

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
APRIL 5, 2016 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:04 p.m.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 16-12 – 19 Ashby Street; Eric Hall, owner/applicant; Granite steps. PIN #261918209191

Eric Hall, owner of 19 Ashby Street, presented to the Commission to propose replacement of 5' block-type granite steps on his property that also extend into the public right-of-way. Public safety concerns and liability issues were brought to his attention by the Mystic Fire Marshal. His plan is to replace the steps with 5' contiguous granite pieces. The existing railing, which has sunk over time, will be brought up to code height.

The following exhibits were presented:

- Plot plan
- Photographs

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

HDC 16-13 – 3 Orchard Lane; Ann-Marie DeGraffenreidt, owner; Renewal by Anderson, applicant; Replacement windows. PIN #261806297929

Sam Childs, of Renewal by Anderson, presented to the Commission for Ann-Marie DeGraffenreidt, owner of 3 Orchard Lane. The subject property was built in the 1960's. The proposal is to replace 3 double-hung windows and remove the existing storms. The replacement windows are made of a composite material called Fibrex. Currently the windows have no grills and the homeowner would prefer the same for the replacements. No exterior trim or structural changes will be made.

The following exhibits were presented:

- Photographs

- Window dimensions and materials

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:17 p.m.

HDC 16-14 – 23 Ice House Lane; Judith Munro, owner/applicant; Deck. PIN #261917002763

Judith Munro, owner of 23 Ice House Lane, presented to the Commission to propose the addition of a deck on the rear of her house. Deck will 20” above grade and built over an existing patio area that will be left underneath and screened. A composite railing system will be added as well. The color of the deck is gray. Railings will be composite railing system. Composite for deck is gray.

The following exhibits were presented:

- Plot plan
- Photographs
- Construction plan
- Railing and decking samples

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:22 p.m.

HDC 16-15 – 221 Library Street; Brian McGlynn, owner/applicant; Hand rail. PIN #261917100633

Brian McGlynn, owner of 221 Library Street, presented to the Commission to propose the addition of a handrail on his front steps. Climbing steps without a railing has become challenging for he and his wife. There are 4 front steps to which he plans to add a 36” x 5’ railing system. The railing will be placed to the right of front door going up steps. Almost like a divided stairway. Railing material is powder coated aluminum.

The following exhibits were presented:

- Railing system cut sheet
- Photographs
- Plot plan

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:33 p.m.

HDC 16-16 – 12 Water Street; Factory Square, L.L.C., owner; Todd Brady, applicant; Modify COA #2016 and add cable rails. PIN #261918305500

Commissioner Todd Brady recused himself and presented to the Commission explaining that he is one of the owners of Factory Square located at 12 Water Street. Doors previously approved for the renovations being done will not work. This is a request to modify the original approval. The windowpanes will be squarer with more lights. The other part of this application is the

installation of railings for the doors. The plan is to use cable rails with mahogany caps. The railings will be on the outside of the door.

The following exhibits were presented:

- Photographs
- Elevation drawings

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:40 p.m.

HDC 16-17 – 28 West Main Street; Horace W. Jones IV, owner; Stephanie Marshall, applicant; Signage. PIN #261918411013

Stephanie Marshall, owner of Tidal River Clothing Company, presented to the Commission regarding signage for her store located at 28 West Main Street. She is proposing to install 2 metal faced, polycore signs. One will be mounted on the front of the building and the other on the Gravel Street side.

The following exhibits were presented:

- Photographs

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:42 p.m.

The public hearing portion of the meeting was closed at 7:43 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 16-12 – 19 Ashby Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #2038

HDC 16-13 – 3 Orchard Lane

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #2039

HDC 16-14 – 23 Ice House Lane

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2040

HDC 16-15 – 221 Library Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Somers, so voted unanimously. Issued Certificate of Appropriateness #2041

HDC 16-16 – 12 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Somers, seconded by Everett. Motion passed 4, 0, 1 (Brady). Issued Certificate of Appropriateness #2042

HDC 16-17 – 28 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #2043

III. PRE-APPLICATION HEARINGS - None

IV. PUBLIC COMMUNICATIONS - None

V. APPROVAL OF THE MINUTES

1. March 15, 2016

MOTION: To approve of the minutes of March 15, 2016

Motion made by Somers, seconded by Everett. Motion passed 4, 0, 1 (Everett).

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 7:51 p.m. made by Moriarty, seconded by Everett, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II