

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
JUNE 2, 2009 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Mitchell, Cole  
Alternates Present: None  
Staff: Quinn, Galetta

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

I. PUBLIC HEARINGS

HDC 09-13 – 104 Library Street; Alexis Ane, owner/applicant; Add shed. PIN #261917202990

The applicant was not represented at the hearing.

HDC 09-16 – 43 Pearl Street; Victor & Susan DiPaglia, owners/applicants; Install shingle diamond. PIN #261914420593

Staff stated that the applicant has submitted a letter withdrawing this application. The triangle shingle will not be done at this time.

HDC 09-21 – 26 West Main Street; Westward Properties, LLC, owner/applicant; Replace windows. PIN #261918411081

Cathy McHugh appeared before the Commission for the applicant Westward Properties, LLC. They are seeking permission to replace windows, which are leaking, in the second floor of 26 West Main Street. The project is to replace four large windows in the front of the building with two smaller windows which will add more structure. She presented a picture of the existing four windows and a computer-rendered picture of the two, six over six, windows the applicant is proposing. A two-inch sill will be added when the windows are installed. The proposed windows are Anderson 200 vinyl clad with Azek sills to be attached. The owner would prefer to replace an existing eight over eight window on the side of the building with another eight over eight. The Commission was in favor of the look of the building with the six over six windows but was concerned with the finished look and the fact that they will be vinyl clad rather than wood or aluminum clad. The Commission also felt that the sill and trim should be part of the window unit rather than applied afterwards by the contractor. Snap-on grills were also not advised but rather that the windows should have exterior grills or be true divided light windows.

The following exhibits were presented:

- Photographs
- Anderson window brochure

Chairman Nado closed the public hearing at 7:25 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 09-13 – 104 Library Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, 1 in Favor (Cole), 2 Opposed. Motion denied without prejudice.

HDC 09-16 – 43 Pearl Street

Application withdrawn – no action required.

HDC 09-21 – 26 West Main Street

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

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

### III. PRE-APPLICATION HEARINGS

William Bertsche presented to the Commission for Denise Macon who is purchasing a house at 12 Pearl Street. She would like to construct a single- car garage on the south side of the house. The garage will have a single door. She plans to replicate the shingles and clapboard of the house and keep the pitch of the roof similar. The Commission felt that the structure is secondary to the house and that it should not be an exact replica of the house itself. Materials will be hardy plank clapboard, wood shakes, and painted Azek trim. She is also proposing installing a Walpole metal fence in black or white. The fence will be three to four feet in height. She may also want to install some of the fencing as a privacy fence. She plans to keep it at four feet or under.

Joseph Cecere appeared before the Commission regarding property at 59 Pearl Street. Cecere is interested in purchasing the home and is proposing to add a second floor addition to and addition that was built in the 1950's. He would also like to add a porch to the front of the house. Additionally, there is an existing outbuilding on the property which Mr. Cecere would like to modify into a two-car garage. The Commission had concerns about the massing of the house with the proposed addition. They felt a second floor addition would add too much volume and change the character of the existing structure. They stated that the original structure should remain primary and be preserved rather than covered up. The Commission also had concerns about modifying the workshop structure for use as something for which it was not intended. They were not in favor of removing the windows in the outbuilding and replacing them with a door. They were also concerned about modifications or cuts to the existing wall and fence.

David Preka, who is leasing the building at 61 West Main Street, appeared before the Commission regarding placing a freestanding sign in front of the structure. The dimensions of the sign are 3' x 6'. The Commission had concerns about placing such a large freestanding sign in front of a historic structure. Staff stated that Zoning Regulations would allow a 31.5 sq. ft. sign, however, a variance may also be required if there is not enough frontage. The Commission and Staff suggested that a hanging sign, bracket mounted on the structure, may be more desirable and would avoid the need for a variance. A wall sign would also be allowed in addition to a perpendicular hanging sign.

### IV. PUBLIC COMMUNICATIONS

Staff read a letter from Attorney Thomas Collier who representing Christian Oates regarding property at 39 Pearl Street. The letter stated that applicant will appear before the Commission for a preliminary hearing on July 7, 2009.

V. APPROVAL OF THE MINUTES OF May 5, 2009

MOTION: To approve the minutes of May 5, 2009

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

VI. OLD BUSINESS

The Commission requested a status update on the 81 High Street matter. Staff stated that the Town Attorney is working on a brief.

VII. NEW BUSINESS

The Commission reported that a home at 54 High Street has had sills replaced. Staff will look into the matter.

Lee Vincent reported to the Commission that a candidate has been recommended by the Republican Town Committee for the current vacancy on the Commission. He will try to get the personnel committee together to interview her. The applicant's name is Nancy Gilly.

VIII. ADJOURNMENT

Motion to adjourn at 8:59 p.m. made by Mitchell, seconded by Cole, so voted unanimously.

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Elaine Cole, Secretary  
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II