

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
APRIL 17, 2012 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairman Nado called the meeting to order at 7:03 p.m. He sat Everett for Mitchell and Somers for Cole. Somers read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 12-09 – 12 Water Street; Factory Square LLC, owner; Brian Straub, applicant; Signage and exhaust hood. PIN #261918305500

Brian Straub, of 133 Ensign Drive, Mystic presented to the Commission regarding a restaurant he is opening at 12 Water Street, which is owned by Factory Square LLC. He presented graphics for a 3' x 2'6" sign that will say "Kate's Cafe". The sign will be similar to the existing Voodoo Grille sign. He will use an existing bracket to hang the sign. He is also required to install an exhaust hood, which will run out the east window on the south side of the building behind Unit D4. The exhaust vent is round and 24" in diameter. The duct for the hood is 18" in diameter. An additional duct that is 12" in diameter is also required for air intake. The integrity of the archway will not be compromised. The Commission felt this type of exhaust hood and duct work is appropriate to a commercial building at this location.

The following exhibits were presented:

- Sign graphic
- Photographs
- Exhaust hood specifications

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:23 p.m.

HDC 12-10 – 11 Park Place; Joseph Callaghan, owner; Don Armstrong, applicant; Chimney. PIN #261914426729

Don Armstrong, of Armstrong Chimney Services, presented to the Commission for Joseph Callaghan owner of 11 Park Place. The homeowner would like to eliminate an existing power vent for the furnace and put in a chimney. Structurally it isn't possible to actually put a chimney on the house. They are proposing a simulated brick-face surround with a bluestone cap to match the other existing chimney. The surround is entirely pre-fabricated and is expected to age appropriately. The chimney will be mounted on the ridge. The Commission was in favor of eliminating the power vent; however, they felt that an actual photograph of the surround would have enhanced the presentation and improved the documentation for the file.

The following exhibits were presented:

- Photographs

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

Chairman Nado closed the public hearing portion of the meeting at 7:39 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 12-09 – 12 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Sarasin, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1838.

HDC 12-10 – 11 Park Place

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Sarasin, seconded by Somers, so voted unanimously. Issued Certificate of Appropriateness #1839.

III. PRE-APPLICATION HEARINGS

Wayne Dailey, who is the owner of 245 High Street, appeared before the Commission to propose the installation of an air conditioning system to his house. The system requires the installation of an air condenser on the outside of the house. It will be replacing 3 individual window air conditioners that have been historically used for cooling the house. The unit will also serve as a heat pump. This particular air conditioning system is manufactured by Mitsubishi and is similar to a system on a neighboring home. It will consist of one unit located on the Godfrey Street side of the house. The exterior of the unit is aluminum and is painted in a cream color. Additionally, a chase will be installed on the side of the house. The Commission is concerned with the location because the unit is proposed for the side of the house that is most visible from the public way. The applicant has consulted with his contractor and does not think that relocating the unit is a very efficient way to install the system. The Commission preferred an alternate location for the condenser to an area less visible from the district. Staff stated that the loss of efficiency due to relocation of the condenser will be minimal. The Commission was in favor of the proposal as a way to eliminate the individual window units. The Commission requested that the applicant provide photographs of the condenser unit and the chase that will be attached to the side of the house. They also suggested that the applicant consult with the HVAC contractor again regarding an alternate location for the unit.

Jane Engelke appeared before the Commission on behalf of her daughter Laura Jamison who is the owner of 2 West Mystic Avenue. Commissioner Everett disclosed that he owns a neighboring home and recused himself from this application. The homeowner wishes to install a central air conditioning system which will eliminate 5 individual window units. This system is manufactured by Carrier and will consist of two air conditioning units on the outside of the house which will run directly into the basement. The proposed location is on the New London Road side of the house. The applicant is willing to plant additional shrubbery or fence the units to make them less visible from the public way. Since shrubbery does not fall under the purview of the Commission a fence may be the most viable option. The Commission requested a plot

plan to show the location of the units and the fence. Additionally, photographs of the exterior location and the fencing should be provided at the public hearing.

Commission Member Kristen Vaughn, owner of 42 Clift Street, recused herself and appeared before the Commission to propose an L-shaped, kitchen addition to her house that will include a mudroom. The exterior of the addition will have the look of a porch with columns, which has been in-filled and had panels added below. A kitchen door entrance will be added to the addition. The exterior materials will match the existing structure. The applicant is considering Green Mountain windows for the addition. The shingles will be the same architectural ones that were previously approved by the Commission.

IV. PUBLIC COMMUNICATIONS

Staff noted that a CCM training program is scheduled for Thursday, May 17. The program will cover FOIA for Board, Commission & Committee Members. It will be presented at the Groton Town Hall Annex from 9:00 a.m. to 12:00 p.m. This program is free of charge and open to Commission Members.

V. APPROVAL OF THE MINUTES OF April 3, 2012

MOTION: To approve the minutes of April 3, 2012, as amended

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

VI. OLD BUSINESS

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

VII. NEW BUSINESS

Staff noted that Commissioners should call or e-mail Kevin or Lynda in the Inspection Services office when they will be unavailable to attend a meeting. Additionally, if any Commissioners prefer to have their agenda packets e-mailed they should provide Staff with an e-mail address.

VIII. ADJOURNMENT

Motion to adjourn at 8:54 p.m. made by Vaughn, seconded by Sarasin, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II