

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
MARCH 1, 2016 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Vice Chairperson Somers called the meeting to order at 7:05 p.m.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 16-09 – 5 Water Street; Amfran Estates Inc., owner; Adam Young, applicant; Modify COA #2015. PIN #261918308613

Adam Young, of Sift Bake Shop, presented to the Commission regarding 5 Water Street, which is owned by Amfran Estates Inc. He is seeking a modification to an existing certificate of appropriateness for a change in the location of walk-in refrigerators. The application was originally approved with a residential-type deck on which to locate the walk-ins. He has come up with a more cost effective alternative by using an extra available parking space to place them on and anchoring them directly to the asphalt parking lot. He has verified that the appropriate number of parking spaces for his type of business will remain. The plan is to side the actual refrigerator units with the same HardiePlank siding that was approved for the original deck structure. Aesthetically it will look the same. Flood gates will be required because the location is in the flood zone. This is just a temporary scenario as the originally approved structure is a long range goal for the bake shop.

Staff noted the plan has been reviewed by the building official and it is in compliance with building and zoning code.

The following exhibits were presented:

- Site plan
- Proposed refrigeration sketch
- Flood gate cut sheet

Somers asked for comments in favor or against the application and there were none. The public hearing was closed at 7:18 p.m.

The public hearing portion of the meeting was closed at 7:18 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 16-09 – 5 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2035

III. PRE-APPLICATION HEARINGS – None

IV. PUBLIC COMMUNICATIONS

Staff noted Town Manager Mark Oefinger has forwarded a letter to State Representative John Scott regarding a bill now before the House. The bill would allow for the charging of fees for HDC applications. Staff explained that the Town is not trying to make money from the fees but simply looking to cover the costs of legal ads and staff time.

The Commission and staff briefly discussed a letter from Verizon Wireless regarding a communications antenna and associated equipment that is proposed for placement on an existing utility pole at 134 Greenmanville Avenue, Mystic.

V. APPROVAL OF THE MINUTES

1. January 19, 2016

MOTION: To approve of the minutes of January 19, 2016

Motion made by Brady, seconded by Everett. Motion passed 3, 0, 1 (Brewer).

2. February 16, 2016

MOTION: To table the minutes of February 16, 2016.

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 7:30 p.m. made by Brady, seconded by Everett, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II