

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
MAY 6, 2014 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:01 p.m. and sat Brewer for Somers and Levenson for Kimenker.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 14-15 – 221 Library Street; Brian McGlynn, owner/applicant; Shed. PIN #261917100633 – Continued

Brian McGlynn, owner of 221 Library Street, presented to the Commission to propose installing a 10' x 12' shed on his property. The shed will have horizontal, painted cedar clapboard siding and window boxes.

The following exhibits were presented:

- Photographs
- Plot plan
- Property card

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:14 p.m.

HDC 14-16 – 42 Clift Street; Kristin Vaughn, owner/applicant; Modify COA #1841. PIN #261918329126

Kristin Vaughn, owner of 42 Clift Street, presented to the Commission regarding the modification of a previously approved application. The original plan called for two pieces of new construction, an enclosed porch and a mudroom off the kitchen. The applicant is proposing to change the mudroom location and move it back approximately 4' to the east. Additionally, she is proposing to change an approved window to a smaller one. The applicant thinks the smaller window is more appropriate in size for the scale of the addition. All other materials will remain the same.

The following exhibits were presented:

- Revised architectural plans

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:22 p.m.

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

## II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 14-15 – 221 Library Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1933

HDC 14-16 – 42 Clift Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1934

## III. PRE-APPLICATION HEARINGS

Norton Wheeler, of Mystic River Building Company, appeared before the Commission for Donna Zyry, owner of 154 Clift Street. He is currently doing exterior renovations on the house including a new roof. Part of the house, where the kitchen is located, is an L-shaped addition with an almost flat roof that has no drainage. As a result, water is leaking inside the house. The applicant is proposing to remove the existing low pitch roof and reframe it with an approximately 4/12 pitch. Rake and fascia detail on the front will be mirrored on the addition. Roofing material will be the same.

Engineer Debralyn Marshall-Baker, of the Town of Groton Public Works Department, appeared before the Commission to propose the replacement of a retaining wall at 12 Ashby Street. There is a problem with drainage on Ashby Street where in the water from the driveways flows down into old gutter then drops down into the yard at 12 Ashby Street. The entire house is below the grade. Additionally, property located at 1 Latham Lane has water in the basement also as a result of the poor drainage. To correct the problem the Town plans to extend the storm sewer to catch basins on Ashby Street. Part of the project calls for the replacement of a wooden retaining wall located at 12 Ashby Street. Marshall-Baker is appearing before Commission because the new wall will be seen from the public way. The existing wall will be replaced with a segmental unit block wall made from Versa-lok. This product will provide an engineered wall which will be good for 100 years. The wall will be 1' higher than the existing one to maintain public safety and will be approximately 30' long. A picket fence will be used for the top of the wall.

## IV. PUBLIC COMMUNICATIONS – None

## V. APPROVAL OF THE MINUTES OF April 15, 2014

MOTION: To approve the minutes of April 15, 2014.

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

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VI. OLD BUSINESS – None

VII. NEW BUSINESS

Discussion of staff role at Commission meetings.

VIII. ADJOURNMENT

Motion to adjourn at 8:02 p.m., made by Moriarty, seconded by Everett, so voted unanimously.

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Todd Brady, Secretary  
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II