

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

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

Chairperson Moriarty called the meeting to order at 7:05 p.m. and sat Nault for Somers.

MOTION: To waive the reading of the hearing procedure.

Motion made by Kimenker 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

Daniel Meiser, owner of the Oyster Club at 13 Water Street, presented to the Commission along with Architect Matt Williams. The applicant is proposing to increase the bar area by enclosing the outdoor patio while keeping the footprint the same. The design they have come up with is inspired by the old Mystic Ice and Fuel Company building. The concept is to keep the area industrial looking with a loading dock feel. The front façade will have an antique metal fire door with straps and a sheet metal patina to match an original loading dock door. They are also trying to match the new windows to the existing Oyster Club windows. No site work will be required because they are using the existing poured concrete for the foundation. The water table will be covered with antique timber board. Additionally, the roof line will be dropped and stepped back. This will soften the site line so it is not as blocky. The roof has a shallow overhang in front. A parapet will hide the slope of the roof and the mechanicals.

The following exhibits were presented:

- Architectural drawing
- Photographs
- Plans and specs

Chairperson Moriarty asked for comments in favor or against the application.

Lee Vincent, 1 New London Road, spoke in favor of the application.

The public hearing was closed at 7:29 p.m.

HDC 15-06 – 36 Water Street; Carija Associates Two (II) LLC, owner/applicant; Addition & deck. PIN #261806394395

Marie Carija, owner of 36 Water Street, presented to the Commission to propose a 100 sq. ft. kitchen addition, which will be one-story. The windows will match those existing in the house. A raised panel door will be relocated. An existing deck will be extended and the decking will be replaced using mahogany.

The following exhibits were presented:

- Photographs
- Elevation drawings
- Plot plan

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:38 p.m.

HDC 15-07 – 55 Pearl Street; William Castle, owner; Greg Makula, applicant; Replace siding & trim. PIN #261914422988

Greg Makula, of Hanler Building Company, presented to the Commission for William Castle owner of 55 Pearl Street. He is currently replacing windows on the house and is now proposing replacement of the siding and trim as well. He will add an outside insulation package with venting that will go beneath the new HardiePlank siding and Azek trim.

The following exhibits were presented:

- Photographs
- Siding samples

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:41 p.m.

Commissioner Brady recused himself and Chairperson Moriarty sat Levenson for Brady.

HDC 15-08 – 17-31 Water Street; Randall's Wharf Company LLC, owner/applicant; Roof Shingles. PIN #261918306046

Todd Brady, President of Randall's Wharf Company, presented to the Commission for the Condominium Association which owns three buildings located at 17-31 Water Street. The applicant is proposing to replace some or all of the shingles on each building and this application is required because the colors will change slightly. For the so-called pole barn building on the south side they will use Timberline architectural shingles in rustic black. The front side roof shingles on the office building will be replaced with rustic brown architectural shingles, and the entire condominium building will also have rustic brown shingles.

The following exhibits were presented:

- Photographs
- Shingle samples

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:47 p.m.

The public hearing portion of the meeting was closed at 7:47 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 15-03 – 13 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Kimenker, so voted unanimously. Issued Certificate of Appropriateness #1982

HDC 15-06 – 36 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1983

HDC 15-07 – 55 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1984

HDC 15-08 – 17-31 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Kimenker, so voted unanimously. Issued Certificate of Appropriateness #1985

III. PRE-APPLICATION HEARINGS

Architect Peter Springsteel and Samantha Farenden, owner of 6 West Mystic Avenue, appeared before the Commission to propose the demolition of a small garage on the property. The existing location is very close to the street and too small for a car. The design will be a board and batten carriage house-type structure with room for two cars and loft space above. The windows will be vinyl clad and HardiePlank will be used for the board and batten siding.

Kevin Scanlon, who recently purchased 20–22 Water Street, appeared before the Commission to discuss potential improvements to the building. There is serious structural repair work to be done. He is considering eliminating four chimneys that were originally used for coal stoves. There are no fireplaces in the house and the heating system will be upgraded to a ductless system. Removal of chimneys will allow for an open floor plan. The plan also includes replacement of the roof with architectural shingles. A major issue is the front porch where the applicant is proposing to replace

the rails and balusters and add lattice work. Additionally, replacement of the windows was discussed.

Architect Rusty Sergeant and Brian Gates appeared before the Commission regarding 15 Elm Street. They are proposing several renovations and an addition. There is a wood frame hatchway for basement access to which a slight roof overhang will be added to make it more serviceable. The deck will be reduced and an existing back door will be reused. Stone steps will also be reused in the parking area. A wheelhouse in the back will be removed and reused as a cupola on a wood shed addition. The shed will have a height of 1 ½ stories with windows and vertical siding. A connector with a balcony and railings to match existing will be added along with a new door at grade. Finally, a board fence will be placed at the south side to enclose mechanicals. It will be similar to one that was approved for a garbage enclosure.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF March 17, 2015

MOTION: To approve the minutes of March 17, 2015.

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

VI. OLD BUSINESS – NONE

VII. NEW BUSINESS – NONE

VIII. ADJOURNMENT

Motion to adjourn at 8:30 p.m. made by Everett, seconded by Moriarty, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II