

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
JUNE 2, 2015 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:03 p.m. and sat Brewer for Brady, Nault for Somers, and Levenson for Kimenker.

MOTION: To waive the reading of the hearing procedure.

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

Brewer read the call of the hearing.

I. PUBLIC HEARINGS

HDC 15-13 – 119 River Road; Dennis & Barbara Cambria, owners; Renewal by Anderson, applicant; Replacement windows. PIN #261914431714 – Continued

The applicant did not attend the hearing.

HDC 15-14 – 158 High Street; Kenneth & Patricia Neal, owners/applicants; Driveway. PIN #261918313275

Pat Neal, owner of 158 High Street, presented to the Commission to propose resurfacing her existing driveway and to repair the large dip at the mouth of the drive. The driveway apron will remain as bituminous asphalt. The existing gravel will be refreshed with the same type of gravel. Old brick from the property will be used to make an apron in front of the garage and at the edge of the asphalt area.

The following exhibits were presented:

- Photographs

Chairperson Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:13 p.m.

HDC 15-15 – 8 Orchard Lane; Vince Yevoli, owner/applicant; Pergola. PIN #261806295627

Vince Yevoli, owner of 8 Orchard Lane, presented to the Commission to propose installing free-standing pergola in his back patio area. The pergola will be 10' x 12' and made from cedar. The footings will be dug into patio.

The following exhibits were presented:

- Photographs

- Plot plan
- Pergola details

Chairperson Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:16 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 15-13 – 119 River Road

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

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

HDC 15-14 – 158 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Nault, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1990

HDC 15-15 – 8 Orchard Lane

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Nault, so voted unanimously. Issued Certificate of Appropriateness #1991

III. PRE-APPLICATION HEARINGS

Architect James Gibbs introduced himself to the Commission explaining that he is representing Joseph Murli the owner of 14 Pearl Street. The applicant is proposing the addition of a second floor to an existing garage to create a studio. Various architectural options for the garage were discussed. The applicant opted for a single gable with a Nantucket dormer on the roof. The garage will remain at approximately the same height as it is now. A new enclosed stairway will be added on one side. The siding and roof shingles will match the house. Additional details of the garage such as windows, etc., will match those of the existing house. The Commission requested a material list as well as window and lighting details for the public hearing.

Architect Jim Gibbs and his client, Brad Horne owner of 23 Library Street, appeared before the Commission to propose the construction of a new dwelling on the property. The original house, which was destroyed by fire a number of years ago, was built in 1909. The idea is to build the new house on the old foundation which still exists. It will have some of the massing of the original. A conventional shingle style veranda will wrap around the house. While Library Street will be the formal front of the house an existing driveway on Route 1 will remain. The applicant is proposing to move an existing garage located on the back of the property. The plan is to preserve the garage exactly as is but move it away from the close proximity to Route 1. Additional details about the house were discussed. The concrete wall along Route 1 will remain and wall treatments were discussed. The existing cobblestone foundation will remain but may need patching in some places. The house will have gable roofs, clapboard

siding, a portico that wraps around the front and a brick chimney on its exterior. A third floor will be used for an accessory apartment.

Craig and Jodie Arruda, owners of 2 Elm Street, appeared before the Commission regarding a new shed and a new fence located on their property. The homeowners explained they are aware that their property is located in the Historic District; however, they were unaware that before making visible changes to the property they needed to appear before the Commission. They have recently removed and replaced an existing shed and added a privacy fence to their property before they became aware that they needed to consult the Commission.

Chairperson Moriarty noted that a section of the new fence is located in the State of Connecticut right-of-way along Route 1. Therefore, the fence cannot be debated until the homeowners contact CONNDOT and obtain permission and an easement of some sort from the State. Once this has been resolved the Arruda's can submit an application for the fence to the HDC.

Moriarty additionally noted that since the shed is no longer on the property the next step will be for the Commission to hear an application for the new shed. The Commission emphasized the importance of additional photographs from varying distances and angles for submission at the public hearing.

Mary Grace and William Spohn, owners of 7B West Mystic Avenue, appeared before the Commission to propose replacement windows for their circa 1950 ranch-style house. They are seeking to make the windows more energy efficient. The 10 front windows are double-hung two over two. Windows on the sides of the house are casement. Window options were discussed with the Commission.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF April 21, 2015 and May 19, 2015

MOTION: To approve the minutes of April 21, 2015.

Motion made by Everett, seconded by Levenson, 3 in favor, 0 opposed, 2 abstentions (Moriarty, Nault). Motion passed.

MOTION: To approve the minutes of and May 19, 2015.

Motion made by Nault, seconded by Everett, 3 in favor, 0 opposed, 2 abstentions (Levenson, Brewer). Motion passed.

VI. OLD BUSINESS – None

VII. NEW BUSINESS

Staff noted that Frizzante Wine Bar at 15 Water Street is seeking a final Certificate of Occupancy. As part of the general renovation proposal the HDC issued an approval of fencing for a propane tank. Currently there is no permanent way to access the tank and the Art Association is proposing to use a ship's ladder that will be made from the same wood that the railing is made from. The Commission determined that no application is required.

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Commissioners Moriarty and Everett noted that they will most likely not be in attendance at the next meeting.

VIII. ADJOURNMENT

Motion to adjourn at 8:21 p.m. made by Brewer, seconded by Moriarty, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II