

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
SEPTEMBER 1, 2015 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:00 p.m. and sat Nault for Somers.

MOTION: To waive the reading of the hearing procedure.

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

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 to September 15, 2015.

The public hearing was closed at 7:01 p.m.

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

Andrew Madsen, owner of 401 Noank Road, presented to the Commission regarding three exterior renovations to the former Grossman's Seafood building. To begin with, the existing roof shingles are a mixture of layers and types. He is planning to replace them with an architectural style, charcoal colored shingle that is similar to that on other structures in the area. The next change is to the clapboard siding on the building. Some areas, particularly on the south side, are rotted or in disrepair. He would like to cover the clapboards on both the north and south sides with white cedar shakes and leave the front untouched with the exception of fresh paint. This would give the building a so called Nantucket-style look. Finally, he is proposing the addition of an exterior water fountain on the side of the building. It would be temporary, in that, it would be used seasonally. He plans to locate it in a safe area away from traffic and parking. He also discussed the signage he would like to use for his business. The sign itself will be in a shape similar to the former Grossman's sign and the existing hardware will be used. The wooden sign will be painted brown with gold inlay and measure 39" x 28".

The following exhibits were presented:

- Photographs
- Drawing
- Material list and cut sheets
- Sign graphic
- Plot plan

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:11 p.m.

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

Architect James Gibbs and Bradley Horn, owner of 23 Library Street, presented to the Commission regarding the construction of a new house on the original foundation. The original house was built in 1909 and then burned down approximately seven years ago. The structure will have a gable roof with clapboard siding as in a so called Saratoga Springs style. Dormers will be placed on the roof for an accessory apartment on the third floor, which will be entered from a side porch. A formal veranda will wrap around the back of the house and a two story portico will be created on the south wing. The chimney, which remains from the original house, will be used as a focal point of the design. Vertical cedar lattice will be used under the porch with a small amount of stone foundation visible. The west elevation will have triangular windows. The trim will be a mix of painted wood and painted Azek. The porch railing design was also discussed.

The following exhibits were presented:

- Architectural drawings
- Site plan
- Floor plan
- Shingle and decking samples

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:29 p.m.

Public hearing portion of the meeting was closed at 7:30 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 Nault, seconded by Brady, so voted unanimously.

HDC 15-24 – 401 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Nault, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #2005

HDC 15-26 – 23 Library Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Nault, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #2006

### III. PRE-APPLICATION HEARINGS

Ted and Susan Kietzman, owners of 25 West Mystic Avenue, appeared before the Commission to discuss the replacement of windows on their home. The house was built in 1905 but the windows are circa 1950. The house is set back from and not very visible from the street. They are proposing a Marvin window. The Commission requested photographs and material details for the public hearing.

Bill Middleton, owner of 3 Fort Rachel Place, appeared before the Commission to propose a second floor deck on his mixed use property. The structure is used as an office on the first level with living space on the second level. The addition of a porch was previously approved and his proposal would add a deck above to provide open space to the apartment. A window will be changed out in favor of a door for access to the porch. Additionally, the roof will be changed to accommodate the porch. He is also considering the addition of shutters and flower boxes.

Norton Wheeler, of Mystic River Building Company, appeared before the Commission to discuss 69 Steamboat Wharf, which was recently purchased by John and Deborah Bowen. The Bowen's also own 71 Steamboat Wharf, which adjoins the newly purchased unit. They plan to merge the two and make a year round home that is handicap accessible. The garage doors will be changed on the parking lot side to accommodate a handicap vehicle. Additionally, four windows will be moved and a small window eliminated. On the water side there is a second floor deck and double hung window with transoms on top. Lowering the floor system to adjoin the units will make the transoms disappear. The currently misaligned windows will be aligned after the renovation. The condominium association will also need to agree to the project.

Architect Christopher Vernott appeared before the Commission representing Chelsea Groton Bank located at 2 Water Street. The bank is undertaking a renovation project to replace windows on the first floor of the building. In total, eleven windows will be replaced. They have chosen a Marvin aluminum clad window with muntin bars on top and bottom to replace the painted wood windows. The window patterns will be the same, as will the size, and the width of the muntin bars will match. The existing front shutters will be replaced with painted wood shutters and authentic hardware may be added. Miscellaneous repairs around the building, such as replacing peeling and rotted trim board, will also be completed. The Commission determined that an application will need to be submitted as the windows are not truly being replaced like for like.

### IV. PUBLIC COMMUNICATIONS – None

### V. APPROVAL OF THE MINUTES OF August 18, 2015

MOTION: To approve the minutes of August 18, 2015.

### VI. OLD BUSINESS – None

### VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 8:01 p.m. made by Brady, seconded by Nault, so voted unanimously.

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Todd Brady, Secretary  
Historic District Commission

Prepared by Lynda Galetta  
Office Assistant II