

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
JUNE 19, 2012 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Vice Chairman Sarasin called the meeting to order at 7:00 p.m. Sarasin sat Somers for Vaughn and Kimenker for Cole. Somers read the Call of the Hearing.

I. PUBLIC HEARINGS

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

Amy Rubin appeared before the Commission regarding 3 Water Street which is 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. She is proposing a painted wood one that is similar in color and style to the existing free-standing sign. A sign previously hung on the building and the proposed one will not exceed the 21 sq. ft. allowed by zoning. It will not have lights at this time.

The following exhibits were presented:

- Graphic design

Vice Chairman Sarasin asked for comments in favor or against and there were none. The public hearing closed at 7:06 p.m.

HDC 12-22 – 30 West Main Street; Daniel Marr, owner; Steven Grills, applicant; Replace façade. PIN #261918410081

A representative did not attend the public hearing.

Vice Chairman Sarasin closed the public hearing portion of the meeting at 7:08 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 12-19 – 3 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell seconded by Kimenker, so voted unanimously. Issued Certificate of Appropriateness #1850.

HDC 12-22 – 30 West Main Street

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

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

### III. PRE-APPLICATION HEARINGS

Teresa McShane, owner of 9 Orchard Lane, appeared before the Commission to discuss a previously approved plan for a dormer addition and renovation. The applicant has determined that the approved plan will not meet her needs and that functionally it isn't the right space. She is looking for feedback from the Commission before she meets with her architect to rework the design. She would like to raise the ridge line to get sufficient head space. The ridge will be raised all the way across and the pitch will increase to 6/12. On the back of the shed dormer she would like to make the side wall taller. The height of the chimney will increase as well. She does hope to keep the same architectural look and feel of the original design. From the back the house will read as a two-story. The Commission felt the roof might be overwhelming with the desired changes however if the architect can put together schematic drawings for them to view they would get a good feel of how the new design will look.

Robert Koehler, Store Development Supervisor of The Spice & Tea Exchange, appeared before the Commission regarding the company's new retail location at 6 West Main Street, which is owned by Jerome Properties 2-6 LLC. He is seeking permission to install a projecting sign that will hang from an existing bracket and a wall-mount sign over the entrance door. The projecting sign will be illuminated by existing lights. The dimensions of the signs will not exceed zoning regulations.

Laura Jamison, owner of 2 West Mystic Avenue, appeared before the Commission to discuss replacing rotted siding and trim boards. The Commission issued a COA in 2007 for an addition for which HardiePlank siding and Azek trim were approved. The applicant is proposing the replacement of rotted trim and siding on the remainder of the house with HardiePlank and Azek to match the addition. Although some areas may be salvageable, they expect to replace all of the siding, the corner boards and frieze board. The corner boards will be reproduced exactly as existing. Any windows needing repair, including the elliptical, will be taken out and restored. The homeowner feels that continuing to repair the original exterior material may put other original material at risk. The Commission felt that there should be an attempt to keep structurally intact original material; however if the entire siding must be replaced to protect the house and the interior then they would probably be agreeable to the applicant's proposal.

Pat Kelly, owner of 19 Prospect Street, appeared before the Commission regarding the addition of a deck. The plan is to replace the back stairs and replicate the front banister in the back. An existing bay window curve is mimicked by the new deck. They have redesigned the deck which is now more shallow than previously drawn. The finish for underneath the deck could be lattice to match the front or posts/columns with sawn brackets to keep it airy and show off the exposed stone foundation. The material for the deck is pressure treated wood which will also be used for the banisters. The Commission felt the deck would be a very distant view from the public way and would have a minimal impact to the district. The Commission favored showing the stone foundation under the deck.

### IV. PUBLIC COMMUNICATIONS

Staff noted a letter from the Town Clerk indicating that Chairman Chuck Nado has resigned from the Commission, effective immediately.

### V. APPROVAL OF THE MINUTES OF June 5, 2012

MOTION: To approve the minutes of June 5, 2012

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

#### VI. OLD BUSINESS

The Commission resumed discussion of the Wronowski's renovations to their property located at 2 Clift Street. Staff stated that a building inspector had visited the site with the approved plans and the work absolutely conforms to the plans approved by the Commission.

#### VII. NEW BUSINESS

Commissioner Mitchell noted that Architect Russell Sargeant's comments regarding the Commission's purview over factory applied siding colors made a valid point. Siding may be painted at the factory or by the homeowner. While not specifically stated in the Handbook, items that cannot be easily painted or have the color changed (i.e.: roof shingles and awnings) remain under the Commission's jurisdiction.

Commissioner Somers noted that a forum, attended by over 200 people, was held at Mystic Arts Center to discuss the Historic District and the Commission. Although the forum was moderated by State Senator Maynard, it was not a public hearing and Commissioners were not invited to attend. The overall sentiment taken from the meeting is that people care deeply that the Historic District and the Commission should continue to exist. However, the attendees also indicated the Commission should not function as a preservation society and that the board needs to be more flexible. The Commission discussed ways to make appearing at the hearings less intimidating. Staff will set up the community room with chairs for applicants to sit in during their presentation. Somers stated that people really, really love their homes and the Commission needs to be sensitive to that during presentations. There are two levels of PR that the Commission should consider; one is when an applicant appears in front of the Commission and the other is proactively showcasing what applications are being heard and what decisions have been made.

#### VIII. ADJOURNMENT

Motion to adjourn at 8:28 p.m. made by Kimenker, seconded by Somers, so voted unanimously.

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Elaine Cole, Secretary  
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II