

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
AUGUST 4, 2015 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

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

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 15-22 – 42 New London Road; Marcia Schaller, owner; Thomas Garbati, applicant; Exterior renovations. PIN #261917104521

Commissioner Everett recused himself from this application.

Thomas Garbati presented to the Commission for Marcia Schaller owner of 42 New London Road. The applicant is proposing a new roof, siding and windows for an existing 2-bay garage. The windows will be replaced in the same style with Andersen 200 series. Doors in the front on the second level will be replaced with windows. Garage doors will remain the same. The property is a distant view from the road.

The following exhibits were presented:

- Photographs
- Elevation plan with window and door specs

Chairperson Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:08 p.m.

HDC 15-23 – 10 Water Street; The Mystic Group at Mystic LLC, owner; Melody Pere, applicant; Vent & duct work. PIN #261918306539

Staff noted the applicant is not available for the hearing and is requesting a continuance.

The public hearing was closed at 7:09 p.m.

HDC 15-24 – 401 Noank Road; AGA Madsen Holding Company, owner/applicant; Exterior renovations & signage. PIN #261809177469

Chairperson Moriarty recused herself from this application and appointed Brady.

Andrew Madsen presented to the Commission regarding 401 Noank Road the former Grossman's Seafood location. The applicant will present signage at a later date. The existing asphalt roof will be replaced with architectural shingles in a darker color. He is proposing a Nantucket-style siding which includes a combination of clapboard and shakes. Trim will be added in the style of a Greek revival with pronounced corners. The Commission requested a more detailed drawing with dimensions and a material list. The applicant requested a continuance to allow time to produce additional information.

The public hearing was closed at 7:16 p.m.

HDC 15-25 – 31 Water Street; Randall's Wharf Co LLC, owner/applicant; Replace gate. PIN #261918306046 00B1

Commissioners Brady and Nault recused themselves for this hearing. Moriarty resumed as Chair.

Brady presented to the Commission for Randall's Wharf Co LLC, owners of 17-31 Water Street. They are proposing the reinstallation of an access gate that was previously approved by the HDC. The gate controls access to the parking lot. The curb cut for the parking area was relocated during Mystic Streetscape improvements. The gate will be reinstalled at the new access on the south. The installation includes a gate pedestal, gate and key pad, and proximity card reader.

The following exhibits were presented:

- Site plan
- Photographs

Chairperson Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:20 p.m.

Public hearing portion of the meeting was closed at 7:21 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 15-22 – 42 New London Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker, seconded by Nault, so voted unanimously. Issued Certificate of Appropriateness #1999

HDC 15-23 – 10 Water Street

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

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

HDC 15-24 – 401 Noank Road

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

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

HDC 15-25 – 31 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker, seconded by Everett, 3-0-2 (Brady, Nault). Motion passed. Issued Certificate of Appropriateness #2000

III. PRE-APPLICATION HEARINGS

Architect James Gibbs and Brad Horn, owner of 23 Library Street, appeared before the Commission to propose building a new house on the existing foundation. An existing detached garage building will remain but the plan is to move it approximately 15 feet. Moving the garage will also require a variance. The existing concrete walls were discussed. The applicants intend to separate the application for approval of the house from the approval for the wall treatment. The driveway access would remain along Route 1 which is the current legal access and has an existing curb cut. The idea is to keep the general massing of the house the same. A formal veranda will wrap around the back of house. The front of house will be on the Library Street side. The applicant is proposing a gable roof and clapboard siding for the house. It will have 3 floors with an accessory apartment on the 3rd floor that has an entry from the side porch. The interior floor plans were reviewed.

Jasmine Edmonds, a representative for Solarcity, appeared before the Commission to propose the installation of roof mounted solar panels at 368 Noank Road, which is owned by Sarah Cahill and Sally McGee. The panels will be placed only on the south west exposure side of the house. The proposed panels are blue panels with a black frame. The Commission noted that it has previously recommended black panels.

Jasmine Edmonds, a representative for Solarcity, appeared before the Commission to propose the installation of roof mounted solar panels at 21 Pearl Street, which is owned by Matthew and Marybeth Teicholz. The panels will be located on the front of the house, which faces Pearl Street, and on the east side. The proposed panels are blue panels with a black frame. The Commission noted that it has previously recommended black panels. The applicant will suggest a change of color to the homeowners.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF July 21, 2015

MOTION: To approve the minutes of July 21, 2015.

Motion made by Everett, seconded by Kimenker, 4-0-1 (Moriarty). Motion passed.

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- VI. OLD BUSINESS – None
- VII. NEW BUSINESS – None
- VIII. ADJOURNMENT

Motion to adjourn at 8:01 p.m. made by Moriarty, seconded by Brady, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II