

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
SEPTEMBER 17, 2013 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:02 p.m. and sat Ackerman for Kimenker and Brewer for Somers

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 13-30 – 51 Clift Street; Vickie & Thomas LaFrance, owners/applicants; Single family dwelling. PIN #261918328063

Tom and Vickie LaFrance presented to the Commission to propose a new single family dwelling on the subject property.

MOTION: To continue the public hearing pending the arrival of the architect.

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

The public hearing for HDC 13-30 was reconvened at 7:46 p.m.

Mark Comeau presented to the Commission for Tom and Vickie LaFrance owners of 51 Clift Street. The applicants are proposing the construction of a single family dwelling. Certainteed Cedar Impressions, which is a vinyl shingle, will be used for the façades in the color Cape Cod gray. The plan also shows decorative brackets, attic trim, columns and return cornice on all corners. The east side springs 6'; however, the structure will have shed dormers that spring 8'. The west side will have a different window treatment. An existing structure that is to be removed does not meet current setbacks, therefore the new house will be set back slightly more on the lot. The garage will have 16' overhead door. The retaining area will reuse some of the existing granite foundation. Windows will be Anderson 200 Series with muntons between the glass. The Commission and the applicant discussed the appropriateness of using Certainteed Cedar Impressions for the façade shingles. Staff shared a sample of an actual shingle section with the Commission. The applicant noted that the treatment of the j-corners will make the difference in the look of the shingles and assured the Commission that the appearance will be appropriate to the district.

The following exhibits were presented:

- Architectural design
- Material list

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 8:00 p.m.

The public hearing portion of the meeting was closed at 8:03 p.m.

Chairperson Moriarty appointed Brady as Chairperson pro tem and recused herself from this application. Brady sat Levenson for Moriarty.

HDC 13-29 – 7 Water Street; Timothy Owens, owner; Gary Hobert/applicant; Wood patio. PIN #261918307563

Gary Hobert presented to the Commission to propose changing the material for a previously approved patio area in the rear of Pizzetta located at 7 Water Street. The previous approval was given for stone pavers. The applicant is requesting approval to use pressure treated yellow pine decking in place of stone pavers. Currently there are wood chips and dirt in the area. A bush will be removed and a ramp added to provide more accessibility to the patio. The configuration of the wood deck is similar to the patio area but is more squared off and follows an existing fence line.

The following exhibits were presented:

- Photographs
- Site Plan

Chairperson pro tem Brady asked for comments in favor or against and there were none. The public hearing was closed at 7:16 p.m.

MOTION: To suspend the rules of the agenda to discuss and vote on HDC 13-29 prior to hearing the next application.

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

Chairperson pro tem Brady re-sat Moriarty for Levenson. Chairperson Moriarty suspended the public hearing at 7:20 p.m. to hear pre-application hearings. The public hearing was reconvened at 7:35 p.m.

HDC 13-28 – 10 West Mystic Avenue; Stephen & Penny Lederer, owners/applicants; Extend carport. PIN #261805290522

Stephen Lederer presented to the Commission to propose adding an additional car bay to an existing carport. The applicant also intends to add wooden doors at the front of the carport. The addition will be constructed using like materials to match the existing barn and carport. The extension will mirror and replicate the existing carport.

The following exhibits were presented:

- Photographs
- Construction design

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:42 p.m.

MOTION: To suspend the rules of the agenda to discuss and vote on HDC 13-28 prior to the public hearing for HDC 13-30

Motion made by Brewer, seconded by Ackerman, so voted unanimously

Commissioner Everett left at 7:45 p.m. Moriarty sat Levenson for Everett.

## II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 13-28 – 10 West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Ackerman, so voted unanimously. Issued Certificate of Appropriateness #1907

HDC 13-29 – 7 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #1906

HDC 13-30 – 51 Clift Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer seconded by Moriarty, so voted unanimously. Issued Certificate of Appropriateness #1908

## III. PRE-APPLICATION HEARINGS

Tom Tetlow appeared before the Commission to propose the replacement of an old shed in the rear of his property. The Commission noted that the existing shed is more like a tent and does not appear to be a permanent structure. Staff noted that the application would be for a replacement shed because of the amount of time the existing shed has been on the property. The canvas shed as well as the proposed shed are both 10' x 12'. The door of the shed will face north and toward the back of the house. The proposed shed will be factory assembled and has T-111 siding that will be painted as well as a gambrel roof. The Commission noted it has concerns about the appropriateness of the siding material of the shed; however, it will be a significant improvement over the existing shed. The Commission requested photographs to show the shed in the context of the neighborhood as well as photographs of all four sides of the shed for the public hearing.

PUBLIC COMMUNICATIONS – None

## IV. APPROVAL OF THE MINUTES OF September 3, 2013

MOTION: To approve the minutes of September 3, 2013.

Motion made by Moriarty, seconded by Ackerman, 4 in favor, 0 against, 1 abstention (Brewer). Motion passed.

- V. OLD BUSINESS – None
- VI. NEW BUSINESS – None
- VII. ADJOURNMENT

Motion to adjourn at 8:07 p.m. made by Brady, seconded by Moriarty, so voted unanimously.

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Historic District Commission

Prepared by Lynda Galetta, Office Assistant II

NOT APPROVED