

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
AUGUST 17, 2010 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

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

I. EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION (DESMARAIS VS. HDC) AND OR PROSPECTIVE CLAIMS AND LITIGATION: 81 HIGH STREET

MOTION: To enter executive session at 7:04 p.m. to discuss pending litigation.

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

Invited to be in attendance for the executive session were Commissioners Nado, Mitchell, Sarasin and Cole. Staff members invited to attend to offer testimony or opinions were Michael J. Murphy, Director OPDS and Michael P. Carey, Esq., Town Attorney.

Chairman Nado noted that the executive session ended at 7:45 p.m. and that there were no votes taken during the executive session. Chairman Nado also noted that Michael J. Murphy left the executive session at 7:35 p.m.

Chairman Nado opened the public hearings at 7:47 p.m.

II. PUBLIC HEARINGS

HDC 10-41 – 126 High Street; Jayvardhan Pandit, owner; Peter Springsteel, applicant; Garage doors. PIN #261918303887

Jay Pandit, owner of 126 High Street, presented to the Commission regarding reconfiguring of the garage doors for the renovated pool house. The existing double doors will be converted to a single door. It was stated in the original application that the doors were not visible from the public way. The Commission noted that it was a distant view from the public way and only a small corner of the doors will be seen.

The following exhibits were presented:

- Architectural drawing

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:50 p.m.

III. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 10-41 – 126 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 #1762.

#### IV. PRE-APPLICATION HEARINGS

Frances Harkins, owner of Courtyard Gallery which is located in Factory Square at 12 Water Street, appeared before the Commission regarding new signage. There is an existing sign on the building which she is proposing to move and reuse. Currently the sign is illuminated however the new sign will not be lighted. The sign brackets will be hung from existing holes in the building. The Commission is concerned about protecting the masonry of the building and keeping the signage within the Town of Groton Zoning Regulations. The Commission requested details regarding the size and design of the sign and the brackets for the public hearing.

Scott Beaulieu, owner of 219 Library Street, appeared before the Commission regarding changes to the window sills and trim. It was recommended to the owners to paint beneath the sills to give a shadowed look around the windows. They are pitched at approximately 1". The Commission felt this was a favorable alternative. The soffits and returns were also discussed. In order to create a simplified look the frieze board must be removed. The mechanicals will not be vented properly and the insulation will be exposed if removed. Options were discussed. Returns will be removed. The Commission would prefer drawings to detail the changes being proposed.

Robert Danaher, owner of 23 Gravel Street, appeared before the Commission regarding his driveway on which he would like to put a hard surface down. His proposal is to pave 2 ½ bays of his 3 bay garage coming out to 11' at the road. The Commission has concerns about putting down such a large amount of paving which adds a modern look to the property. The applicant's property is in the heart of the residential district. The Commission felt that a chip seal driveway would be more appropriate to his property. A driveway of 11' or less does not fall under the purview of the Commission.

Bill Bertsche of Mercer & Bertsche appeared before the Commission representing Denise Wakim owner of 27 High Street. The owner would like to add a two car garage to her property attached by a connector. The Commission has a great deal of concern about the massing of the garage addition being proposed. Additionally, the attaching of the garage to the small cape style house makes the structure begin to read as one which is problematic. The Commission would prefer a detached garage which would read as an accessory structure and not compete with the main house. The applicant stated that the grade change on the site is impacting the height and look of the garage. The Commission feels that the proposed addition as presented is not appropriate for this property.

David Preka of Advanced Improvements appeared before the Commission regarding 61 West Main Street owned by Chelsea Groton Bank. He is proposing a free standing sign for the front of the structure. It will be hung between two columns, perpendicular to the road and faced on both sides. It will be approximately 4' in height. The Commission feels that the sign is inappropriate to the Historic District. The Commission would prefer a bracketed sign hung from the front of the building to keep the read of a

residential structure. Another option for a free standing sign might be to reduce the size and to use one column.

Steve Craig and Mike Driscoll of The Roofing Store appeared before the Commission for Elizabeth Lutz owner of 2 Fort Rachel Place. Removal of the asbestos siding was previously proposed and approved. The applicant is now proposing the removal of the remaining clapboard siding to be replaced by Hardie plank. Sheathing and insulation will also need to be added. The owner would prefer gray siding with white trim. The Commission felt that this particular house was in danger of being lost entirely if not for the efforts of the owner to rehabilitate it. The Commission is always concerned about the wholesale removal of clapboard siding but considering that the house was not properly built originally this proposal seems appropriate.

V. PUBLIC COMMUNICATIONS – None

VI. APPROVAL OF THE MINUTES OF August 3, 2010

MOTION: To approve the minutes of August 3, 2010 as amended

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

VII. OLD BUSINESS – None

VIII. NEW BUSINESS – None

IX. ADJOURNMENT

Motion to adjourn at 9:41 p. m. made by Mitchell, seconded by Sarasin, so voted unanimously.

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Elaine Cole, Secretary  
Historic District Commission

Prepared by Lynda C. Galetta, Office Assistant II