

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
AUGUST 2, 2011 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Mitchell, Cole
Alternates Present: None
Staff: Vandenbosch, Galetta

Chairman Nado called the meeting to order at 7:02 p.m. Cole read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 11-31 – 15 Grove Avenue; Bruce Blye, owner/applicant; Replace shingles. PIN #261914430251 – Continued

Bruce Blye owner of 15 Grove Avenue presented to the Commission to propose the replacement of existing roof shingles on his house. The applicant intends to use CertainTeed Landmark Designer shingles in the color Weathered Wood. He feels that these most closely match the existing shingles on the house.

The following exhibits were presented:

- Shingle sample
- Photographs

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:09 p.m.

HDC 11-27 – 245 High Street; Karen S. Bronk, owner; William Bertsche, applicant; Addition and garage. PIN #261918321028

William Bertsche presented to the Commission for Karen Bronk owner of 245 High Street. The scope of this project includes the removal of an existing stone wall and rebuilding it on another section of the property using similar stone. A small prefab garden shed will also be removed completely. The applicant is proposing an addition to the family room together with a master bedroom and bath. Additionally, a detached barn garage is planned in place of an existing attached garage. The garage has a loft door and double awning windows. The garage will not have corner boards but there will be a painted hardwood door with metal hinges. An existing porch on the house will be removed in order to add a new porch with the addition. The porch will have a hip-roof rather than a gable roof. The driveway will remain the same width and the surface materials will be asphalt and gravel. The house has a brick foundation and the addition will have a brick veneer to match the existing foundation. There are no changes planned for the main structure and materials for the addition will be matched to the existing. The eave edges of the addition have been lowered so that visually the roofline has been dropped. There are no plans to replace windows however windows will be removed in order to open up the structure. Proposed windows for the addition are a Brosco Single Pane, with or without an energy panel, a Green Mountain Window, which is wooden,

with insulated glass, simulated muntin bars and spacer, and a Loewen aluminum clad window with insulated glass, simulated muntin bars and spacer. The Commission felt that the Green Mountain Window was superior to the other options presented.

The following exhibits were presented:

- Photographs
- Architectural drawings
- Window and door product details

Chairman Nado asked for comments in favor or against. Paul Linehan spoke in favor of the project. The public hearing closed at 7:41 p.m.

Chairman Nado closed the public hearing portion of the meeting at 7:42 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 11-31 – 15 Grove Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1810.

HDC 11-32 – 245 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Cole, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1811.

III. PRE-APPLICATION HEARINGS

Charles Wenderoth owner of 84 High Street appeared before the Commission to propose a small addition to an existing house. The structure, which is an essentially square, will be increased in the front and to the back. There is an existing hip roof that is only slightly pitched and the trim runs into the window on both sides. This is causing water damage. Changing to a shed roof as part of the addition should help rid the structure of water when it rains. The house is a four-apartment dwelling. Per the Fire Marshal, four egress fire doors must be added to the entrance side of the house. The applicant has already taken care of adding fire doors on the interior for each apartment. Four windows will be removed from the structure when the addition is done. The Commission is concerned with the loss of two of the windows which are in front. The rear windows are not an issue because they cannot be seen. Existing windows will be reused in the addition. Lattice work trim will be retained. Siding materials for the addition will be Hardieplank with wooden trim.

Bruce Blye owner of 21 Grove Avenue appeared before the Commission regarding the addition of an overhang roof for the front and side doors. Adding the overhangs will break up the long linear look of the present structure and protect the wooden doors from inclement weather. Shutters will be removed. The overhangs will replicate the

dormers. Materials will match the existing Hardieplank clapboard and Azek trim on the house.

Maria Zalegowski, owner of 286 Noank Road, appeared before the Commission to propose the replacement of roof shingles on her Dutch Colonial home. She intends to use Landmark 30-year Woodscape shingles. She would like to use the brown shake colored shingle. The Commission discussed color choices with the applicant. The Commission would not be in favor of the colors blue, green, red, brown, etc. Pictures of the house and a colored pamphlet of the shingles were requested for the public hearing presentation.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF July 19, 2011

MOTION: To approve the minutes of July 19, 2011

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS

Staff distributed a memorandum prepared by Michael J. Murphy, Director OPDS, regarding archaeological investigations for Mystic Streetscape. He is providing the Commission with the report that was prepared by consultants to meet historic preservation requirements for the project.

VIII. ADJOURNMENT

Motion to adjourn at 8:35 p.m. made by Mitchell, seconded by Cole, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II