

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
AUGUST 7, 2012 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Kimenker, Somers  
Alternates Present: Brady, Moriarty  
Absent: Sarasin, Everett, Vaughn  
Staff: Vandenbosch, Galetta

Commissioner Somers called the meeting to order at 7:00 p.m.

MOTION: To nominate Somers as chairman pro tem

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

Somers sat Brady for Sarasin and Moriarty for Vaughn. Brady read the Call of the Hearing.

MOTION: To dispense with reading the hearing procedure

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

#### I. PUBLIC HEARINGS

HDC 12-24 – 2 West Mystic Avenue; Laura Jamison, owner/applicant; Siding & trim. PIN #261917109177 – Continued

Laura Jamison, owner of 2 West Mystic Avenue, presented to the Commission regarding the replacement of rotted siding and trim boards on her home. The HDC issued a COA in 2007 for an addition for which HardiePlank siding and Azek trim were approved. The applicant is proposing the replacement of rotted trim and siding on the remainder of the house with HardiePlank and Azek to match the addition. They will try to keep as much of the original as possible. The corner boards have already been built out and spliced and the applicant feels the house will look better if they are replaced rather than repaired again. All of the profiles will remain the same. Any windows needing repair, including the elliptical, will be taken out and re-glazed. Additionally, two-thirds of the house has been re-shingled with architectural shingles and the homeowner is proposing the replacement of the remainder shingles with architectural-type.

The following exhibits were presented:

- Photographs

Chairman Somers asked for comments in favor or against and there were none.  
The public hearing closed at 7:14 p.m.

HDC 12-26 – 27 Gravel Street; Michael Sarasin, owner/applicant; Stone wall & fence. PIN #261918422097 – Continued

The applicant is not available and requested a continuance to the next regularly scheduled public hearing.

HDC 12-27 – 2 Clift Street; Adam Wronowski, owner; Brian Kent, applicant; Site modifications. PIN #261918422080

Landscape Architect Brian Kent, of Kent & Frost, LLC, presented to the Commission on behalf of Adam Wronowski, owner of 2 Clift Street. He is proposing five design elements of the site plan that fall under the Commission's purview. The site will be completely renovated with the installation of landscape and hardscape features. The homeowner would like to install a black, ornamental, aluminum perimeter fence designed to look like wrought iron. It will run along Clift Street to provide enclosure for a future swimming pool as well as the safety of their young children. He is also proposing a 6', solid wood boundary fence for screening and sound mitigation along the boundary line of a closely neighboring property. The subject property is the equivalent of two average sized lots that provides parking for two cars along Clift Street. The present driveway is a far distance from the house and the homeowner is proposing an additional driveway located directly across Clift Street from a neighboring driveway. The purpose of this will be twofold. It will eliminate one on-street parking space and provide closer parking for the family to use. The drive will have oil stone pavement to give the appearance of an aggregate driveway. The final element is an outdoor fireplace with a wing on each side for a grill. It will be located just off the house adjacent to the terrace and will be built with original bricks from the part of the house that was reconstructed. The Commission expressed concern with the addition of more driveway space.

The following exhibits were presented:

- Vicinity map
- Site plans
- Photographs
- Detail drawings

Chairman Somers asked for comments in favor or against and there were none.  
The public hearing closed at 7:27 p.m.

HDC 12-28 – 12 New London Road; Kathleen Holdridge, owner/applicant; Fence. PIN #261918209277

Kathleen Holdridge, owner of 12 New London Road, presented to the Commission regarding permission to construct a privacy fence along the backside of her property which is bounded by Route 1. She is proposing a 5' or 6' board-on-board, solid, white cedar fence that will be approximately 96' long and located at the top of a rise along the yews that she has planted. She read a personal statement for the record. She feels that she is no longer able to use her back yard and therefore she needs a solid fence to mitigate noise, dirt, and car exhaust. The Commission felt the size of the fence proposed is massive in length and height and incongruous to anything else in the area. Additionally, locating it at the top of the rise will make it effectively 8' high. A fence such as the one requested is just not typical to the historic area. The Commission suggested a picket fence rather than solid fence and a decrease in the height.

The following exhibits were presented:

- Photograph
- Fence brochure

Chairman Somers asked for comments in favor.

Rod Desmarais, 81 High Street, addressed the homeowner's situation. He suggested decreasing the height, moving it back from the road and planting shrubs in front of fence to mitigate the look as well as block some of the noise. He stated that he supports some type of solution to this problem and is sensitive to the issues the applicant is facing.

Chairman Somers asked for comments against and there were none.

The public hearing closed at 7:45 p.m.

HDC 12-29 – 13 Prospect Street; Delight Wolfe, owner/applicant; Roof shingles & gutters. PIN #261805198531

Delight Wolfe presented to the Commission regarding her home at 13 Prospect Street. She is seeking approval to remove the existing roof shingles and the Yankee gutter system. The gutter system is a wooden one which is installed on the exterior but not the interior of the house. She is proposing to install new Certainteed Landmark, weathered wood, architectural shingles along with new white, vinyl seamless gutters which the porch already has in place. The Commission felt that while Yankee gutters are interesting historically they do not work very well and may put a house at risk for water damage as much as they add to its value.

The following exhibits were presented:

- Photographs
- Shingle colors

Chairman Somers asked for comments in favor or against and there were none.

The public hearing closed at 7:54 p.m.

HDC 12-30 – 44 Water Street; Water Street Real Estate LLC, owner; David Cronin, applicant; Shop door. PIN #261806384911

David Cronin of Fort Rachel Marina presented to the Commission. The marina is located at 44 Water Street which is owned by Water Street Real Estate LLC. The applicant is seeking approval to replace a rotted shop door which is old and deteriorated to the point where it has become a safety hazard. It was built by the original marina owner on a track system of railroad wheels. The door is deteriorated at the bottom and starting to pull at the top. There is concern that the door will buckle and cause an injury. The proposal is to replace it with an insulated, conventional, inside rolling door. The new door will roll up like a garage door on an inside track.

The following exhibits were presented:

- Photographs
- Shop door specifications

Chairman Somers asked for comments in favor or against and there were none.

The public hearing closed at 7:59 p.m.

HDC 12-31 – 415 Noank Road; Sharon Rowe, owner; Phillip Rowe, applicant; Garage dormer. PIN #261809176445

Phillip Rowe presented to the Commission for his wife Sharon Rowe owner of 415 Noank Road where they reside. Their house is a craftsman-style that was built in the 1920's. They are trying to maintain the style while making improvements. They would like to add a dormer to the existing garage. They propose to replicate the dormer that currently exists on the house for use on the garage. The windows will be consistent with what already exists. The current windows are four over four. Adding a dormer will provide more living space.

The following exhibits were presented:

- Photographs
- Elevations
- Floor plans

Chairman Somers asked for comments in favor or against and there were none.  
The public hearing closed at 8:04 p.m.

HDC 12-32 – 9 Orchard Lane; Teresa McShane, owner/applicant; Dormer additions.  
PIN#261806296882

Architect Peter Springsteel and Teresa McShane, owner of 9 Orchard, presented to the Commission regarding her home which is a simple bungalow-style structure. The applicant is trying to use the attic space for more practical living space. An earlier COA was issued for renovations to the house but without allowing any modification to the roof ridge. She would like to raise the roof ridge to make the house more functional. The proposal is to change from a 7/12 to 9/12 pitch. The eave will not be lifted but a stepped back dormer will be added. The roof will be approximately 2' higher than as it currently exists. The eave line will not change. The application is also for the re-approval of the dormers and extending the portico roof out further to make it more functional. The windows that can be viewed from the public way will match the existing ones.

The following exhibits were presented:

- Photographs
- Proposed elevations

Chairman Somers asked for comments in favor or against and there were none.  
The public hearing closed at 8:12 p.m.

HDC 12-33 – 181 High Street; Carpe Diem Mystic LLC, owner; Dorothy Galligan, applicant; Widow's walk. PIN #261918311497

Dorothy Galligan presented to the Commission regarding the replacement of a widow's walk on her property located at 181 High Street. The existing structure is not original to the house and is in need of repair. It is in such disrepair that replacing it is absolutely essential. She did some research and found a picture in the archives at Mystic Seaport that she would like to replicate on the house. She is proposing to construct an historically accurate, maintenance-free structure from material such as Azek. From the street it will be fairly difficult to determine whether it is wood or PVC. The railing height will be a maximum of 3' to keep the detail historically accurate. There will be no access from the interior of the house.

The following exhibits were presented:

- Photographs
- Drawings
- Railing details
- Plot plan

Chairman Somers asked for comments in favor or against and there were none.  
The public hearing closed at 8:22 p.m.

HDC 12-34 – 5 Pearl Street; Philip Pavone, owner; Peter Springsteel, applicant; Renovate garage. PIN #261918318103

Architect Peter Springsteel and Phil Pavone, owner of 5 Pearl Street, presented to the Commission regarding the proposed demolition of an existing garage. A new garage will be built to resemble a barn-like structure. The subject property is the first residential structure on the street. The house is a three-family and has two driveways. The new structure will be over the setback and will require a Zoning Board of Appeals application. For construction material the applicant may use rough sawn wood that is stained a solid color and will give a lot of texture. There will be a false strapping design on the doors. A small door above the garage doors will be out swinging. The proposed structure on this particular property reads well. The Commission felt the structure to be a utilitarian outbuilding and that it seemed reasonable for a property owner to make changes

The following exhibits were presented:

- Photographs
- Elevations

Chairman Somers asked for comments in favor or against and there were none.  
The public hearing closed at 8:30 p.m.

Chairman Somers closed the public hearing portion of the meeting at 8:31 p.m.

## II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 12-24 – 2 West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker seconded by Moriarty, so voted unanimously. Issued Certificate of Appropriateness #1854.

HDC 12-26 – 27 Gravel Street

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

Motion made by Kimenker seconded by Brady, so voted unanimously

HDC 12-27 – 2 Clift Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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Motion made by Kimenker seconded by Moriarty, so voted unanimously. Issued Certificate of Appropriateness #1855.

HDC 12-28 – 12 New London Road

MOTION: To deny the application without prejudice.

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

HDC 12-29 – 13 Prospect Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker seconded by Somers, so voted unanimously. Issued Certificate of Appropriateness #1856.

HDC 12-30 – 44 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #1857.

HDC 12-31 – 415 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #1858.

HDC 12-32 – 9 Orchard Lane

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #1859.

HDC 12-33 – 181 High Street

Motion made by Somers seconded by Kimenker, so voted unanimously. Issued Certificate of Appropriateness #1860.

HDC 12-34 – 5 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brady seconded by Kimenker, so voted unanimously. Issued Certificate of Appropriateness #1861.

Chairman Somers recessed the meeting 9:02 and re-convened at 9:08.

### III. PRE-APPLICATION HEARINGS

Robert Carnevale, owner of 59 Pearl Street, appeared before the Commission to propose the addition of a driveway to his property. There is currently no off-street parking and he would like to make a cut in the front wall to allow for a driveway. The wall is mortared and varies in height from 18" to 22". The existing picket fence will be kept. The Commission recommended the applicant come back for public hearing with specifications about the project.

Rod Demarais, owner of 81 High Street, appeared before the Commission regarding a garage on the subject property. The house at this location was built in 2004. Subsequently a detached garage was added in 2006. The existing garage is constructed differently than the approved plan for which a COA was issued in 2006. The applicant previously appeared before the Commission to disclose that the garage differs from the original plan presentation. Rather than a 9-pitch roof it is constructed with a 6-pitch roof. A C.O. will not be issued by the building official without a COA that approves the garage as constructed. At present the garage cannot be used to house cars.

Richard King appeared before the Commission on behalf of Lisa Gilbert who is the owner of 232 Noank Road. The circa 1910 house currently has asphalt shingles. The proposal is to replace the asphalt with an architectural shingle in the same color. The Commission requested samples for the public hearing.

Jay Fisher and Ron Reilly appeared before the Commission regarding property located at the northwest corner of Route 117 and Route 184. The subject property, known as 1250 Gold Star Highway and currently owned by JJMA Realty LLC, is located in the Center Groton Historic District. The structure was built in the late 1980's but has been vacant for several years. The applicants are proposing a rehab and renovation of the building for a Chelsea Groton Bank branch. All existing windows will be left in place with the addition of two new windows and a door on rear of building. The brick at the base of the building will be painted. HardiePlank and Azek trim will be added above. The dormers will remain; however, the front dormer will be removed. The roof will be stripped and re-shingled with architectural shingles. Signage will be kept at a minimum and front-lit with gooseneck lamps. Site plans will be submitted with full drawings of site conditions.

Sally Magee, owner of 368 Noank Road, appeared before the Commission to propose a bedroom and bath addition. The applicant is working on preliminary sketches with her designer. The addition will be on two levels; in the front and over the kitchen in the rear. She discussed her ideas with the Commission and requested feedback regarding the exterior aesthetics and interior functionality of the addition. She plans to relocate a stained glass window and replace the existing front door. The Commission suggested visual exhibits such as photographs of other homes in the neighborhood for a future pre-application hearing.

#### IV. PUBLIC COMMUNICATIONS

Staff noted a letter was received from the Town Clerk indicating that Kristin Vaughn has resigned from the Commission, effective immediately.

#### V. APPROVAL OF THE MINUTES OF July 17, 2012

MOTION: To approve the minutes of July 17, 2012

Motion made by Kimenker, seconded by Brady, 3 in favor, 1 abstention (Somers). Motion passed.

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VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 10:05 p.m. made by Somers, seconded by Moriarty, so voted unanimously.

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Prepared by Lynda Galetta, Office Assistant II