

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
SEPTEMBER 15, 2015 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

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

MOTION: To waive the reading of the hearing procedure.

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

Brewer 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

Melody Pere presented to the Commission relative to 10 Water Street which is owned by The Mystic Group at Mystic LLC. She is opening a small cafe in the bottom floor of the building that will serve breakfast and lunch. It is a commercial space but requires the installation of a hood vent and ductwork. She is seeking permission to locate the vent on the side of the building where it will extend through the brick siding and up past the roof per building code requirements. Dimensions for the vent are 12” x 12”.

The following exhibits were presented:

- Photographs
- Floor plan
- Vent and ductwork specs

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 15-31 – 25 West Mystic Avenue; Theodore & Susan Kietzman, owners/applicants; Replace windows. PIN #261805283880

Theodore and Susan Kietzman presented to the Commission to propose replacing the windows on their home at 25 West Mystic Avenue. The house is located far back from the street with many trees and Evergreen cover surrounding it. The owners noted that the house was built in 1905 and they believe the windows are original. There is a rear window that was replaced with a Marvin window a number of years ago. They are planning to use the same window which replicates the originals. They will keep the two over one design. The replacement windows are double hung with wood inside and aluminum clad on the outside. Interior and exterior dividers will be solidly attached to the glass.

The following exhibits were presented:

- Plot plan
- Photographs
- Window specifications

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:17 p.m.

HDC 15-32 – 69 Steamboat Wharf; John & Debra Bowen, owners; Norton Wheeler, applicant; Renovations. PIN #261918401742 0002

Norton Wheeler, of Mystic River Building Company, and Architect Wayne Garrick presented to the Commission. The subject property, which is owned by John and Debra Bowen, is located in a condominium complex that was built in the 1970's. The owners currently reside at 71 Steamboat Wharf which is an adjacent unit. They are combining the two units and renovating them to provide additional space for Mr. Bowen who is disabled. The interior renovations will affect the exterior look of the units. Consequently, the applicants are proposing the following exterior changes:

- First floor – Eliminate the entry door and widen existing garage door.
- Second floor – Lower windows on the west side to align them on both units and eliminate a small window. On the east side, eliminate existing transom windows.
- Third floor – No changes on the west. The east will have a lowered floor structure and possible transom windows looking onto the existing deck.

Currently unit #71 does not match the other units in the complex. Part of the renovation effort will be to make the combined units more uniform and capture some of the rhythm of the building.

The following exhibits were presented:

- Architectural drawings
- Site plan
- Floor plan
- Photographs
- Narrative

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:31 p.m.

HDC 15-33 – 15 ½ Water Street; Judith Caracausa, owner/applicant; Addition & Renovations. PIN #261918307079 0011

Judy Caracausa, Unit #9 at 15 ½ Water Street, presented to the Commission. She is proposing to install a 5' x 32' balcony on her unit. It will be the same balcony as the one added to the other units on that side of the building. She plans to hire the same contractor. Additionally, she plans to install two doors to exit onto the balcony. She provided a photograph of the building; however, the Commission noted that pictures of

the proposed doors along with details about the materials and balcony specification are necessary to make a decision. A continuation of this application was advised.

HDC 15-34 – 2 Water Street; Chelsea Groton Bank, owner; Christopher Vernott, applicant; Replace windows. PIN #261918306772

Architect Christopher Vernott presented to the Commission regarding 2 Water Street which is owned by Chelsea Groton Bank. The proposed project entails replacing all the wooden windows on the ground floor of the bank building. There are 11 painted wood window units that will be replaced with painted aluminum clad wood windows by Marvin. The new windows will be the same size, color, style, muntin bar pattern and width as the existing units. An historic 2” sill will be added. Additionally, 4 wood shutters will be replaced like for like. The possibility of adding hardware was discussed. The Commission noted it had no jurisdiction over the shutters unless hardware is added, at which time a new application would be required.

The following exhibits were presented:

- Shop drawings
- Photographs

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:44 p.m.

Public hearing portion of the meeting was closed at 7:45 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 15-23 – 10 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Nault, so voted unanimously. Issued Certificate of Appropriateness #2007

HDC 15-31 – 25 West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Nault, so voted unanimously. Issued Certificate of Appropriateness #2008

HDC 15-32 – 69 Steamboat Wharf

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Nault, so voted unanimously. Issued Certificate of Appropriateness #2009

HDC 15-33 – 15 ½ Water Street

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

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

HDC 15-34 – 2 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Nault, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2010

III. PRE-APPLICATION HEARINGS

Leo Roche, of Fishtown Road, appeared before the Commission regarding 1 Bank Street which is owned by his brother Patrick Roche. He is proposing to replace all the existing windows with Andersen Silver Line. The windows will be true divided light with grilles on the outside. The house currently has wooden windows with storms.

Leo Roche appeared before the Commission regarding 27 Pearl Street currently owned by Virgil Huntley. He is in the process of purchasing the house, which is in need of major renovations, and would like to replace the windows. The existing windows have mixed grilles and the applicant is proposing a two over two pattern throughout the house. Additionally, roof replacement at the back of the house roof will be like for like. The existing driveway, which is not big enough for a legal two family dwelling, was also discussed. The Commission noted changes only need to come before them if the driveway is wider than 11'.

Tom Buxton, of T.F. Buxton, Ltd, appeared before Commission on behalf of Mitchell Favreau and Abigail Van Slyck, the owners of 18 Bank Street. This is a newly purchased property that has great deal of water damage. A bay window and deck, in particular, are severely damaged. The idea is to reconstruct the deck using fir flooring with all detail remaining the same. The piers beneath need replacing; however, nothing would change visually within the frame of the deck. They are also proposing lowering the roof by 8" to bring it back and make it smaller. This will compress the density of the space. They also need to correct the concrete to prevent future water damage. As part of the renovation project, the existing siding will be removed to add insulation but then it will be put back on the structure. Additionally, they are proposing to replace the windows with Marvin windows.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF September 1, 2015

MOTION: To approve the minutes of September 1, 2015.

MOTION: To postpone approval of the minutes of September 1, 2015 to next the public hearing.

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 8:15 p.m. made by Moriarty, seconded by Nault, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II