

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
MAY 17, 2016 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Vice Chairperson Somers called the meeting to order at 7:02 p.m.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 16-23 – 23 Gravel Street; Robert C. Danaher, owner; William Turner, applicant; Garage doors. PIN #261918412990

William Turner, a real estate agent with Market Realty, presented to the Commission for Robert C. Danaher, the owner of 23 Gravel Street. The subject property is currently for sale and the garage doors are in a state of disrepair. This proposal is for the installation of new garage doors which will have an automatic opener, therefore, the doors will fold up rather than open out. The material used for the doors will be cedar. The hardware will be slightly different and handles will be added. The doors are custom designed and intended to look quite similar to the existing doors.

The following exhibits were presented:

- Photographs
- Door details & spec sheets
- Plot plan

Somers asked for comments in favor or against the application and there were none. The public hearing was closed at 7:07 p.m.

The public hearing portion of the meeting was closed at 7:09 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 16-23 – 23 Gravel Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #2049

III. PRE-APPLICATION HEARINGS

Ruth Crocker, owner of 28 Pearl Street, appeared before the Commission to propose the installation of a new garage/barn door. The existing offset carriage door is in disrepair. She would like to replace it with a new, smaller door that will be centered. She is also replacing an existing second level window with a larger window. The window will be double-hung and functional rather than stationary.

Melody Pere appeared before the Commission. She is the owner of Rise Restaurant located at 10 Water Street, which is owned by The Mystic Group at Mystic, LLC. The applicant is proposing the placement of propane tanks on the left side of the building and a heating/cooling condenser on the opposite side. Staff noted that there are limited alternatives for locating the condenser elsewhere.

Bob Leeney, owner of 1 Park Place, appeared before the Commission to propose the extension of an existing white picket fence and the addition of a gate in order to fully enclose his yard. The section including the gate will be 48'. The new section will match the existing fence in material and design.

Architect Peter Springsteel, Eric Burns, of Jerome Properties, and Ken Navarro an owner of 18 West Main Street, a/k/a Central Hall, appeared before the Commission to propose changes to the Central Hall Project. The project has received a number of Certificates of Appropriateness (COA's) from the Commission since its inception. The initial COA #1506 was issued in 2006 for the construction of a mixed use building. This was subsequently extended for 2 ½ years from the original expiration date of 1/17/2011. A modification to this COA was approved in 2012 with the issuance of COA #1866. There is currently a foundation permit in place. The deck has been removed and a pile foundation is being put in. The footprint for the structure is the same one that has always existed. Springsteel gave an extensive history of the project along with the plan details that have been modified and those that remain unchanged.

Springsteel has been working with the owners for several months to review the upper structure. The end result of their work is a proposal to modify COA #1866 which is still active. Since the main entrance to the residential units is behind the building, the applicants would like to add a carport or porte-cochere to create an attractive and distinguishable entryway. Utility equipment located in the area will be fenced off to hide it from public view. Public access will be maintained via Town owned property at 2 Gravel Street which is located directly adjacent to the rear of Central Hall. The public access deck on the building exterior will mirror all the other docks in the downtown area with no railings. The applicant and the Commission also discussed exterior siding and trim, windows, signage, vertical sign brackets, and changes to the flood zone elevations.

The Clad In building located at 24 West Main Street and currently owned by State and Elizabeth Lawrence was also discussed. There is an existing open staircase that is located on the side of the building. The expectation is that the staircase will need to be covered in order to meet fire code and provide a second egress for the building. Springsteel's concept is to change the staircase to exit at the rear of the building rather than the front and add a walk through gate for

public access. The property is in the process of being purchased and the new owner will give a detailed proposal to the Commission at a future date.

Architect Peter Springsteel presented a proposal to the Commission for the Drawbridge Ice Cream building located at 2 West Main Street and owned by Jerome Properties 2-6 LLC. The applicant is planning to add a porch and a new deck railing system that is more decorative than the existing one. It will be 42” high which is per building code. This will effectively block items and material stored on the exterior of the building. A taller fence will be installed in the back to shield propane tanks and provide tighter security. Composite materials will be used. The deck will also be handicap accessible.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. April 19, 2016

MOTION: To table the minutes of April 19, 2016

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

2. May 3, 2016

MOTION: To approve the minutes of May 3, 2016

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS - None

VIII. ADJOURNMENT

Motion to adjourn at 8:09 p.m. made by Brady, seconded by Brewer, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II