

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
JUNE 5, 2012 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Sarasin, Mitchell, Vaughn
Alternates Present: Somers, Everett
Members Absent: Kimenker, Cole
Staff: Quinn, Galetta

Chairman Nado called the meeting to order at 7:02 p.m. Somers read the Call of the Hearing. Nado sat Somers for Cole and Everett for Vaughn. Vaughn arrived at 7:06 and deferred to Everett.

I. PUBLIC HEARINGS

HDC 12-19 – 3 Water Street; Bank Square Realty Ltd, owner; Amy Rubin, applicant; Signage. PIN #261918308790

Amy Rubin appeared before the Commission regarding 3 Water Street which owned by Bank Square Realty Ltd. Her barbershop is located in the rear structure on the property and she is seeking permission to add a sign over the front window. The applicant did not bring details about the sign to the hearing. The Commission determined that they would need exhibits in order to make a decision.

HDC 12-20 – 292 High Street; Lisa & Martha Shippee, owners; James Fuery, applicant; Addition. PIN #261914323620

James Fuery presented to the Commission on behalf of Lisa and Martha Shippee who own the property located at 292 High Street. They are seeking approval for an addition on the rear of their house which was built in 1854. An existing deck and stairwell access will be eliminated and replaced with the addition. Additionally, a 2' cantilevered bump-out is proposed to provide for a ganged window in the kitchen. The Commission was concerned with this detail which will be quite prominent and visible from the street so the cantilever will be extended all the way down. The footprint for the addition will extend out in back of the house entirely. The oversized lot provides enough room for setbacks. The existing L-shape will be squared off and extended out approximately 30' to provide more living space. The proposed addition will be used as an in-law apartment. The 6/12 roof pitch will be mimicked in the new addition. The goal is to absorb the addition into the building so that it looks less like an addition. Exterior materials will match the existing façades. Andersen 400 Series windows are proposed and will match the existing windows in the house. The Commission requested permanently adhered exterior muntions for the windows in the addition. The Commission was concerned with the massing of the new addition, which makes it as prominent as the original structure, and the ganged windows on the bump-out. The ganged window façade will be realigned by using two windows on the upper floor and two windows on the lower level.

The following exhibits were presented:

- Elevation drawings
- Photographs
- Material list

Chairman Nado asked for comments in favor or against and there were none.
The public hearing closed at 8:25 p.m.

HDC 12-21 – 286 Noank Road; Maria Zalegowski, owner/applicant; Outbuilding. PIN #261806286342

Maria Zalegowski, owner of 286 Noank Road, presented to the Commission regarding a proposal to add an outbuilding to her property. She is proposing a Carefree Small Building prefab storage shed sized 12' x 20'. Her house is sided with cedar shakes and the shingles for the outbuilding will match the house; however, the shed shingles will be vinyl and the color choice is pearl. The building will have a cupola with a weathervane. The cupola will be a minimum of 28" with louvers. White carriage doors will face the street. There is a privacy fence that is in poor condition in the area of the yard where she plans to place the outbuilding. Her plan is to eliminate the fence on the side where the building will be placed and add a gate for access to the yard. She is not planning to add windows to the outbuilding.

The following exhibits were presented:

- Photographs
- Specification sheet
- Outbuilding brochure
- Plot plan

Chairman Nado asked for comments in favor or against and there were none.
The public hearing closed at 8:55 p.m.

Chairman Nado closed the public hearing portion of the meeting at 8:56 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 12-19 – 3 Water Street

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

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

HDC 12-20 – 292 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Sarasin, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1848.

HDC 12-21 – 286 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Somers, 4 in favor, 1 opposed (Sarasin). Motion passed. Issued Certificate of Appropriateness #1849.

III. PRE-APPLICATION HEARINGS

Patricia Kelly, owner of 19 Prospect Street, appeared before the Commission with Larry Bogart to discuss adding an elevated deck on the back of their house. They plan is to follow the line of the house out for the deck and mimic the railing on the front of the house for the deck railing. The Commission requested a plot plan with the deck drawn to scale, as well as photographs of the house and photographs from the street for the public hearing. The Commission felt that minimizing the impact of the deck will be important.

Steven Grills appeared before the Commission on behalf of Dan Marr owner of 30 West Main Street. The building is currently undergoing like for like repair of the copper fascia. During construction the contractor determined that a structural, carrying I-beam is in need of repair. The I-beam supports all of the brick face veneer. In order to replace the I-beam all of the masonry must be removed from the building. The building will be refaced with dimensional brick of the same size and color. Windows will not be replace. The Commission determined that a certificate of appropriateness should be applied for because of the wholesale removal of the façade.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF May 15, 2012

MOTION: To approve the minutes of May 15, 2012

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

VI. OLD BUSINESS

The Commission discussed the Wronowski residence at 2 Clift Street which is currently undergoing an addition and renovation project. Commissioner Vaughn thinks the addition may be higher and the north-south width wider than approved. Staff will have a building inspection look into this.

VII. NEW BUSINESS

The Commission discussed pre-application hearing procedures and suggested that it might be a good idea to read the guidelines before opening the pre-application portion of the meeting in order to help residents understand the process more clearly.

The Commission discussed why factory applied color falls under its purview. There was a consensus that the Commission should rule on pre-applied colors that are not meant to be repainted or changed, i.e.: awnings, vinyl siding, shingles.

VIII. ADJOURNMENT

Motion to adjourn at 10:10 p.m. made by Somers, seconded by Sarasin, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II