

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

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

Chairperson Moriarty called the meeting to order at 7:04 p.m. and sat Brewer for Kimenker.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 15-03 – 13 Water Street; Mystic Ledge Real Estate LLC, owner; Gregg Fedus, applicant; Addition. PIN #261918306235 – Continued

Staff noted a request from the applicants for a continuance to the next regularly scheduled meeting in April.

HDC 15-04 – 137 Noank Road; Laurence Potter, owner/applicant; Storage shed & stairs. PIN #261806391664

Larry Potter, owner of 137 Noank Road, presented to the Commission to propose adding an 8' x 10' storage shed to his property. The shed will be butted up against the back of the existing garage and the roof pitch will match that of the garage. The shingles and siding will match the garage in material and color. The applicant is also proposing the addition of stairs to access the second floor crawl space in the garage. The stairs and railing system will be made from pressure treated pine and have a simple, short wooden door with no details at the top.

The following exhibits were presented:

- Plot plan
- Photographs
- Construction details

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:15 p.m.

HDC 15-05 – 245 High Street; Wayne Dailey, owner/applicant; Propane tank. PIN #26191832102

Wayne Dailey, owner of 245 High Street, presented to the Commission to propose the installation of an LP propane tank for a kitchen range. He is proposing a

relatively small 100# tank with a surround to shield it from view. The enclosure will be a 5' PVC fence that is open on one end. It will have white trim with tongue in groove panels and a lattice top.

The Commission noted that the fence was not noticed in the legal ad. Staff advised that anyone who had a concern about the tank would be present for the hearing. The Commission also reasoned that most residents would be concerned about the propane tank rather than the fence.

The following exhibits were presented:

- Plot plan
- Photographs
- Fence style cut sheet
- Tank location and details

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:28 p.m.

The public hearing portion of the meeting was closed at 7:29 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 15-03 – 13 Water Street

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

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

HDC 15-04 – 137 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #1980

HDC 15-05 – 245 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 #1981

III. PRE-APPLICATION HEARINGS

Marie Carija, of 36 Water Street, appeared before the Commission to propose a single story addition to her kitchen. It will be approximately 100 sq. ft. with clapboard siding to match the existing cedar siding. An existing deck will also be extended and the decking material will be replaced. The railing system will be replaced like for like. The Commission noted that in order to receive approval the materials will need to be specified. Additionally, the applicant needs to provide dimensioned drawings showing the size of the addition, the size and number of doors and windows, and all materials

being used. She is working with an architect on the project and will provide the necessary exhibits at the public hearing. The Commission also requested photographs showing the house in the context of its surroundings.

Brian Gates, owner of 15 Elm Street, appeared before the Commission to propose building a woodshed and a sunroom off the back of Spicer House. The woodshed was originally built in the 1920's by Captain Spicer. Original prints with dimensions are available and the plan is to construct a replica shed using the same materials. The sunroom will be seen from both Library Street and Burrows Street. The windows will be duplicated from those in the main house. The Commission recommended an additional preliminary hearing with the architect.

Greg Makula, of Hanler Building Company, appeared before the Commission to represent William Castle owner of 55 Pearl Street. He is proposing clapboard siding and trim replacement using HardiePlank siding with Azek trim. Using these products will make the exterior house more durable for the client and keep the appearance identical. Additionally, the applicant is proposing an outside insulation package with venting behind the siding and trim. A different window installation will be needed with exterior insulation but the relationship between the finished trim and the house will have the same look. A neighboring home on the opposite side of the street also has HardiePlank siding.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF March 3, 2015

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

Motion made by Brady, seconded by Somers, 4 in favor, 0 opposed, 1 abstention (Everett). Motion passed.

VI. OLD BUSINESS

Staff noted the Town Attorney is researching the question of Historic District Commission jurisdiction relative to the proposed mural behind Bank Square Books.

VII. NEW BUSINESS

Staff discussed the April 9, 2015 Connecticut Economic Resource Center, Inc. (CERC) Municipal Training presentation being hosted by the Office of Planning and Development Services and the Economic Development Commission.

VIII. ADJOURNMENT

Motion to adjourn at 7:52 p.m. made by Brady, seconded by Somers, so voted unanimously.