

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
JULY 19, 2016 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:00 p.m.

MOTION: To waive the reading of the hearing procedure.

Motion made by Moriarty, seconded by Everett, 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 for the public hearing.

HDC 16-34 – 274 Noank Road; William Peowski, owner/applicant; Enclose rear porches. PIN #261806286471

William Peowski, owner of 274 Noank Road, presented to the Commission to propose the enclosure of lower level and upper level porches on the rear of his home. He plans to add sliding glass doors behind the existing porch railing system. Three doors will be added to the top level and three will also be added to the bottom level. Transom glass will be added to the top of the sliders on the lower level. At the top of an existing stairway located on the side of the house he plans to install an additional glass slider. On the opposite side double-hung windows will be added to the top and bottom facade.

The following exhibits were presented:

- Elevation drawings
- Materials list
- Glass slider spec sheet

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:10 p.m.

HDC 16-35 – 200 Clift Street; Lester Olin, owner/applicant; Install generator. PIN #261914228966

Lester Olin, owner of 200 Clift Street, appeared before the Commission to seek approval for the placement of a backup generator on his property. He noted that the Connecticut State Building Code requires a generator is placed 18” from a

structure and 5' from any window. He has determined that there is no place near the framing of the house that will work, therefore, he is proposing to put it next to a small retaining wall. The location is approximately 106' from the front property line. It will be mounted on a concrete pad. Existing propane gas tanks will be moved back and the generator placed in front.

The following exhibits were presented:

- Plot map
- Photographs
- Generator spec sheets

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:14 p.m.

HDC 16-36 – 401 Noank Road; AGA Madsen Holding Company, owner/applicant; Replace window, signage, & fencing. PIN #261809177469

Chairperson Moriarty sited a conflict of interest and recused herself in favor of Brady for this application.

Andrew Madson, owner of 401 Noank Road, presented to the Commission to request approval of a window that is already installed in the building. He noted that he happened upon a window that would work well as a replacement for the existing sliding window. Admittedly, it was replaced without Commission approval during the renovation process.

The following exhibits were presented:

- Photographs

Brady asked for comments in favor or against the application and there were none. The public hearing was closed at 7:30 p.m.

The public hearing portion of the meeting was closed at 7:31 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 Brewer, seconded by Moriarty, so voted unanimously.

HDC 16-36 – 401 Noank Road

MOTION: To modify the application such that the approval is solely confined to the window.

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

MOTION: To grant a Certificate of Appropriateness as modified.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2058.

MOTION: To reinstate Sarah Moriarty as Chairperson.

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

HDC 16-34 – 274 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #2059.

HDC 16-35 – 200 Clift Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #2060.

III. PRE-APPLICATION HEARINGS

Bill Peowski, owner of 274 Noank Road, appeared before the Commission to propose a change to his previous approval for a split rail fence. He will change the design from split rail to vertical pickets with caps and use a material such as Azek that can be milled or planned to avoid a shiny texture.

Andrew Madson, owner of 401 Noank Road, appeared before the Commission to discuss additional signage. In addition to the bracketed, oval sign already approved, he would like to use a rectangular sign on the face of the building. The sign would be reminiscent of the original sign on the Grossman's Seafood Building. It would be wooden like the oval sign and sit flush with the face of the gable. The applicant also discussed a proposed fence at the rear of the property. The fence would be a wooden privacy wall approximately 10' high and 60' wide. The wall material would match whatever the building siding is, such as clapboard. The wall would be exposed to the street where it extends beyond the building. He noted that the adjacent neighbors are in favor of the fence.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. July 5, 2016

MOTION: To approve the minutes of July 5, 2016, as written

Motion made by Moriarty, seconded by Brady. Motion passed 3, 0, 1 (Everett)

VI. OLD BUSINESS – None

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VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 7:36 p.m. made by Moriarty, seconded by Everett,
so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II