

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
SEPTEMBER 4, 2012 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Sarasin, Kimenker
Alternates Present: Brady, Moriarty, Everett
Absent: Somers
Staff: Quinn, Gilot

Vice Chairman Sarasin called the meeting to order at 7:00 p.m. Sarasin seated Brady, Moriarty and Everett as regular members. Brady read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 12-39 – 12 New London Road; Kathleen Holdridge, owner/applicant; Fence. PIN #261918209277

Jack Collins, representing Kathleen Holdredge, owner of 12 New London Road, presented to the Commission a handout detailing the picket fence proposed at the back of the subject property. The Commission discussed the details of the proposed fence, including the size of the post and the design of the picket. The distance from the street would be 6 – 8 ft., and the fence would be 4 ft. in height.

Vice Chairman Sarasin asked for comments from the public and there were none.

The public hearing was closed at 7:14 p.m.

HDC 12-40 – 18 West Main Street; Historic Mystic LLC, owner; Rod Desmarais, applicant; Modifications to approved plan. PIN #261918412081

Rod Desmarais presented to the Commission regarding the details of multiple items to be modified at the Central Hall site on West Main Street. Mr. Desmarais explained that some of the proposed modifications had been previously approved by the Historic District Commission. Modifications proposed include bituminous pavement in the parking areas behind the Tift and Grover buildings; wooden bollards (previously approved), new lights (previously approved) which will be the same as in the parking lot, new fencing area, new pedestrian access across the Brooks property to the Tift lot, new signage, and the drop arm gate and box. The new signage, bike racks, and new fencing and dumpster pad were explained for the Commission. Pavers are now proposed for the loading zone, which was previously proposed to be paved per the easement agreement with CL&P. The applicant agreed to pay the difference to keep the pavers there. The location for the underground propane tank, the parking lot arm, building elevations and fenestration changes, increase in screening height to five feet for rooftop units (requested by Planning), and door and window placement on the first level were reviewed by Mr. Desmarais and the Commission.

The Vice Chair asked for comments from the public and there were none. The public hearing was closed at 7:54 p.m.

HDC 12-41 – 40 West Mystic Avenue; Natalie Leventhal, owner; Gene Anderson, applicant; Roof Shingles. PIN #261805281043

Gene Anderson represented the applicant, Natalie Leventhal. Mr. Anderson explained to the Commission that there are currently two layers of asphalt roof shingles on the roof, which will be removed, and replaced with traditional 3 tab architectural shingles of the same color currently on the roof. Mr. Anderson showed samples of the new shingle he will use, manufactured by Certain-Teed, in a frost color.

The Vice Chairman asked for comments from the public; there were none. The public hearing was closed at 7:57 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 12-39 – 12 New London Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1865.

HDC 12-40 – 18 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1866.

HDC 12-41 – 40 West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1867.

III. PRE-APPLICATION HEARINGS

Don Armstrong, Armstrong Chimney Services, represented Mr. and Mrs. Devlin of 7 Elm Street. Mr. Armstrong proposed to install a granite stone cap on a clay flue to cover a stainless steel chimney insert. The Commission felt this would not require a public hearing, and administratively approved the request as presented.

Fred Rein, representing Randall Brooks of Grover Insurance, explained that the Fire Marshal recently performed a fire inspection at the Grover Insurance building. A deficiency was found in the upper level apartment; the egress for a bedroom on the third floor of the building was not protected. The Fire Marshal suggested enclosing the exterior stairway access at the rear of the building, which can be seen at an oblique angle at the corner of Bank Street and West Main. The screen wall which ties into the roof was detailed. Existing stairs do not meet code; need to be bumped out about two feet; façade will be enclosed. The Commission discussed changing the plane of the building rather than stepping the building out or encroaching into the parking area. A landing is required at the bottom of the stairs, which must be enclosed. Discussion ensued on installing a fire-rated window or a shadow-box window or faux window with closed shutters, or a window with fire-rated sheetrock behind it. The roof is also proposed to be replaced within the year. Mr. Rein said he would work on some designs and report back to the Commission.

Todd Brady, a member of the Board of Trustees of the Mystic Noank Library, Library Street, who are overseeing the ongoing restoration. Mr. Brady proposed to change the lettering of the sign on the side of the building. The existing signage was depicted. He proposed to change the lettering to a Times New Roman font, gold metallic color, and 10" high spread over 236 inches. The new letters use a 3/16 threaded rod glued to back; sets off wall approximately 1/2" to create a relief effect. The new lettering would complement the existing sign over the main entrance. The Commission approved the lettering as proposed, as it is replacing like for like.

IV. PUBLIC COMMUNICATIONS

Sarasin and Kimenker will be attending a workshop sponsored by the Connecticut Trust for Historic Preservation in Manchester on Wednesday, September 19th.

V. APPROVAL OF THE MINUTES OF August 21, 2012

MOTION: To approve the minutes of August 21, 2012 as presented.

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

VI. OLD BUSINESS - None

VII. NEW BUSINESS

The Commission hopes the Town Clerk will soon appoint more commissioners. Once five regular members have been appointed, the Commission will hold an election of officers.

Sarasin distributed a list of items for a possible presentation or exchange of ideas for local architects to present to the Commission. He hopes to have a couple or more present on the same night.

VIII. ADJOURNMENT

Motion to adjourn at 8:35 p.m. made by Kimenker, seconded by Brady, so voted unanimously.

Historic District Commission

Prepared by Debra Gilot, Office Assistant III