

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

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

Chairperson Moriarty called the meeting to order at 7:00 p.m.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 16-24 – 28 Pearl Street; Ruth W. Crocker, owner/applicant; Garage door & window. PIN #261918411800

Ruth Crocker, owner of 28 Pearl Street, presented to the Commission to propose replacement of the door on a detached garage which she uses as a studio. She would like to change to a wood clad Pella door to allow more light into the space. The new door will be a little smaller so the plan is to reside the leftover area surrounding it. The Commission noted that the current door does not look original to the garage. The applicant also stated that the window is not being replaced under this application.

The following exhibits were presented:

- Site Plan
- Photographs
- Door spec sheet
- Scaled drawing

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:10 p.m.

HDC 16-25 – 10 Water Street; The Mystic Group at Mystic LLC, owner; Melody Pere, applicant; Propane tanks and condenser. PIN #261918306539

Melody Pere presented to the Commission to propose propane tanks and a condenser unit at 10 Water Street which is owned by The Mystic Group at Mystic LLC. The applicant is converting this location into a new restaurant named Rise. The propane tanks will be placed in a walkway on the left side of the building and a heating/cooling condenser on the opposite side. The same condenser unit is used by Pizzetta across street.

The following exhibits were presented:

- Photographs
- Condenser spec sheet

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 16-26 – 1 Park Place; Robert & Judith Leeney, owners/applicants; Fence. PIN #261918424336

Robert Leeney, owner of 1 Park Place, presented to the Commission to propose the installation of additional fencing on his property. The plan is to install the fence along the driveway and add a gate at the end of the brick walkway. The fence will be pine and the new gate will match an existing one. The length of the new fencing is 48 feet.

The following exhibits were presented:

- Photographs
- Plot plan

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:17 p.m.

HDC 16-27 – 18 West Main Street; Historic Mystic LLC, owner; Peter Springsteel, applicant; Modify COA #1866. PIN #261918412081

Architect Peter Springsteel presented to the Commission along with Ken Navarro one of the owners of 18 West Main Street, also known as the Central Hall property. 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 for this project. The applicant explained that rather than modifying a previously approved plan they preferred to submit the application as a new building and related site amenities. The Commission consensus was to allow the request.

The proposal now includes a porte-cochere at the rear of the building which is the main entrance for the residential units. It will provide drop-off parking plus storage for bicycles and carts to the residents who must use the Pump Station lot for parking. A public access deck that runs around the building provides access to two residential lobbies. All units will have a balcony with ganged windows. Balcony railings will be half solid half way up then become a cable railing. A removable panel fence that is approximately 6' tall will screen mechanical equipment. A gate in the fence will provide egress to the public way.

At the front of the building there are 4-stories which include one retail level and three residential levels. The store front windows are similar in size and proportion to other windows in Downtown Mystic. The residential units will have double-hung, two over two, Anderson a-series vinyl clad windows with simulated divided lights. The building will be sided with painted fiber-cement clapboards. A frieze board will serve as a signage banner and a place for awnings. Metal brackets will be added for signage. Trim for pilaster elements, cornices, and store

fronts will be PVC. A painted wood sign will call out the name of the building and the dates of construction/re-construction. Access between the buildings will be widened. A wooden access deck/dock without railings will run from approximately 8 – 10 feet wide with pilings that will rise above it. The east elevation faces the ice cream building and the west façade has an alleyway to public access. A screen will added to the roof to screen mechanical equipment but will not be seen from the street level. A cupola is also planned to dress up the top of the building. Staff noted that the Planning Commission has already accepted the plan with the porte-cochere and that the site plan includes signage to call out public coastal access.

The following exhibits were presented:

- Construction plans
- Photograph

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 8:04 p.m.

HDC 16-28 – 2 West Main Street; Jerome Properties 2-6 LLC, owner; Peter Springsteel, applicant; Addition & renovations. PIN #261918403999

Architect Peter Springsteel presented to the Commission on behalf of Jerome Properties the owner of 2 West Main Street. Springsteel explained that this location is the so-called ice cream building. There is presently a wooden deck on the back of the building which runs around to the west. The proposal is to replace the deck on the east side of the building. Currently it has two steps but will be rebuilt with one step to provide handicap accessibility. The plan also includes covering the deck to provide a porch area. A new railing system will be added that will be more Victorian in nature. The roof eave will have bracketry with columns and a hip roof corner. The shingles will be asphalt. At the back of the deck the existing railing will be replaced by one with a solid board bottom and a lattice top. A gate will lead to the public access area of the Central Hall Building. There will also be a 6' fence added to shield propane tanks. Composite materials are proposed for all components of the improvements. The idea is to create a pleasant environment on the deck and make it handicap accessible while mimicking the building as it formerly appeared.

The following exhibits were presented:

- Architectural plans and specs

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:25 p.m.

The public hearing portion of the meeting was closed at 8:05 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 16-24 – 28 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #2050

HDC 16-25 – 10 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Somers, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2051

HDC 16-26 – 1 Park Place

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett. Motion passed 4, 0, 1 (Somers). Issued Certificate of Appropriateness #2052

HDC 16-27 – 18 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2054

HDC 16-28 – 2 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2053

III. PRE-APPLICATION HEARINGS

Joe Murli, owner of 14 Pearl Street, appeared before the Commission to propose a deck on back of his house. Additionally a brick barbeque is in place which also requires Commission approval.

Kristin Clark, owner of 115 Library Street, appeared before the Commission to propose installing a fence around the back yard. The plan is to install a split rail fence around the perimeter.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. April 19, 2016

MOTION: To approve the minutes of April 19, 2016, as written

Motion made by Brady, seconded by Levenson. Motioned passed 6, 0, 3 (Brewer, Everett, Somers)

2. May 17, 2016

MOTION: To approve the minutes of May 17, 2016, as written

Motion made by Brewer, seconded by Somers. Motion passed 6, 0, 3 (Everett, Levenson, Moriarty).

- VI. OLD BUSINESS – None
- VII. NEW BUSINESS - None
- VIII. ADJOURNMENT

Motion to adjourn at 8:22 p.m. made by Moriarty, seconded by Brewer, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II