

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
AUGUST 18, 2015 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Secretary Brady called the meeting to order at 7:02 p.m. and sat Nault for Somers.

MOTION: To waive the reading of the hearing procedure.

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

Nault read the call of the hearing.

I. PUBLIC HEARINGS

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

Staff noted that an email was received from the applicant requesting a continuance.

The public hearing was closed at 7:06 p.m.

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

Staff noted that an email was received from the applicant requesting a continuance.

The public hearing was closed at 7:06 p.m.

HDC 15-26 – 23 Library Street; Bradley Horn, owner; James Gibbs, applicant; Construct house. PIN #261918300524

Staff noted that a letter was received from the applicant requesting a continuance.

The public hearing was closed at 7:06 p.m.

HDC 15-27 – 21 Pearl Street; Matthew Teicholz, owner; Robert MacPherson, applicant; Solar panels. PIN #261918319723

Jasmine Edmonds, a representative for Solarcity, presented to the Commission to propose the installation of 16 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 also on the east side. The panels will be black.

The following exhibits were presented:

- Photographs
- Plot plan
- Solar array design and calculations

Brady asked for comments in favor or against the application and there were none. The public hearing was closed at 7:12 p.m.

HDC 15-28 – 368 Noank Road; Sarah Cahill, owner; Robert MacPherson, applicant; Solar panels. PIN #261805271647

Jasmine Edmonds, a representative for Solarcity, presented to the Commission to propose the installation of 12 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 will be black with a black frame.

The following exhibits were presented:

- Photographs
- Plot plan
- Solar array design and calculations

Brady asked for comments in favor or against the application and there were none. The public hearing was closed at 7:16 p.m.

HDC 15-29 – 380 High Street; Chuck Nado, owner/applicant; Shed addition. PIN #261914332412

Chuck Nado, owner of 380 High Street, presented his application to the Commission. He is proposing a shed addition that he will construct himself. He previously received an approval for the addition; however, the Certificate of Appropriateness is expired and he has made changes to the original plan. The overhang has been modified and beveled with an aluminum drip edge. The west side detail will match the east side detail and white cedar trim will be added to the roof. He will side it with white cedar shingles and use charcoal 3-tab shingles for the roof to match the existing.

The following exhibits were presented:

- Plot plan
- Construction diagrams
- Photographs

Brady asked for comments in favor or against the application and there were none. The public hearing was closed at 7:21 p.m.

HDC 15-30 – 215 High Street; 215 High Street Realty Trust, owner; Dwight Olmsted, applicant; Windows & driveway. PIN #261918311844

Dwight Olmsted presented to the Commission for 215 High Street Realty Trust, owner of 215 High Street. He is proposing window replacement on the entire structure. There are a number of different configurations and window styles throughout the house. This structure is divided into 3 apartments. The plan is to renovate one apartment at a time. As each apartment is remodeled, the applicant wants to unify the existing mixture of windows by replacing them with one historically appropriate style. The window selected is manufactured by Harvey Industries. It is a vinyl clad, double-hung style with simulated divided lites in a 6 over 6 pattern. It will have applied muntions to give a traditional look on the exterior. There are also 2 smaller windows which may use a 4 over 4 pattern. Windows on the second level, south side will be changed to awning windows. The siding will not be changed at this time. The applicant noted that the driveway measures 10'4" and, therefore, does not fall under HDC jurisdiction. The driveway portion was withdrawn from the application.

The following exhibits were presented:

- Photographs
- Floor plan
- Narrative with material specifications

Brady asked for comments in favor or against the application and there were none. The public hearing was closed at 7:33 p.m.

Public hearing portion of the meeting was closed at 7:34 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 15-23 – 10 Water Street

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

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

HDC 15-24 – 401 Noank Road

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

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

HDC 15-26 – 23 Library Street

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

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

HDC 15-27 – 21 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker, seconded by Nault, so voted unanimously. Issued Certificate of Appropriateness #2001

HDC 15-28 – 368 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker, seconded by Nault, so voted unanimously. Issued Certificate of Appropriateness #2002

HDC 15-29 – 380 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker, seconded by Nault, so voted unanimously. Issued Certificate of Appropriateness #2003

HDC 15-30 – 215 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker, seconded by Nault, so voted unanimously. Issued Certificate of Appropriateness #2004

III. PRE-APPLICATION HEARINGS – None

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF August 4, 2015

MOTION: To approve the minutes of August 4, 2015.

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 7:48 p.m. made by Nault, seconded by Kimenker, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II