

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
MARCH 5, 2013 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:03 p.m. Moriarty sat Brady for Kimenker and Brewer as a voting member.

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

Chad of Advanced Improvements, LLC presented to the Commission for Denise Wakim owner of 27 High Street. The applicant is proposing to replace 7 windows that will match other replacement windows previously installed by another contractor. The proposed windows are aluminum clad with exterior grills permanently bonded to the glass.

The following exhibits were presented:

- Photographs
- Sample window

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

HDC 13-03 – 16 Bank Street; Stephen Walsh, owner; John Patrick Walsh, applicant; Remove shed & construct new house. PIN #261918316367

Architect John Patrick Walsh and his associate Jim Frink presented to the Commission for Stephen Walsh owner of 16 Bank Street. The site currently has a garage/shed that is in very poor condition. The Commission reviewed photographs of the existing condition of the shed. The applicant is proposing to demolish it rather than moving or rebuilding. The site itself slopes from front to rear which creates an issue with maximum height allowance. The structure will be a two-story home with two bedrooms and a walk out basement in the rear. The west elevation faces the street. There is a bump out on the north side where a bathroom on first level and laundry room on second floor are planned. Additionally, the owner of the property has reached out to neighbors regarding the demolition of the garage. To date there have been no objections; however, the owner is still trying to reach one of the abutters. Regarding the materials, the applicant stated that all trim boards will be Azek-type material, decking will be Ipe for front and back with cedar railing, and the siding will be HardiePlank in a color to be

determined by owner. Hurd windows, with aluminum clad exterior, wood interior and externally applied muntions will be used. These windows are historical looking and comparable to a Marvin window. The roofing will be tan colored, architectural grade asphalt. The siding will come down as far as possible but some foundation will be visible. A natural stone veneer will be applied and will be matched to the stone of the retaining walls. The Commission felt the proposed structure was sympathetic to the surrounding neighborhood. The applicant did stipulated as to the materials being used and will return to the Commission if any changes are made.

The following exhibits were presented:

- Photographs
- Elevation drawings
- Material samples

Moriarty asked for comments in favor or against.

Bill Middleton spoke in favor of the application.

The public hearing was closed at 7:36 p.m.

HDC 13-04 – 3 Fort Rachel Place; Comet Holdings LLC, owner/applicant; Addition & Renovations. PIN #261806394509

Bill Middleton of Comet Holdings LLC, owner of 3 Fort Rachel Place, presented to the Commission. The subject structure is currently clad in aluminum siding and has a green awning over the front entrance. The applicant is proposing to remove the siding and replace it with HardiePlank. The front awning will also be removed. A porch will be added to the residential entrance. The back entrance door will be removed and replaced with a window. The applicant is also proposing the replacement of all the windows with an Anderson 300 Series with permanently adhered external grills. Window sizes are to remain the same. Additionally, grey architectural-type asphalt shingles will be used to match existing shingles.

The following exhibits were presented:

- Photographs
- Elevation drawings

Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:44 p.m.

The public hearing portion of the meeting was closed at 7:44 p.m.

## II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 13-02 – 27 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Somers, so voted unanimously. Issued Certificate of Appropriateness #1881.

HDC 13-03 – 16 Bank Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #1882.

HDC 13-04 – 3 Fort Rachel Place

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brady, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1883.

### III. PRE-APPLICATION HEARINGS

Mark Bankcroft, owner of 233 High Street, appeared before the Commission to propose the replacement of all the windows in the house with a Harvey double-hung, two over two, window with exterior muntons. The replacement windows will be inserted into existing sashes and the sills will remain, with the exception of the sunroom where they must be replaced. A total of 16 windows will be replaced in two stages. Additionally, he is seeking to remove the sunroom walls and replace them with columns. New decking and a rail system will also be installed. The applicant believes this was originally an interior corner porch which was enclosed to make a 3-season room. The enclosed area is rotted and in need of repair. The Commission requested photographs of the porch interior as it will become exterior when the walls are taken down. The Commission also felt a more refined drawing would be required in order to make a final decision on the application.

Jon Arruda, owner of 28 Water Street, appeared before the Commission regarding a proposed addition to his house. He is planning a gable dormer off the front and a shed dormer in the back of the house. The house will be sided with wood clapboard and Azek will be used for the trim. The windows will be Marvin integrity with simulated divided grids interior and exterior. He will use cedar shake for the roofing material. Currently there is a front porch slab foundation that is exposed. The applicant does not believe it is original to the structure and would like to wrap it with cedar siding. Additionally, he plans to center the front door which will require a change to the porch as well. The existing chimney will remain and an existing fence will be changed to a cedar picket painted white.

### IV. PUBLIC COMMUNICATIONS – None

### V. APPROVAL OF THE MINUTES OF February 19, 2013

MOTION: To approve the minutes of February 19, 2013.

Motion made by Everett, seconded by Brady, 4 in favor, 1 abstention (Brewer). Motion passed.

### VI. OLD BUSINESS – None

### VII. NEW BUSINESS – None

### VIII. ADJOURNMENT

Historic District Commission

March 5, 2013

Page 4

Motion to adjourn at 8:46 p.m. made by Everett, seconded by Brady, so voted unanimously.

---

Historic District Commission

Prepared by Lynda Galetta, Office Assistant II