

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
JUNE 18, 2013 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:03 p.m. Moriarty sat Brady for Kimenker and Brewer as a voting member.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 13-19 – 16 Bank Street; Stephen Walsh, owner; Michael Robotham, applicant; Modify COA #1882. PIN #261918316367

Michael Robotham of Crossroads Building LLC presented to the Commission regarding 16 Bank Street which is owned by Stephen Walsh. The single family dwelling soon to be under construction was originally approved under COA #1882. The applicant is proposing to move the location of the house back a distance of up to 12'. He is attempting to avoid some blasting of the ledge on the property; however, because the ledge is flat blasting will be required for public utilities. The Commission reviewed a plot plan showing the current approved location and the proposed placement of the house 12' back. A streetscape plan of the neighboring homes on Bank Street was also discussed. The Commission felt the front yards were not consistent nor were they very large throughout the street. They did not feel that moving the structure would be incongruent with the look of the neighborhood.

The following exhibits were presented:

- Plot plan
- Streetscape view

Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:12 p.m.

HDC 13-20 – 3 Fort Rachel Place; Comet Holdings LLC, owner/applicant; Aluminum siding. PIN #261806394509

Bill Middleton, owner of Comet Holdings LLC at 3 Fort Rachel Place presented to the Commission regarding the complete removal of existing aluminum siding from the building and replacing it with aluminum siding. He currently has a COA for the replacement of the aluminum siding with HardiePlank siding, but his insurance company will only pay for the replacement of aluminum siding prompting the application. The fact that the insurance company will not pay for HardiePlank is of no consequence to the Commission in making the

decision. The Commission reasoned that because the applicant has been issued a COA for the replacement of the existing siding with HardiePlank then this is actually a modification for an existing COA; therefore, aluminum siding would in fact be a downgrade.

The following exhibits were presented:

- Photographs

Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:19 p.m.

The public hearing portion of the meeting was closed at 7:19 p.m.

## II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 13-19 – 16 Bank Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #1898.

HDC 13-20 – 3 Fort Rachel Place

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Somers seconded by Everett, 0 in favor, 5 against, 0 abstentions. Motion failed.

## III. PRE-APPLICATION HEARINGS – None

## IV. PUBLIC COMMUNICATIONS – None

## V. APPROVAL OF THE MINUTES OF June 4, 2013

MOTION: To approve the minutes of June 4, 2013.

Motion made by Brady, seconded by Everett, 4 in favor, 1 abstention (Somers). Motion passed

## VI. OLD BUSINESS – None

Staff noted that the Town Attorney had given an opinion about HDC jurisdiction over “rolling stock”. The Town Attorney found that the Commission would not have jurisdiction over something that does not remain overnight. He based his decision on a Connecticut State Supreme Court decision rendered in 2007 which made a determination about what is affixed to the ground. The signage for the cart would fall under the same type of determination.

## VII. NEW BUSINESS – None

## VIII. ADJOURNMENT

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Motion to adjourn at 7:28 p.m. made by Moriarty, seconded by Everett, so voted unanimously.

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Historic District Commission

Prepared by Lynda Galetta, Office Assistant II