

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
APRIL 18, 2017 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:03 p.m. and sat Levenson for Everett.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 17-14 – 340 Packer Road; Harpoon Realty Group LLC, owner/applicant;
Demolition of addition. PIN #271013232265

Michael Wheeler of Harpoon Realty, LLC, owner of 340 Packer Road, presented to the Commission to propose demolishing a circa 1950's addition at the rear of the property. The applicant explained that the house, which has been uninhabited for approximately 20 years, has severe water damage and rot, and must be brought up to current building code. He also noted that the property is fairly isolated on the road. The plan is to build an addition that will replace the demolished portion of the house and extend the footprint to make room for utilities and an additional bathroom. A second floor dormer will be added over the addition and the roofline will be lengthened in the back. All the existing windows need to be replaced and the four at the front must be raised higher to meet building code. A door at the back will be replaced by two windows.

The Commission felt that more detailed drawings were required for the addition rebuild plus additional specifics about the materials proposed in order to make a decision on this application. The applicant requested a modification to the application to include only the demolition of the 1950's addition and the footprint extension.

The following exhibits were presented:

- Photographs
- Sketch diagrams

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:27 p.m.

HDC 17-15 – 18 West Main Street; Historic Mystic LLC, owner; Peter Springsteel, applicant; Carport. PIN #261918412081

Architect Peter Springsteel, presented to the Commission on behalf of Historic Mystic LLC, owner of 18 West Main Street. The subject location is the site of the new Central Hall Building for which the Commission has approved an application. As part of that application an elaborate and more permanent looking carport structure was also approved. A variance application is also required in order to erect the carport and based on feedback the owners have decided to install a modified carport structure. This application proposes a canvas over an aluminum frame structure. The carport sits beside Central Hall Building and aligns with the residential apartments. The aluminum frame will be enclosed in wooden or fiberglass. A 6' fence enclosure will provide a little buffer; however, the canvas structure is approximately 10' high and will be visible over the top of the fence. The structure has interior gutters that will not be visible from outside. The carport canvas awning will be hunter green in color to match the awnings at the rear of the Central Hall Building.

The following exhibits were presented:

- Graphic design
- Elevation drawings

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:32 p.m.

HDC 17-16 – 12 Water Street; Factory Square LLC, owner; Todd Brady, applicant; Renovations. PIN #261918305500

Commissioner Brady recused himself and presented to the Commission as the Managing Member of Factory Square LLC owner of 12 Water Street. The owners are proposing to locate 5 new micro apartments in Building D that will be approximately 300 sq. ft. each. As part of the interior renovations to create the apartments, the plan includes installing 4 new awning windows and the replacement 4 existing windows on the south side of the building. Existing storefront-type doors will be replaced with new solid wood doors to create new front doors for the apartments. Exterior courtyards will be created on the North side of Building D with planters and fencing. The units will be configured with south-facing living rooms where existing vegetation will provide additional privacy.

The following exhibits were presented:

- Elevation prints
- Photographs
- Plot plan
- Window and door specs

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:51 p.m.

HDC 17-17 – 54 West Main Street; Fleet Bank, owner; Paul Mutch, applicant; Ramp. PIN #261918307945

Design Engineer Paul Mutch and Architect Delia Gotta presented to the Commission on behalf of Bank of America/Fleet Bank the owner of 54 West Main Street. The Bank is proposing an upgrade to comply with the 2010 Federal ADA Code. Currently, ADA parking spaces are located at the rear of the building with no defined path to leave the spaces and enter the Bank. The designers are proposing to install a 4' wide concrete walkway to the Bank entrance. The existing asphalt ADA spaces will be reconstructed but will maintain a 13' in width per space. Bank of America owns a portion of the driveway and this is the only area being upgraded. At the front side of the building a 16' long ramp will be built with access for wheel chairs. Its handrails will be made of aluminum colored bronze and have a decorative top with pickets that match the existing ones. The top entrance step will be elevated to meet the first floor. The ramp and elevated landing will be made mainly of concrete; however, they will be faced with stone to match the existing steps. At the entrance the double doors will be replaced with a single 3' door with fixed side lites on one side. Plantings in the front will be removed and relocated with additional plantings added.

The following exhibits were presented:

- Elevation drawings
- Photographs
- Site plan

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:44 p.m.

The public hearing portion of the meeting closed at 7:52 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 17-14 – 340 Packer Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #2098.

HDC 17-15 – 18 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Moriarty, so voted unanimously. Issued Certificate of Appropriateness #2099.

HDC 17-16 – 12 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #2100. Brady recused himself from the vote.

HDC 17-17 – 54 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Moriarty, so voted unanimously. Issued Certificate of Appropriateness #2101.

III. PRE-APPLICATION HEARINGS

Mitch Favreau, owner of 18 Bank Street, appeared before the Commission to propose the installation of a small garden shed for storage use. His property is steeply sloped and the shed will not be seen from Bank Street but it will be visible from Pearl Street. He is building the shed himself with 6' side walls, the same roof pitch and shingles as his house. He is proposing T-111 siding to keep a vertical board look to match part of the house siding.

Andrea Sperl appeared before the Commission regarding 47 Water Street which is owned by Carija Associates One (I) LLC. She is opening a retail bridal shop at the location and is proposing signage. A bracket is existing but it is smaller than desired. Staff noted she can have up to 12 square feet for the projecting sign.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. February 21, 2017

The item was tabled to the next meeting due to lack of a quorum for approval.

2. April 4, 2017

MOTION: To approve the minutes of April 4, 2017, as written

Motion made by Moriarty, seconded by Brady, 3, 0, 1 (Brewer). Motion passed.

VI. OLD BUSINESS

1. Election of Officers – Table to the next meeting.

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 8:12 p.m. made by Moriarty, seconded by Brady, so voted unanimously.

Prepared by Lynda Galetta
Office Assistant II

NOT ACCEPTED