

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
AUGUST 19, 2008 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: C. Nado, N. Mitchell, R. Seager, E. Cole
Alternates Present: None
Staff: P. Vandenbosh, R. Silsby

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

I. PUBLIC HEARINGS

HDC 08-30 – 23 Gravel Street; Robert C. Danaher, owner/applicant; Pave driveway. PIN #261918412990

No one was present for this application. A decision about continuance will be made later in the meeting.

HDC 08-33 – 5 Rathbun Place; Betsy Eichholz & Karen Scopino, owners; William Sweeney, applicant; Enclosed deck addition. PIN #261917204072

William Sweeney of TICORS Law Firm presented to the Commission on behalf of Betsy Eichholz and Karen Scopino. He proposed a 10' X 16' deck addition. He stated that he would be modifying an existing deck off the rear of the property, which will be enclosed. Details were given and photos and drawings were submitted.

Discussion followed about cross sections, windows, and the wooden railing system.

Sweeney stated that wood and Azek will be used on the deck and will be painted. He presented a photo of where the windows would be placed. Window headers and the patio were discussed. Due to an illness, his engineer was not able to complete the plans showing window placement.

It was noted on the plan that new windows shall align with the tops of the existing windows. Discussion ensued about the placement of windows on the north side and front side of the building. It was also noted on the plans that the trim shall match the existing trim.

Mr. Sweeney thanked the Commission for their guidance and patience.

The following exhibits were presented:

- Photos
- Drawings

HDC 08-34 – 33 West Mystic Avenue; Donna M. Gorman, owner; Michael Nahass, applicant; Reshingle roof. PIN # 261805283308

Michael Nahass of Nahass Builders spoke on behalf of the owner Donna Gorman. The proposal is to strip and re-shingle the roof with 30-year architectural shingles. Color samples were presented as well as the brand, pictures of the house, and existing color of the house. It was noted that the color Biscayne blue would be used.

The following exhibits were presented:

- Photo

HDC 08-35 – 13 Gravel Street; Kathleen M. Goccia, owner/applicant; Replace shingles. PIN #261918412431

Kathleen Goccia/owner, requested to replace shingles on the eastside of the roof. She noted that the chimneys will be re-pointed and repainted, like for like.

The following exhibits were presented:

- Photo

HDC 08-36 – 21 Bank Street; Anna T. Troiano, owner/applicant; Replace deck. PIN #261918314563

Charles Oliver spoke on behalf of Anna Troiano/owner. The proposal is to remove the existing deck and rebuild. A railing would be installed. The size of the deck would be the same but will be raised 1 ½ inches. Pictures of the railing were presented. Pressure treated wood with cedar balusters would be used.

The following exhibits were presented:

- Photos
- Drawings

HDC 08-37 – 5 Grove Avenue; Harold Lueck, owner/applicant; Add window, wooden deck, add brackets, add door. PIN #261914420648

Harold Lueck, owner, presented drawings to the Commission. He is proposing to change the overhang on the front and side of the shed and to change the beam from 18" to 36". Other dimension changes were given. He requested to install 2 antique corbels/brackets and would like to bump out the left side 22 inches. The height of the walking surface and the deck dimensions were written on the drawings. The deck will be 4' x 17', not to exceed 18 inches from grade to finished surface. Photos of the windows were submitted.

The following exhibits were presented:

- Photo
- Drawings

A woman from the audience spoke in favor of the application.

HDC 08-38 – 7 Gravel Street; GRVL LLC, owner; Chuck Canavan, applicant; Renovate Masonic building. PIN #261918411233

Chuck Canavan/architect spoke on behalf of GRVL, LLC, the owners of the old Masonic Temple located at 7 Gravel Street. He explained that it is the owner's intent to renovate and restore the front of the building using as many of the original pieces as possible, such as the columns, in order to bring it back to its original look. They will keep the trim, windows, and door at the front on the first level. He spoke about the removal of gutters at the

front, window placement, and noted the stucco surface will have a course texture and would be painted. Photos were presented. He stated that Andersen aluminum windows will be used. Dimensions of the window and door trim were given. He proposed to use "7 inches to the weather" hardy plant with Azek material around the windows and roof trim. He referred to the outside vents and added that the foundation will stay the same. He noted on the plans that the windows would be one over one, single panes.

The Commission gave its concerns about restoring or replacing the existing trim and would prefer clarification. The applicant will try to save all the trim on the front of the building, if possible. Identifying the exact stucco that will be used was discussed. Due to the concerns of the Commission, it was decided that the Commission would stipulate the stucco out of this application and wait to consider that at a future date, with a new application. The applicant agreed with the Commission's decision and will apply for the stucco at a later date. He added that he would be coming back to the HDC for asbestos removal at a future date.

The following exhibits were presented:

- Photos
- Drawings

Chairman Nado closed the public hearings at 8:25 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 08-30 – 23 Gravel Street

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

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

It was noted that a vote would be required by 9/19/08.

HDC 08-33 – 5 Rathbun Place

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1659

HDC 08-34 – 33 West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Cole, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1660

HDC 08-35 – 13 Gravel Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Seager, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1661

HDC 08-36 – 21 Bank Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Cole, seconded by Seager, so voted unanimously. Issued Certificate of Appropriateness #1662

HDC 08-37 – 5 Grove Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1663

HDC 08-38 – 7 Gravel Street

Seager made a stipulation that the surface texture of the stucco as shown in the drawings will be determined at a later date.

MOTION: To grant a Certificate of Appropriateness with modifications.

Motion made by Seager, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1664

III. PRE-APPLICATION HEARINGS

Bob Frew, 11 Gravel Street explained the problems he has had with the public parking their cars in his driveway. He requested to install two hitching posts on either side of the driveway with a white chain. He requested to remove the back chimney to make room inside the house to move the bathroom, to bump out a window and make into a French door, and to install a greenhouse.

Discussion followed about the location of the greenhouse and alternatives to removing the entire chimney. The Commission stated that the size of the greenhouse would matter if it is attached to the front of the house near the master bedroom. The Commission suggested that the exterior portion of the chimney could be left intact and the inside portion could be removed, which would satisfy the Commission's concerns.

Concerns were raised about the view at the back of the house.

Mr. Frew will submit an application for the hitching post, the French door, and removal of the inside chimney. He will come back to discuss the greenhouse at a future meeting.

Charles Perini, 168 High Street, explained about the urgency to remove and install a new roof on the garage, which is currently leaking. Photos and a sample of the architectural shingles that will be used were presented. The Commission would like to see a pamphlet giving the specifications and color of the proposed shingles. He plans to submit an application tonight.

Mr. Perini explained the need to extend the driveway with crushed stone so additional cars can park on it. Photos were presented. Discussion followed about alternatives to extending the driveway. The Commission preferred that the current driveway stay as is and have

additional cars park on the grass for an additional parking area, in order to keep it consistent with the look of the historic district. Also discussed was the installation of a picket fence, a deck with railings, a French door, a walkway, and heat exchanges.

Sandor Balini, 6 Pearl Street, Mystic, spoke about noises taking place in downtown Mystic late at night and was inquiring about a noise ordinance. After some discussion, it was determined that Mr. Balini needs to attend a Town Council meeting to address his issues in the proper venue.

Peter Springsteel/Architect presented to the Commission along with Scott and Cheryl Beaulieu, owners of 0 Library Street. They proposed to erect a 2-story structure. Photos and drawings were reviewed and discussed. Concerns were also raised about views from Route 1. Mr. Springsteel explained that he tried to reduce the length of the building, as previously requested by the Commission, and stated that the length has been reduced 6 feet. He explained the changes that have been made on the drawings. Details about elevations and dimensions were given. Springsteel noted that the finished length with the porch would be 85 feet.

Concerns were raised about the length of the building. Various dimensions were noted about the barn and porch. The Commission gave their concerns that this proposed structure doesn't fit into this neighborhood. Some members felt they would like to view the property in person because they felt the structure seemed quite large for this lot. They were concerned with the massing. Visibility issues and house styles were discussed. Photos were given to members. The main concerns the Commission had had to do with the height and length of the structure. Springsteel noted that he may request a variance if he deems it necessary. He will regroup with the owners and come to another pre-application.

Elizabeth Lawrence, 24 West Main Street, requested to change the sign on the retail building and pictures were presented. She explained why the change was needed. The Commission would like the sign to not be depicted as part of the awning, so it would be less dominant. They would prefer the sign not be the same color as the awning. Discussion followed and an application was submitted.

Peter Springsteel/Architect spoke on behalf of Peter and Caroline Beers of 31 Steamboat Wharf. Springsteel spoke about removing two single doors, four windows and replace them with two sliders. Windows and extending the awning were discussed. The commission had no concerns but would like to see a sample of the fabric. An application was submitted. Photos were presented.

Springsteel/Architect spoke of behalf of James Castle, owner of 55 Pearl Street and Seahorse Lane. He spoke about installing a French door, changing the kitchen window, adding a center window, and installing a wrap around porch addition. He requested to change two windows to French doors and noted that this would require a variance due to the setbacks. Springsteel explained that the spacing on the windows would be the same spacing as French doors. The Commission would still prefer one French door instead of two. Discussion followed about installing a door with a bottom panel. The Commission felt that that would be a better alternative.

Springsteel would like to install a square 5 ½ x 5 ½ square column. An application was submitted.

IV. CORRESPONDENCE – None.

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V. APPROVAL OF THE MINUTES OF August 5, 2008

MOTION: To approve the minutes of August 5, 2008

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

VI. OLD BUSINESS – None.

VII. NEW BUSINESS – None.

VIII. ADJOURNMENT

Motion to adjourn at 10:30 p.m. made by Mitchell, seconded by Seager, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Robin Silsby, Office Assistant II