

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
MAY 3, 2016 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Somers, Brady, Brewer, Everett
Alternates Present: Levenson
Absent: 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 Everett, seconded by Brady, so voted unanimously.

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 16-18 – 3 Pearl Street; Three Pearl Street LLC, owner; Mystic Carved Signs, applicant; Signage. PIN #261918317086

Cam Bortz, of Mystic Carved Signs, presented to the Commission on behalf of Wayne's Barbershop located at 3 Pearl Street and owned by Three Pearl Street LLC. The proposal is for a curved sign with a radius of approximately 20" and dimensions of 48" x 30". It will have an aluminum metal face with a wooden frame to fit on the corner of the building. The sign will be affixed to the building with lags.

The following exhibits were presented:

- Sign graphics
- Photographs

Somers asked for comments in favor or against the application and there were none. The public hearing was closed at 7:06 p.m.

HDC 16-19 – 23 West Main Street; Jerome Properties I LLC, owner; Mystic Carved Signs, applicant; Signage. PIN #261918401845

Cam Bortz, of Mystic Carved Signs, presented to the Commission to propose the installation of two signs at 23 West Main Street which is owned by Jerome Properties I LLC. One sign will be mounted on the face of the building and measure 8' x 16". A smaller hanging sign will be mounted on a bracket directly above the wall sign.

The following exhibits were presented:

- Sign graphics
- Photographs

Somers asked for comments in favor or against the application and there were none. The public hearing was closed at 7:09 p.m.

HDC 16-20 – 40 West Main Street; Jerome Properties I LLC, owner; Carol Rosenhaus, applicant; Signage. PIN #261918319084

Commissioner Brady recused himself and presented to the Commission for Carol Rosenhaus who is the owner of a new shop at 40 West Main Street. The building is owned by Jerome Properties I LLC. The proposal is for a hanging sign that will be mounted to an existing bracket. The sign material is PVC and it will be dark gray with white lettering.

The following exhibits were presented:

- Sign Graphics
- Photographs

Somers asked for comments in favor or against the application and there were none. The public hearing was closed at 7:12 p.m.

HDC 16-21 – 24 West Main Street; State & Elizabeth Lawrence, owners; Rod Desmarais, applicant; Exhaust fan. PIN #261918412001

Rod and Cheryl Desmarais presented to the Commission to propose some exterior modifications to the former Clad In store at 24 West Main Street. The building is currently owned by State and Elizabeth Lawrence but the Desmarais' are in the process of purchasing the building. They plan to apply for a change of use to expand their deli/luncheon business that will require changes to the building. In addition to adding a stainless steel exhaust stack, the applicants are proposing to reshingle the roof, change an existing stairway and door on the east elevation, relocate A/C condensers on the north Elevation, and change the second floor windows on the south elevation to Andersen 400 Series casements. The windows will be ganged with trim board between. The rest of the building will remain clapboard.

The following exhibits were presented:

- Elevation prints

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

HDC 16-22 – 19 Gravel Street; Richard & Sheila Wolfe, owners/applicants; Install fence. PIN #261918412646

Richard and Sheila Wolfe, owners of 19 Gravel Street, presented to the Commission to propose installing a fence on the driveway side of their property which borders 17 Gravel Street. The houses are very close and there has been significant loss of vegetation during recent storms. They are looking to restore some privacy with the installation of a rail and picket fence. The fence will be

vinyl and stepped from 4' at the start, to 6' along the patio, and reduce back to 4' in the back yard near garden. The fence is manufactured by Superior Plastics.

The following exhibits were presented:

- Plot plan
- Photographs
- Fence sample

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

The public hearing portion of the meeting was closed at 7:40 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 16-18 – 3 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2044

HDC 16-19 – 23 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #2045

HDC 16-20 – 40 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Brewer, so voted unanimously (Brady recused). Issued Certificate of Appropriateness #2046

HDC 16-21 – 24 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

The Commission discussed their concerns about changes to the second floor windows.

Motion made by Everett, seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #2047

HDC 16-22 – 19 Gravel Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #2048

III. PRE-APPLICATION HEARINGS

Bill Turner introduced himself to the Commission. He is a real estate agent with Market Realty and is representing Robert C. Danaher who owns 23 Gravel Street. The property is on the market but the garage doors are currently in a state of disrepair. The proposal is to replace them with more functional overhead doors. From the outside the appearance will be the same. The doors will be made from cedar and the exterior hardware will be the same.

IV. PUBLIC COMMUNICATIONS

V. APPROVAL OF THE MINUTES

1. April 5, 2016

MOTION: To approve of the minutes of April 5, 2016

Motion made by Brady, seconded by Brewer, Levenson abstained.

2. April 19, 2016

MOTION: To table the minutes of April 19, 2016

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS - None

VIII. ADJOURNMENT

Motion to adjourn at 7:57 p.m. made by Everett, seconded by Somers, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II