

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
APRIL 3, 2012 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Mitchell, Sarasin,
Alternates Present: Somers, Kimenker, Everett
Absent: Vaughn, Cole
Staff: Quinn, Galetta

Chairman Nado called the meeting to order at 7:00 p.m. He sat Somers for Vaughn and Kimenker for Cole. Somers read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 12-07 – 40 Water Street; Water Street Real Estate LLC, owner; Steven Karlson, applicant; Signage. PIN #261806384911

Attorney Steven Karlson presented to the Commission on behalf of Water Street Real Estate LLC owners of Fort Rachel Marina. The marina is located at 40-44 Water Street and open to transient boat traffic. He is proposing an illuminated sign so that potential customers will know that Fort Rachel is a commercial rather than a private marina. The sign is aluminum and will be down lit, which is more in keeping with the historic district. The light will be a single fixture projecting down from a black light pole with a gooseneck-type lamp. The sign graphic is the Fort Rachel logo that is being used to brand the marina.

The following exhibits were presented:

- Sign graphic
- Photograph

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:11 p.m.

HDC 12-08 – 16 Fort Rachel Place; BLP Marine LLC, owner; Steven Karlson, applicant; Modification to approved plan. PIN #261806392084

Attorney Steven Karlson presented to the Commission for BLP, Marine, LLC owners of 16 Fort Rachel Place. The applicant is proposing to modify the previously approved plan to include replacement of all the windows with a Green Mountain window and change the out-swinging garage door to an overhead door. The house was moved from Fort Rachel Marina to vacant property at this location and the interior was gutted. During the interior renovation the owners encountered a problem with the windows, which are not original to the structure. The windows were replaced at some point in time and now there is no flashing left. The existing windows must all be replaced; however, when they are replaced on the second floor they must meet egress code. There are two single windows currently which must be replaced with one double window. A historic transom window over the door and another on the back of the house will be preserved. Additionally, it has been determined that the approved out-opening garage door is not going to work structurally. The owners are requesting a change to an overhead fiberglass or wood door. Flashing will be adhered to the door to keep the look of an out-swinging barn door.

The following exhibits were presented:

- Window spec sheet
- Elevation plans

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:35 p.m.

Chairman Nado closed the public hearing portion of the meeting at 7:35 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 12-07 – 40 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Sarasin, so voted unanimously. Issued Certificate of Appropriateness #1836.

HDC 12-08 – 16 Fort Rachel Place

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Sarasin, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1837.

III. PRE-APPLICATION HEARINGS

Don Armstrong, Armstrong Chimney Services appeared before the Commission for Joe Callaghan owner of 11 Park Place. The homeowner would like to eliminate a power vent and put in a chimney. However, structurally it isn't possible to actually put a chimney on the house. They are proposing a brick-face surround with a bluestone or granite cap. The surround is masonry stucco attached to the metal surround. The brick effect will carry around and come down onto the shingles. He will need to build a wooden chase and flash into the shingles behind the surround. It is impossible to have the flashing around the chimney. The required stainless liner will be kept below the top of the chimney.

Brian Straub of Mystic appeared before the Commission regarding a restaurant he is opening at 12 Water Street which is owned by Factory Square LLC. He is appearing before the Zoning Commission on April 3, 2012. Prior to that hearing he would like to discuss a proposed patio, signage and a hood exhaust fan with the HDC. The patio will be 5' x 19' with pavers to sit flush with side walk. The Commission determined the patio is not in their purview. The signage being proposed will be similar in size and material to the one that exists at Voodoo Grille. The Commission requested that the existing sign bracket be reused. Additionally, a public hearing to approve the sign is required. The restaurant will also require a hooded exhaust fan, which must be vented. Since Margarita's patio is directly above his restaurant, he is intending to use duct work to vent it on the south side of Unit 4D. The vent is the same as the one used by Margarita's. The hood will vent through the brick above the window and approximately 12" of brick must be removed. The vent is visible from the public way. The Commission was concerned about the removal of the brick and would like the opportunity to view the site. The Commission requested an elevation view or pictures showing the hood and duct work.

IV. PUBLIC COMMUNICATIONS

Chairman Nado noted that he has received notification from the Town Clerk that two additional alternate members have been appointed to the Commission. He welcomed Commissioner's Everett and Kimenker to the HDC.

V. APPROVAL OF THE MINUTES OF March 20, 2012

MOTION: To approve the minutes of March 20, 2012

Motion made by Mitchell, seconded by Sarasin, 4 in favor, 1 abstention (Kimenker). Motion passed.

VI. OLD BUSINESS

Discussion of changes to driveway guidelines, proposed by Chairman Nado, in the HDC Handbook.

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 8:22 p.m. made by Mitchell, seconded by Sarasin, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II