

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

Members Present: Brady, Somers, Brewer (7:02)
Alternates Present: Levenson
Absent: Everett, Moriarty
Staff: Quinn, Galetta

Vice Chairperson Somers called the meeting to order at 7:00 p.m. and sat Levenson for Moriarty.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 17-18 – 47 Water Street; Carija Associates One (I) LLC, owner; Andrea Sperl, applicant; Signage. PIN #261806396277

Andrea Sperl, owner of Love Bird LLC, presented to the Commission to propose signage for her retail bridal shop located at 47 Water Street. The subject property is owned by Carija Associates One (I) LLC. This will be a wooden hanging sign with a custom wrought iron bracket made by Finest Kind Signs. The shape of the sign is oval with horizontal lettering.

The following exhibits were presented:

- Photograph
- Sign graphic & details

Somers asked for comments in favor or against the application and there were none. The public hearing was closed at 7:04 p.m.

HDC 17-19 – 18 Bank Street; Mitchell Favreau, owner/applicant; Shed. PIN #261918316464

Mitchell Favreau, owner of 18 Bank Street, presented to the Commission regarding the installation of a small shed on his property. He is constructing the shed himself and plans to keep it small but functional. It will have T-111 siding for a board and batten affect. The siding color will match the existing house. The shed will also have fixed window panes, decorative end details, and roofing shingles to match the house. The structure cannot be seen from Bank Street but is visible from Pearl Street.

The following exhibits were presented:

- Plot plan
- Construction drawings

- Photograph

Somers asked for comments in favor or against the application and there were none. The public hearing was closed at 7:10 p.m.

HDC 17-20 – 340 Packer Road; Harpoon Realty Group LLC, owner/applicant; Addition & renovations. PIN #271013232265

Michael Wheeler and Shawn Madden presented to the Commission regarding 340 Packer Road, which is owned by Harpoon Realty Group LLC. Wheeler explained that the Commission previously approved the demolition of a circa 1950's addition at the rear of the house. The next part of the renovation involves the front of the house and a proposed addition to the rear to replace the demolished portion. The house currently has spyhole-type windows on the second floor that will be removed. Windows on the first level will be replaced and raised 6" each to allow for code required laminated beams that will replace the existing pest-eaten tree trunk beams. On the back of the house, the proposed addition will have a slightly extended footprint with a second floor dormer. The windows will be uniform with existing others that are six over one. The addition will also match the existing on both exposed sides; however, the rear of addition will not be seen from the public way. The windows are Andersen 200 Series with grilles. The siding is HardieBoard with a 4" reveal. The existing chimney height must be raised to meet building code but will be done so using the same materials.

The following exhibits were presented:

- Materials list
- Photographs
- Window brochure
- Construction drawing

Somers asked for comments in favor or against the application and there were none. The public hearing was closed at 7:21 p.m.

The public hearing portion of the meeting closed at 7:22 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 17-18 – 47 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 #2102.

HDC 17-19 – 18 Bank Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #2103.

HDC 17-20 – 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 #2104.

III. PRE-APPLICATION HEARINGS – None

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. February 21, 2017

MOTION: To approve the minutes of February 21, 2017, as written

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

2. April 18, 2017

MOTION: To approve the minutes of April 18, 2017, as written

Motion made by Levenson, seconded by Brewer, 3, 0, 1 (Somers). Motion passed.

VI. OLD BUSINESS

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

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 7:25 p.m. made by Somers, seconded by Brady, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II