

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
JUNE 16, 2015 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Commissioner Kimenker called the meeting to order at 7:00 p.m. and sat Brewer for Moriarty, Nault for Everett, and Levenson for Somers.

MOTION: To waive the reading of the hearing procedure.

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

Brady 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

Taz Peterson, of Renewal by Anderson Windows, presented to the Commission regarding replacement windows at 119 River Road which is owned by Dennis and Barbara Cambria. The company has replaced six double-hung windows on the house. All the windows are six over six and visually identical to the windows replaced; however, the original windows were wooden and the new windows are composite. The applicant explained that Renewal by Andersen is the custom replacement division of the company. They use true divided-light windows with external muntins.

The following exhibits were presented:

- Photographs
- Window specifications

Kimenker asked for comments in favor or against the application and there were none. The public hearing was closed at 7:07 p.m.

HDC 15-16 – 14 Pearl Street; Joseph Murli, owner; James Gibbs, applicant; Garage addition. PIN #261918410376

Architect James Gibbs presented to the Commission for his client Joseph Murli, owner of 14 Pearl Street. The proposal is for a second floor addition to an existing garage to create a studio loft. The building can be seen from Gravel Street and will be slightly wider on one side because of a 4' stairway addition. A more formal Nantucket dormer will be added to the front while a casual shed dormer will be used in the back. The siding will be clapboard with a painted Azek trim. The shingles will be red cedar. They plan to use Andersen 400 Series for the windows and French doors. The exterior doors will be Clingerman which is a semi-custom door.

The following exhibits were presented:

- Elevation drawings
- Window and door spec sheets

Kimenker asked for comments in favor or against the application and there were none. The public hearing was closed at 7:22 p.m.

HDC 15-17 – 2 Elm Street; Craig & Jodie Arruda, owners/applicants; Replace shed. PIN #261918208349

Craig and Jodie Arruda, owners of 2 Elm Street, presented to the Commission regarding the replacement of a shed. An original shed that was in poor condition was removed by the property owners without Commission approval. Another shed was installed in a new location at the back of the property. The new shed is 10' x 16' and is constructed from T-111. It also has aluminum clad windows and black architectural shingles to match the house. The applicants noted that the original shed was a prefab that sat on four by four's. It was unsafe, leaking and had 3-tab shingles that were deteriorating.

The following exhibits were presented:

- Photographs
- Plot plan
- Shed specifications

Kimenker asked for comments in favor or against the application and there were none. The public hearing was closed at 7:31 p.m.

HDC 15-18 – 7B West Mystic Avenue; William & Mary Grace Sponn, owners/applicants; Replace windows. PIN #261805292734

William and Mary Grace Sponn, owners of 7B West Mystic Avenue, presented to the Commission to propose replacement windows for their home. The house was built in 1950 and the windows are original to the house. The applicants are planning to use an Andersen 400 Series window. The current windows are casement and will be replaced with casements with the look of a double-hung window. The mullions will be between the glass rather than externally adhered.

The following exhibits were presented:

- Photographs
- Window specifications

Kimenker asked for comments in favor or against the application and there were none. The public hearing was closed at 7:36 p.m.

Public hearing portion of the meeting was closed at 7:38 p.m.

## II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 15-13 – 119 River Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #1992

HDC 15-16 – 14 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #1993

HDC 15-17 – 2 Elm Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Nault, so voted unanimously. Issued Certificate of Appropriateness #1994

HDC 15-18 – 7B West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Nault, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #1995

### III. PRE-APPLICATION HEARINGS

Craig and Jodie Arruda appeared before the Commission to discuss a privacy fence installed on their property at 2 Elm Street without Commission approval. An existing privacy fence along an abutting yard was replaced by the Arruda's and their neighbor. At that time, they decided to extend the fence to include their back yard and a side yard bordering Route 1/New London Road. The fence is 6' tall and has 8' long extensions. The applicant has recently discovered that the section along Route 1/New London Road belongs to the State of Connecticut. Originally the applicants tried to plant shrubbery along the road but it did not survive due to the road salt used in the winter. They have also cleaned up along the road and have been maintaining the grass since they purchased the property. The Arruda's are in the process of working out a deal with the State to buy the property. Once this matter has been resolved, they will come before the Commission for approval for the fence which they plan to paint.

Staff noted that it will be a long process before anything is settled with the State; however, the homeowners are making progress and have come before the Commission to keep them apprised of the situation. Staff also suggested that if the fence is left unpainted it will fade to match the color of the original fence. The Commission observed that the front of the house is still visible but it could not guarantee a favorable result or speak for other Commission members not present at the meeting.

Mary Grace and Bill Spohn appeared before the Commission to discuss a fence in front of their property. They would like to install a decorative cinder block fence approximately 3' high with a blue stone top. Staff noted that if a fence is 18" or less in

height it does not fall under the jurisdiction of the Commission. The homeowners are also considering a split rail fence in the back yard which could be seen from Rowland Street in the wintertime. Additionally, the roof on the house is pretty old and the Sponn's would like to replace it with a metal roof. The Commission thought both the split rail fence and the metal roof would be appropriate for a circa 1950's house.

Chris Helal, owner of 19 Elm Street, appeared before the Commission to discuss a fence for his property. He would like to install fencing along the side yard of his property on top of a retaining wall. The cedar fence will be 5' in height with posts and diagonal lattice work. The Commission noted that it is at a distant view from the road.

Fred Weaver appeared before the Commission regarding 32 West Main Street. This location was formerly Azu Restaurant and is now known as Noca. Staff noted that he was asked to address the Commission regarding the new sign that needs approval and the rotted wooden trim that is being replaced with composite. Weaver explained that the building is being painted and the trim is being replaced during the process. The owner of the building has hired the contractor and Weaver has been informed by the contractor that the trim is being replaced with wood. Staff requested that the property manager call so that the matter may be resolved appropriately. The Commission explained the process to receive approval for the new sign.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF June 2, 2015

MOTION: To approve the minutes of June 2, 2015.

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 8:14 p.m. made by Brady, seconded by Nault, so voted unanimously.

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Todd Brady, Secretary  
Historic District Commission

Prepared by Lynda Galetta  
Office Assistant II