

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
AUGUST 16, 2011 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Cole, Mitchell,  
Staff: Vandenbosch, Silsby

Chairman Nado called the meeting to order at 7:00 p.m. Cole read the Call of the Hearing.

I. PUBLIC HEARINGS

**HDC 11-33** – 286 Noank Road; Maria Zalegowski, owner/applicant; Replace shingles. PIN #261806286342

Maria Zalegowski was present for this application. She presented photos and explained where the roof leak is coming from. The roof will be stripped and re-flashed. Discussion followed about the proposed color of the roof shingle (Barkwood). She plans to power wash and repaint the current siding in the near future. Questions about paint colors arose and the Commission stated that paint color does not fall under its jurisdiction. The Commission reviewed the photos and colors and liked her color choice.

The following exhibits were presented:

- Photo page with 2 pictures
- Photo page with 2 pictures
- Color copy of the brochure

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:13 p.m.

**HDC 11-34** – 84 High Street; Eleanor Wenderoth, owner; Charles Wenderoth, applicant; Addition. PIN #261918303478

Charles Wenderoth was present for the application. Sketches, plans, and aerial maps were reviewed. Discussion followed about the proposed location of the addition, the size of the bump out, dimensions, and setbacks. Sketches showing before and after were also presented. Details were given about flashing, trim, and roof pitch. Existing windows will be bumped out. Wenderoth explained that the Fire Marshall has viewed the property and had no comment. Framing on the overhang for the roof pitch was discussed. Cedar will be used for the trim and clap boards will be made from hardi plank.

The following exhibits were presented:

- 3 drawings
- 2 photo pages
- 1 GIS map

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:29 p.m.

**HDC 11-35** – 21 Grove Avenue; Bruce Blye, owner/applicant; Door overhangs. PIN #261914430442

Bruce Blye presented the application. Pictures were presented of the existing house and discussion followed about the need to replace the door overhangs. He explained that the doors directly below the overhang is cracked.

The following exhibits were presented:

- 2 photos
- Elevation drawing

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:34 p.m.

**HDC 11-36** – 6 Bank Street; Mark A. Masterjoseph, owner; Advanced Improvements, LLC, applicant; Siding. PIN #261918316024

David Preka of Advanced Improvements, LLC, was present for this application. He presented photos and samples of the proposed Cedar Valley siding. The proposed cedar siding is pre-made into 8 foot lengths. Pictures were shown of the existing siding and window trim and discussion followed about the windows. Preka stated that the existing trim will be painted. The two layers of the existing siding will be removed before installing the new cedar siding. A sample of the proposed cedar siding was reviewed and discussion followed about the moisture of the siding and the method by which it will be installed.

Preka agreed to install a 2 inch window sill, as recommended by the Commission. Standard flush 90 inch corners will be used. Preka amended the application to show that he will not be installing insulation.

The following exhibits were presented:

- 7 Photos of the existing siding and house
- Brochure of Cedar Valley Siding

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 8:05 p.m.

Chairman Nado closed the public hearing portion of the meeting at 8:06 p.m.

## II. DISCUSSION ON ITEMS OF PUBLIC HEARING

**HDC 11-33 – 286 Noank Road**

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Cole, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1812.

**HDC 11-34 – 84 High Street**

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1813.

**HDC 11-35 – 21 Grove Avenue**

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Cole, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1814.

**HDC 11-36 – 6 Bank Street**

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1815.

**III. PRE-APPLICATION HEARINGS**

Frank Colonese III, 15 ½ Water Street, Power House Condos, reviewed architectural plans to install a deck, railing, and staircase housing on top of the existing roof of the building. He noted that the original plans for the building were approved in 1983. The structure would be 2 ½ feet from the outer edge of the main roof line. Dimensions and materials were discussed. Colonese noted that currently, a roof hatch exists in order to gain access to the roof. The glass railing would be built according to code. A concern was raised about the reflection coming off of the glass railing.

Discussion followed about how much of the structure would be visible from the public view and suggestions were made as to how to determine that. Colonese requested to install horizontal wires, which was noted on the architectural drawings.

Plans were submitted for the record as well as an application.

Eric Burns of Jerome Properties I, LLC, 23 -25 West Main Street, requested to renew a Certificate of Appropriateness # 1452 (COA) that was granted in 2005, to construct an addition to an existing vestibule. He explained that the COA has expired. The existing vestibule services a 2<sup>nd</sup> floor residential unit above the Black Dog Store in downtown Mystic. He noted that an enclosed walkway had previously been approved. Plans and photos were reviewed.

The Commission suggested that the fire marshal be contacted about egress requirements. Dimensions and measurements were given. The Commission would like to see a sketch of what exists currently and what is being proposed. An application was submitted.

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IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF August 2, 2011

MOTION: To approve the minutes of August 2, 2011

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 8:37 p.m. made by Cole, seconded by Mitchell, so voted unanimously.

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Elaine Cole, Secretary  
Historic District Commission

Prepared by Robin Silsby, Office  
Assistant II