

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
JUNE 16, 2009 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairman Nado called the meeting to order at 7:05 p.m. Cole read the Call of the Hearing.

I. PUBLIC HEARINGS

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

The applicant requested that the public hearing be continued to the July 7, 2009 meeting.

Chairman Nado closed the public hearing at 7:06 p.m.

HDC 09-22 – 12 Pearl Street; Clare E. Wilson III, owner; William Bertsche, applicant; Construct garage and install fence. PIN #261918410330

Staff stated that the applicant has submitted a letter withdrawing this application.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

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.

HDC 09-22 – 12 Pearl Street

Application withdrawn – no action required.

III. PRE-APPLICATION HEARINGS

Tobias Glaza and Nathan Glaza, owners of 8 High Street, appeared before the Commission regarding adding an exterior means of egress to their 4-family dwelling. During a walk through inspection by the Fire Marshall a violation of the fire code was discovered. A second means of egress with stairs is required and one window must also be removed from the structure, per the fire code. Although the structure has been in existence for a great deal of time, the fire code is retroactive and mandated to be enforced. The property has been in the Glaser family for over 30 years and a multi-family dwelling for many years. The Commission had concerns about how the exterior means of egress would change the historic look of the structure. The Commission also had concerns that the egress landings might be used as decks by the tenants. The Commission would like to work with the owners so that they may comply with the fire code but would prefer to see the exterior egress kept as minimal as possible. The

Commission would also like more clarification about what the types of egress options there are and whether the fire code or the historic district regulations take precedence. The visual impact to the historic district is of utmost concern to the Commission members.

Bill Leffingwell, of Leffingwell Pools, appeared before the Commission for Walter and Diane Chappel who are the owners of 273 High Street. They are planning an in-ground pool project and Leffingwell is representing them regarding the installation of a pool fence. They are proposing a 54" high black, aluminum, pool fence. There is a minimal amount of the fence which will be seen from the historic district and its color will further inhibit the visibility. The Commission felt that the impact of the fence would be minimal.

Joseph Cecere appeared before the Commission, along with Peter Springsteel, regarding property at 59 Pearl Street which he is considering purchasing. He would like to make a cut into an existing stone wall and make a gate which would be compatible with the wall. Use of the outbuilding as a garage to provide off-street parking was discussed. They are proposing either a traditional garage door with hinges, or leave the trim siding and window casing as is and use a movable panel as a door. They would also like to raise the 1950's L-shaped addition to the house, take out some windows, extend the chimney and keep the gable. The Commission had reservations about changing the usage of the outbuilding to a garage. The Commission also had concerns that the addition would encroach upon surrounding properties. They did not feel that the modifications proposed would enhance the property.

#### IV. PUBLIC COMMUNICATIONS – None

#### V. APPROVAL OF THE MINUTES OF June 2, 2009

MOTION: To approve the minutes of June 2, 2009

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

#### VI. OLD BUSINESS – None

#### VII. NEW BUSINESS

The Commission shared an article by Sally Zimmerman on the implementation of energy efficiency in older homes.

The Commission advised Staff that the trim board detail on the porch at 57 Pearl Street differs from the plans submitted with application #HDC08-41.

#### VIII. ADJOURNMENT

Motion to adjourn at 9:46 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