

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
JUNE 1, 2010 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Sarasin, Mitchell
Alternates Present: None
Staff: Vandenbosch, Galetta

Chairman Nado called the meeting to order at 7:00 p.m. Mitchell read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 10-23 – 42 Clift Street; Kristin Vaughn-Glasfeld & Michael Glasfeld, owners; Kristin Vaughn, applicant; Fence. PIN #261918329126 – Continued

The applicant was not present at the meeting.

The public hearing closed at 7:05 p.m.

HDC 10-26 – 7 Gravel Street; GRVL, LLC, owner; Robert Robotham, applicant; Paving. PIN #261918411233

Robert Robotham, of Crossroads Building, presented to the Commission for GRVL, LLC, owners of 7 Gravel Street. They are seeking approval to pave a portion of the rear parking area of the property. The surface to be paved is approximately 1000 sq. ft. The owners are proposing to pave the area to allow cars to park on a solid surface. They are also planning for planting areas on the rear and sides of the property. The hope is to accommodate four cars parked in an angular array across the rear of the property. The owners feel that providing a clean, clear surface is the best way to delineate the parking area from the rear yard. The Commission felt that with the planned 3' fence installed little of the parking area will be seen from the public way, but they were also concerned about adding an impervious surface to the property.

The following exhibits were presented:

- Drawing
- Photograph

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:12 p.m.

HDC 10-27 – 48 West Main Street; Madeline R. Joy, owner; Donna Williston, applicant; Egress and signage. PIN #261918308935

Donna Williston presented to the Commission regarding the addition of an exterior stairwell at 48 West Main Street. The staircase is required to provide egress to a studio she is adding on the second floor of her gallery. The entry door will be located over the bulkhead with the platform landing to extend 6' x 7'. The Commission was concerned with the size of the landing and discussed alternatives with the applicant. Keeping the landing to a minimum size is the most desirable from the historic district perspective. Relocating the door may minimize the platform required. The Commission felt they

would need more information to make their decision. They requested a plan view along with a scaled drawing and construction plans. The application for the egress proposal was withdrawn by the applicant. Ms. Williston pursued her application for signage. She is proposing to add a 6' x 1' wooden sign to replace a sign which a previous tenant removed. The sign will be flush-mounted on the front of the building.

The following exhibits were presented:

- Drawing

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 8:46 p.m.

HDC 10-28 – 19 West Mystic Avenue; Susan Turner Ehrlich, owner/applicant; Replace siding. PIN #261805293018

Susan Turner Ehrlich presented to the Commission regarding replacement of the existing siding on her house. She is planning to use a Hardie plank siding. The color will be factory applied. She would also like to remove a triangle detail above the door and replace it with a sunburst detail. The dimensions will be the same height. She is planning to use Azek trim to replace rotted corners on the house. The Commission felt that staying with Hardie plank was more desirable. The applicant agreed to use Hardie plank for the siding and the trim. When she has chosen a color the applicant will require an additional public hearing to seek the Commission's approval.

The following exhibits were presented:

- Photographs
- Sunburst design

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 8:02 p.m.

HDC 10-29 – 126 High Street; Jayvardhan Pandit, owner; Peter Springsteel, applicant; Garage siding, doors & window. PIN #261918303887

Architect Peter Springsteel presented to the Commission for Jayvardhan Pandit owner of 126 High Street. The proposal is to convert an existing detached garage into a pool house. The public view of the garage is minimal. They plan to remove an existing cupola from the top of the garage. The roof shingles will remain. The siding will be removed and sheathing added. The siding will be replaced with Hardie plank in white to match the house. A single window will be removed and two smaller windows will be added. The garage doors, which are not seen from the public way, will be replaced. They are proposing to use clapboards for the corner boards and Azek trim. A Brosco wooden barn sash door will be used. The Commission had some concerns with the windows however the building is minimal in size.

The following exhibits were presented:

- Architectural drawings
- Photographs
- Plot plan

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 8:12 p.m.

HDC 10-30 – 219 Library Street; Scott & Cheryl Beaulieu, owners/applicants; Modifications to previously approved plan. PIN #261917100552

Scott & Cheryl Beaulieu presented to the Commission regarding modifications to the approved construction plan for a single family dwelling at 219 Library Street. The Commission previously requested close-up photographs in order to clearly visualize the changes to the plans. The applicants provided the structure elevations as approved and comparison photographs showing what currently exists on the structure. Skylights which were not approved are being removed from the garage. The south side of the property is a concern as well as the proportion of the windows. The change to the door window is of less concern. The lack of trim on the sills is a problem which may be resolved by using an applied sill or by adding sills. The returns on the garage are an issue because they dress up the outbuilding. The issue is the use of a more expensive trim item and a higher level of craftsmanship on an accessory structure. The garage should have a more utilitarian look to it. Currently it is competing with the house which gives a more modern read to the property. Marvin and Marvin Integrity windows were used for the project and the trim was applied by hand. The change in the appearance of the structures is quite pronounced. The owner thought that the windows may have been changed because the approved ones would not fit with the roof pitch. The pictures used in the presentation are current so the vegetation is lush and shields parts of the property from view. The Commission would like to have a clearer view of what they see and what they don't see and requested permission to visit the property. The Commission will continue the formal hearing.

The public hearing closed at 8:44 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 10-23 – 42 Clift Street

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

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

HDC 10-26 – 7 Gravel Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Sarasin, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1749.

HDC 10-27 – 48 West Main Street

MOTION: To grant a Certificate of Appropriateness with modifications.

Motion made by Mitchell, seconded by Nado, so voted unanimously. Issued Certificate of Appropriateness #1750.

HDC 10-28 – 19 West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Sarasin, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1751.

HDC 10-29 – 126 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Sarasin, so voted unanimously. Issued Certificate of Appropriateness #1752.

HDC 10-30 – 219 Library Street

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

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

III. PRE-APPLICATION HEARINGS

Russ Kramer appeared before the Commission regarding signage at 48 West Main Street. He is a marine artist and plans to open a gallery on the second floor of the building. The sign will measure 4'3" x 12". Staff stated that there may be the possibility of additional signage availability because the gallery is a corner location.

IV. PUBLIC COMMUNICATIONS

Chairman Nado received a letter from the Town of Groton Ethics Taskforce. The letter requested a response by June 30, 2010 to an enclosed questionnaire.

V. APPROVAL OF THE MINUTES OF May 18, 2010

MOTION: To approve the minutes of May 18, 2010

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 9:25 p.m. made by Mitchell, seconded by Sarasin, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda C. Galetta, Office Assistant II