

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
JULY 21, 2015 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Vice Chairperson Somers called the meeting to order at 7:01 p.m. and sat Brewer for Moriarty.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 15-20 – 286 Noank Road; Maria Zalegowski, owner; Nicole Sanches, applicant; Solar panels. PIN #261806286342

Nicole Sanches, of Direct Energy Solar, presented to the Commission for Maria Zalegowski owner of 286 Noank Road. The applicant is proposing the installation of 19 roof mount solar panels on the south-facing side of the house. The panels will be black matte. Micro-inverters will be layered behind the panels to reduce the system size and avoid a large conduit on the side of the house.

The following exhibits were presented:

- Photographs
- System specs and calculations

Somers asked for comments in favor or against the application and there were none. The public hearing was closed at 7:13 p.m.

HDC 15-21 – 18 Elm Street; Christopher Helal, owner/applicant; Install fence. PIN #261918218083

Chris Helal, owner of 18 Elm Street, presented to the Commission regarding the installation of a fence on his property. He would like to install a lattice fence on the side of the house bordering Mystic-Noank Library and between the driveway and the back yard patio. The cedar fence will be 5' in height with cedar posts and diagonal lattice work. The posts will have a simple cap. There will be 4 sections on top of a retaining wall along the library parking lot and two sections along the driveway.

The following exhibits were presented:

- Photographs
- Plot plan

- Fence samples

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

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

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 15-20 – 286 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1997

HDC 15-21 – 18 Elm Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker, seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #1998

III. PRE-APPLICATION HEARINGS

Tom Garbati appeared before the Commission on behalf of Marcia Schaller the owner of 42 New London Road. The structure is in need of exterior repairs. The plan is for a new roof, siding and windows. The roof currently has asphalt shingles that will be changed to architectural. The siding is comprised of wooden clapboard and shakes. This will be replaced with cedar shake siding. The applicant is also proposing Andersen 200 Series replacement windows. The windows are vinyl clad on the outside with wood interiors. They will not be true divided light and no muntions will be adhered to the outside. The grills are mixed and will likely be made more uniform with the new window installation. The structure at this location is actually a garage. The doors will be steel with glass and a second floor door will be changed to a window.

Andrew Madsen, owner of 401 Noank Road, appeared before Commission to propose changes at this location which is the former Grossman's Seafood building. Madsen is the owner of Mystic Soup Company and he plans to convert the subject location to Mystic Salad Company. The property is commercially zoned and this will be an entirely commercial enterprise. He is considering a water fountain mounted to the outside of the building to allow access to free water during the summer months. He is looking to give the building a Nantucket feel by residing it with clapboards and shingles. Crown molding will be added. The also roof needs to be resingled. Signage will remain the same in size and location.

Katherine Pere appeared before the Commission for Melody Pere who plans to open a small restaurant and bakery at 10 Water Street. The property is owned by The Mystic Group at Mystic, LLC. The operation requires the installation of a hood vent and duct work. This would come out through the brick side of the structure and go up to the roof line. The duct work, which is steel, can be painted to blend with the building. The applicant reviewed pictures of neighboring restaurants with exterior exhaust fans and

duct work for the Commission. Staff noted that he had visited the location and did not find any other place to locate the duct work.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF July 7, 2015

MOTION: To approve the minutes of July 7, 2015.

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 7:56 p.m. made by Everett, seconded by Kimenker, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II