stone walls that exist on the property that will be preserved as much as possible. The rear of the house will be visible from below on Pearl Street because of the grade. The applicant feels that a steeper roof would be more desirable; however, because of the grade the pitch of roof is 6. The applicant would like to use a 7 pitch if possible. The structure will have vertical tongue and groove siding. A Hardie Plank siding is being considered with either cedar trim or Azek or similar. Historic looking windows will be used, such as Hurd or Loewen, with true divided lites and clad exteriors. The roof will be architectural grade asphalt. The owner is considering adding an awning to the second floor on the south side. The Commission requested photographs of surrounding houses for the public hearing.

IV. PUBLIC COMMUNICATIONS

Staff noted that Commissioner Everett was reappointed with a term set to expire December 31, 2017.

V. APPROVAL OF THE MINUTES OF February 5, 2013

MOTION: To approve the minutes of February 5, 2013.

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

VI. OLD BUSINESS

VII. NEW BUSINESS

Chairperson Moriarty has a conflict and requested another Commissioner attend a Committee of Chairs meeting scheduled for April 15th. Vice Chairman Somers will plan to attend.

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VIII. ADJOURNMENT

Motion to adjourn at 8:10 p.m. made by Brady, seconded by Everett, so voted unanimously.

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Prepared by Lynda Galetta, Office Assistant II