

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
AUGUST 15, 2017 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Somers was appointed as Chairman pro se and called the meeting to order at 7:02 p.m. seating Levenson for Moriarty.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 17-31 – 25 West Mystic Avenue; Ted & Susan Kietzman, owners/applicants; Condenser & line set. PIN #261805283880

Susan Kietzman, owner of 25 West Mystic Avenue, appeared before the Commission to propose the installation of a heat pump for heating and air conditioning in her home. She reviewed street scene photographs of the house and the proposed location of the heat pump, which is the north side of the house. The plan is to use brown piping to cover the line sets to blend with the dark, shingled siding of the house. The Commission noted that the street presence is there but minimal.

The following exhibits were presented:

- Photographs
- Plot plan

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

HDC 17-32 – 44 Pearl Street; Robert Heinrich, owner; Jay Millas, applicant; Condenser & line set. PIN #261914422591

Jason Millas, of Millas Heating & Cooling, presented to the Commission on behalf of Robert Heinrich who is the owner of 44 Pearl Street. The proposal is to install a heat pump on the driveway side of house. The house is located in close proximity to street; however, there is no alternative location available due to a gas tank located in back of house. The unit will be approximately 5' tall and sit on a concrete pad. The condenser fan will be facing driveway side of house. The line set will be concealed in slim duct that will be painted to match the existing siding. The Commission noted concern about the unit blocking the window but acknowledged there was no alternative.

The following exhibits were presented:

- Photographs
- Plot plan

Somers asked for comments in favor or against the application and there were none. The public hearing was closed at 7:18 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 17-31 – 25 West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #2115.

HDC 17-32 – 44 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #2116.

III. PRE-APPLICATION HEARINGS

Brian Ferguson, who is the owner of 9 Park Place, and his contractor, Chris Fontaine appeared before the Commission. They are proposing to replace an existing front porch that is rotted and pulled away at the house, creating a potential safety hazard. The desired plan is to upgrade the porch to match the existing back porch. Existing cement stairs will be cut out of the front of the house in order to make a driveway side entrance. The steps will be replaced with granite. Ipe wood will be used for the decking, posts, and rail cap. An 8” tapered, colonial-style, painted column will also be added. The deck is approximately 27” from grade with no need for balusters. In addition to the ground floor deck they are also proposing a 2-story porch and deck. This will require adding an entry door for the second floor deck. The plan is to also add a window to the first floor to balance out the existing windows. The existing front door will remain as is. The Commission discussed various options for placement of a new first floor window and the second floor door. The Commission suggested the applicant consider an additional pre-application hearing.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. August 1, 2017

MOTION: To approve the minutes of August 1, 2017, as written

Motion made by Levenson, seconded by Brewer, 3, 0, 1 (Brady). Motion passed.

VI. OLD BUSINESS

Staff distributed an historic preservation brochure that the Town created in 2007. The Commission discussed the best use of the brochure as well as the idea of updating it along with the design guidelines.

VII. NEW BUSINESS

VIII. ADJOURNMENT

Motion to adjourn at 8:07 p.m. made by Somers, seconded by Brady, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II