

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
JULY 5, 2016 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:00 p.m. and sat Levenson for Everett.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 16-29 – 14 Pearl Street; Joseph Murli, owner/applicant; New deck & barbeque. PIN #261918410376 – Continued

The applicant was not present at the public hearing.

HDC 16-30 – 115 Library Street; Elliot & Kristin Clarke, owners/applicants; Install fence. PIN #261917201622 – Continued

Staff noted that the applicants have withdrawn their application.

HDC 16-32 – 5 Rathbun Place; Betsy Eichholz, owner/applicant; Condenser & lineset. PIN #261917204072

Betsy Eichholz, owner of 5 Rathbun Place, presented the Commission to propose the installation of ductless air conditioning units in her home. The refrigerant lineset and fan condenser will be located on the southeast side of the house. The lineset will be painted yellow to match the house and the condenser unit will be located behind landscaping.

The following exhibits were presented:

- Photographs
- Air conditioning spec sheets
- Plot plan

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

HDC 16-33 – 274 Noank Road; William Peowski, owner/applicant; Skylights, fence & glass sliders. PIN #261806286471

William Peowski, owner of 274 Noank Road, presented to the Commission to propose the removal of hedges in front of his house. The Commission noted it has no jurisdiction over landscaping. The applicant wishes to replace the hedges with a split rail fence. The fence will have locust posts and pressure treated pine rails. He is also planning to add glass sliders to a porch on the second floor rear of the house to make a 3-season room. The rear of the house is visible from the water which is a public way. An existing deck that extends out 8' will remain so that the deck railing will be on the outside of the glass sliders. Double hung windows will be added to one end of the closed in porch and a swinging door will be put on the opposite side. The applicant is going to use the same glass sliders to also enclose a first floor rear porch. Andersen clad windows will be used and match those that are existing. The applicant's final proposal is to add two deck mounted sash set skylights to the rear roof. Model number and skylight dimensions were provided for the file.

The following exhibits were presented:

- Elevation drawings
- Photographs
- Fence and skylight specs

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:29 p.m. The public hearing was reconvened at 7:32 p.m. to allow the applicant to withdraw the 3-season room from the application.

The public hearing portion of the meeting was closed at 7:33 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 16-29 – 14 Pearl Street

MOTION: To grant a continuance to the next regularly scheduled public hearing.

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

HDC 16-32 – 5 Rathbun Place

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Somers, seconded by Moriarty, so voted unanimously. Issued Certificate of Appropriateness #2056.

HDC 16-33 – 274 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Brewer.

The application was discussed and the Commission was in favor of the porch deck plans but found they lacked enough specifics for a decision to be made. The applicant withdrew the 3-season porch proposal from the application.

The Commission voted unanimously to approve. Issued Certificate of Appropriateness #2057.

III. PRE-APPLICATION HEARINGS

Les Olin, owner of 200 Clift Street, appeared before Commission to propose the installation of a generator. He described two possible locations on southeast side of property. This will be an LP gas generator that will be placed on a 3 ½” composite pad.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. June 21, 2016

MOTION: To approve the minutes of June 21, 2016, as written

Motion made by Brady, seconded by Moriarty. Motion passed 4, 0, 1 (Brewer)

VI. OLD BUSINESS

Chairperson Moriarty requested the status of the fence at 2 Elm Street which was installed on State of Connecticut property. Staff will ask the Zoning Official if he has had any conversations with the homeowner.

VII. NEW BUSINESS

Chairperson Moriarty noted that a window was replaced at 401 Noank Road which is the former Grossman’s Seafood location. The Commission discussed whether the window was included on the HDC application.

VIII. ADJOURNMENT

Motion to adjourn at 7:53 p.m. made by Moriarty, seconded by Brady, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II