

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
MARCH 15, 2016 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:02 p.m. and sat Levenson for Everett

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 16-10 – 18 Bank Street; Mitchell Favreau, owner; Thomas Buxton, applicant; Modify COA #2014. PIN #261918316464

Thomas Buxton presented to the Commission for Mitchell Favreau, owner of 18 Bank Street, to request a modification to COA #2014. The original request was to extend the constructed bay window on the south end lower level and bring it out beyond the point of the original upper bay located in the roof piece that is collapsing. The modification request is to align the bays and have the windows in the same plane as the windows above them. The upper windows will be reconstructed. The window boxes and frieze board will be replaced. There will be no change in dimensions or scale of windows. The only request is to pull the lower bay back in place.

The following exhibits were presented:

- Photographs
- Elevations

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:10 p.m.

HDC 16-11 – 3 Fort Rachel Place; Comet Holdings, LLC, owner; William Middleton, applicant; Modify COA #2011. PIN #261806394509

William Middleton, of Comet Holdings LLC owner of 3 Fort Rachel Place, presented to the Commission. He is requesting a modification to COA #2011 to change the second floor balcony railing and gable end window design. He is proposing a railing system with the same columns but one that will use solid panels rather than mirror those of the first floor porch. The railing will be made of the same composite as the rest of the trim. The other part of the request is for a

change of window design. The applicant found a window from a Greek revival structure that he would rather use for the gable end attic window.

The following exhibits were presented:

- Elevations

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:13 p.m.

The public hearing portion of the meeting was closed at 7:13 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 16-10 – 18 Bank Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #2036

HDC 16-11 – 3 Fort Rachel Place

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #2037

III. PRE-APPLICATION HEARINGS

Judy Monroe, owner of 23 Ice House Lane, appeared before the Commission to propose adding a deck at the rear of her house. The deck would be 18” – 20” from grade. The idea is to build it adjacent to a bulkhead and have it follow along the line of an existing patio. The deck is expected to be at the same height as the top of the porch. The deck will most likely be made of composite material. The Commission discussed with staff whether you will actually see the deck from the public way. Staff will visit the location to determine if the deck will be visible from the road and if an application is required.

IV. PUBLIC COMMUNICATIONS

Staff noted that the Commission received a courtesy referral from the Zoning Commission regarding zoning regulation text amendments. Part of the text amendment involves the WDD zone and the parking regulations. Staff will email a copy to all the Commissioners.

V. APPROVAL OF THE MINUTES

1. February 16, 2016

MOTION: To approve of the minutes of February 16, 2016

Motion made by Levenson, seconded by Moriarty. Motion passed 3, 0, 2 (Brady, Somers)

2. March 1, 2016

MOTION: To approve of the minutes of March 1, 2016.

Motion made by Brady, seconded by Somers. Motion passed 3, 0, 2 (Levenson, Moriarty).

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 7:31 p.m. made by Levenson, seconded by Moriarty, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II