

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
MAY 1, 2012 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairman Nado called the meeting to order at 7:01 p.m. Cole read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 12-11 – 245 High Street; Wayne Dailey & Leslie Sandin owners/applicants; Install air conditioning system. PIN #261918321028

Wayne Dailey, who is the owner of 245 High Street, presented a proposal to the Commission for 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. This particular air conditioning system is manufactured by Mitsubishi and is similar to a system on a neighboring home. The proposal is to locate the condenser unit in the rear of the house on the west side. Additionally, a chase will be installed on the same side of the house from the first floor to the attic. The applicant plans to have it painted the same color as the house. The Commission is concerned with the chase on the side of the house where it is visible from the public way. It is an obstruction to the linear look of the clapboards. Relocating the unit would require two chases outside or preclude a planned future addition. The Commission would prefer a location on the southwest corner of the house. If the unit is located in this area reserved for the planned addition the chase could ultimately be incorporated inside. The applicant is not in favor of this location due to interior design considerations. Locating the chase as close to the corner of the house as possible will help it read as a gutter. The Commission would prefer the applicant to stipulate an exact location for the chase. The homeowner's contractor will locate the chase no more than 14" from the outside edge of the house.

The following exhibits were presented:

- Plot plan
- Air condenser specifications
- Photographs
- Sample chase cover

Chairman Nado asked for comments in favor or against and there were none.
The public hearing closed at 7:59 p.m.

HDC 12-12 – 2 West Mystic Avenue; Laura Jamison, owner; Jane Engelke, applicant; Install air conditioning system. PIN #261917109177

Scott Jamison presented to the Commission with regard to the installation of a central air conditioning system at 2 West Mystic Avenue, which is owned by Laura Jamison. The 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 west side of the house which is the New London Road side of the house. The applicant is willing to use

fencing and landscaping to shield the units from the public view. The Commission stated to the applicant that landscaping does not fall under its purview. The applicant is proposing a 3' cedar, vertical picket fence with a flat top and bottom. The Commission requires specific details with regard to the fencing that will surround the units. The Commission requested a plot plan and details about the fence from the applicant and suggested that the hearing be continued.

The public hearing closed at 7:55 p.m.

HDC 12-13 – 42 Clift Street; Michael & Kristin Vaughn-Glasfeld, owners/applicants; Addition. PIN #261918329126

Commission Member Kristen Vaughn recused herself from this application. Chairman Nado sat Kimenker for Vaughn.

Vaughn is the owner of 42 Clift Street and appeared before the Commission to propose an L-shaped, kitchen addition to her house that will include a mudroom. The house was built in 1842. The exterior of the addition will have the look of a single story, enclosed porch with columns, which has been in-filled and had panels added below. The addition will have a shed roof. A kitchen door entrance will be added. The mudroom will extend off an existing cold-storage room at the back of the house. The exterior materials will match the existing structure. All of the trim will be painted and the clapboard on the mudroom will match the house. The kitchen steps will be painted wood and the mudroom will have a small poured-concrete step. The applicant is proposing Green Mountain windows with historic sills for the addition. The sills may need to be custom made. The shingles will be the same architectural ones that were previously approved and for which the applicant has a current COA. The Commission felt that the addition works well for this house and location and is one that belongs within the historic district.

The following exhibits were presented:

- Plans and specs
- Elevation drawings
- Photographs

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 8:20 p.m.

Chairman Nado closed the public hearing portion of the meeting at 8:22 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 12-11 – 245 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1840.

HDC 12-12 – 2 West Mystic Avenue

MOTION: To continue the hearing to the next regularly scheduled public hearing.

Motion made by Mitchell, seconded by Vaughn, so voted unanimously.

HDC 12-13 – 42 Clift Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Cole, seconded by Sarasin, so voted unanimously. Issued Certificate of Appropriateness #1841.

III. PRE-APPLICATION HEARINGS

Ann Henson, owner of 12 Pearl Street, appeared before the Commission to propose the installation of a fence on her property. The applicant is planning to use white picket fencing, identical to that of the neighboring yard at 10 Pearl Street, in order to extend the existing fence along her own property. The fence will be run along the south side of the driveway to help enclose the yard for child safety. It is a continuous linear fence with a gate and walkway that will be 3' in height. The Commission requested a plot plan and some specifics about the fence and gate for the public hearing.

Laurel Holmes appeared before the Commission to discuss a home at 29 West Mystic Avenue which is owned by Carolyn Lally. She is currently under contract to purchase the property but would like to make several exterior improvements. She is proposing to replace the existing two over two windows with energy efficient windows manufactured by Majesty. The applicant has small children and is concerned with lead paint and dust from the windows. The replacement windows will be two over two with aluminum clad exteriors. The sashes will be replaced but the wooden frames will remain. The storm windows will be removed. She is also proposing to replace a metal storm door with a wooden storm door that is more appropriate for the house. There is a small addition being planned to add a mudroom on the back of the house. The applicant does not feel it is visible from the public way. She is also planning to add a deck to the back of the house. The Commission will need to visit the property to gauge the impact of the deck and addition. The addition will be visible to some degree from the historic district however it will need to be determined if the deck will also be visible. The Commission is confident that the windows on back wall of house are not seen from the public way and can be changed to whatever the applicant would like; however, it is concerned with loss of the historic windows on the front of the house.

Steven Young, owner of 52 Pearl Street, appeared before the Commission to discuss the barn on his property. The barn was originally purchased as a kit, circa 1900 – 1930, from Sears. He is confident that it must have some historic value. The structure is 18' x 30' with a 6/12 roof pitch, six over six windows and novelty siding. His initial goal was not to disturb the structure but to merely put footings under it because it does need restoration work. The Commission made the applicant aware of grants in the State of Connecticut to restore barns. He would like to remove 9' from the barn in order to move forward with a previously approved addition. Additionally, he may need to modify the dimensions of a previously approved COA by approximately 2'.

Brian Straub of Mystic appeared before the Commission to discuss the location of two 120-gallon LP gas tanks at 12 Water Street where Kate's Café will be located. It is not feasible to put them in the back of the Factory Square building because it is too congested. Therefore, he is proposing to place them in the front of the building between Units D3 & D4. They will be surrounded by a gas tank barrier approximately 5' high. Additionally, the exhaust fan

protrudes out from the building and the adjacent property owner at 2 New London Road finds this objectionable. Before the owner will sign an easement-type agreement to allow access to his property to install the fan and to perform general maintenance, he is requesting a 30" x 30" lattice encasement on the fan as a barrier to noise and to improve the appearance on the building. The Commission suggested that the applicant also consult with the fire marshal for fire code compliance.

Architect Rusty Sergeant appeared before the Commission regarding 393 Noank Road which is owned by Chris & Jennifer Zingus. The existing clapboard siding on the house is leaking and the homeowner is proposing to replace it with cement board siding. The trim on the main part of house is not being replaced; however, the flat piece of trim along the top of several of the windows is missing. The plan is to replace the missing trim with a plastic or Azek-type trim. Additionally, a porch that was enclosed on the house at some point in time was approved for renovations in 1988 with a COA. The finished product differs greatly from the renovation proposals. The applicant's intent is to clean up the porch addition, keep the windows, put on larger corner boards and put in a larger 8' door.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF April 17, 2012

MOTION: To approve the minutes of April 17, 2012, as amended

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS

The Commission discussed the application presentation process.

VIII. ADJOURNMENT

Motion to adjourn at 10:15 p.m. made by Vaughn, seconded by Mitchell, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II