

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
SEPTEMBER 3, 2013 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:02 p.m.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 13-26 – 15 Bank Street; John C. Moore, owner/applicant; Roof shingles. PIN #261918314390

John Moore, owner of 15 Bank Street, presented to the Commission to propose the removal of the existing asphalt roof shingles on his home to be replaced with cedar shingles. The Commission looked upon this application favorably

The following exhibits were presented:

- Project cost estimate
- Photographs

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:06 p.m.

MOTION: To suspend the rules of the agenda to vote on HDC 13-26 prior to the public hearing for HDC 13-27

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

Chairperson Moriarty suspended the public hearing at 7:09 p.m. to hear pre-application hearings. The public hearing was reconvened at 7:38 p.m.

HDC 13-27 – 51 Clift Street; Vickie & Thomas LaFrance, owners/applicants; Demolish building. PIN #261918328063

Tom and Vickie LaFrance and Ed Wenke presented to the Commission to propose the demolition of a single family dwelling at 51 Clift Street, which was built in 1845. Ed Wenke is the President of The Winthrop Group in Ledyard as well as a licensed engineer in a number of states with over 30 years of experience. He provided a brief assessment report of his inspection findings. The house has a cut granite foundation with a 4'-5' crawl space. It is a post & beam frame, which looks like original construction, that is in poor condition. The main carrying beams, 3 out of 4, are basically gone. There is major deflection in the frames and ceiling of the

first floor with significant bounce in the second floor. At the time of inspection the house was vacant so there was no load from furniture, etc. Wenke further explained his findings diagrammatically. He considers the structure unsafe as the first floor is decayed and not safe. In order to make the house suitable for renovation 75% of the house would need to be reconstructed. It is a judgment call in terms of economics because so much of the existing structure needs to come down in order to fix the first floor; however, he considers this a teardown. The applicant has also enlisted the help of Architect Mark Comeau for input on the demolition. Comeau stated that architecturally speaking there are two things that he considers when determining if a structure is worth rehabilitating. He looks at whether it is exemplary or if it is unique. He does not think this structure measures up and he doesn't think it contributes to the Town's historic inventory. He also inspected the basement and the first floor. The basement has moisture and mildew problems and looks as if a dryer was vented directly into the basement over a period of time. He doesn't think the mildew problem can be solved.

The following exhibits were presented:

- Structural inspection report

Chairperson Moriarty asked for comments in favor or against and there were none.

The public hearing was closed at 8:01 p.m.

The public hearing portion of the meeting was closed at 8:02 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 13-26 – 15 Bank Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker seconded by Somers, so voted unanimously. Issued Certificate of Appropriateness #1904

HDC 13-27 – 51 Clift Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Kimenker, so voted unanimously. Issued Certificate of Appropriateness #1905

III. PRE-APPLICATION HEARINGS

Stephen Lederer, owner of 10 West Mystic Avenue, appeared before the Commission to propose the removal of existing asphalt shingles and to replace them with asphalt shingles, like for like. Additionally he would like to expand an existing carport by approximately one garage width. The roof like would remain the same. Garage doors would be added to the carport. The structure is in the rear of the property but visible from Wolfe Street. The Commission does not require an application for a like for like change to shingles. The Commission would require a plot plan and more details, such as dimensioned drawings and photographs, for a public hearing relative to the carport.

Kent Noreika, of Judson Avenue, is considering the purchase of 5 Prospect Street currently owned by his mother, Barbara Pascoe. He appeared before the Commission to propose the

addition of a garage and in-law apartment structure. An existing garage will be demolished in order to build the new garage. The Commission would require a plot plan, photographs, and dimensioned drawings with a materials list for a future public hearing.

Gary Hobert, of Pizzetta Restaurant located at 7 Water Street, appeared before the Commission to discuss a previously approved site plan. The approved plan has pavers on the back patio seating area of the restaurant. He is appearing before the Commission to request a change from pavers to wood decking material such as pressure treated white pine. The patio is not visible from the street but it is visible from the Mystic Art Association property. The highest point will be approximately 8" from the ground.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF August 20, 2013

MOTION: To approve the minutes of August 20, 2013, as amended.

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 8:12 p.m. made by Everett, seconded by Kimenker, so voted unanimously.

Historic District Commission

Prepared by Lynda Galetta, Office Assistant II