

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
OCTOBER 15, 2013 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

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

MOTION: To waive the reading of the hearing procedure.

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

Moriarty read the call of the hearing.

I. PUBLIC HEARINGS

HDC 13-33 – 2 Godfrey Street; George Brys, owner/applicant; Fence. PIN #261918320282

George Brys presented to the Commission to propose installing a fence on his property. At the preliminary meeting he proposed a 2-rail vinyl fence. Noting that the Commission was not entirely in favor of vinyl fencing, he is now proposing a 36” high, 2-rail, round old fashioned style, wooden fence.

The following exhibits were presented:

- Photographs
- Fence material brochure

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

HDC 13-34 – 31 Gravel Street; Jennifer Kimenker, owner/applicant; Driveway. PIN #261918424262

Commissioner Kimenker recused himself. Chairperson Moriarty sat Ackerman for Kimenker.

James Kimenker presented to the Commission for Jennifer Kimenker owner of 31 Gravel Street. The subject property has 2 driveways that are over 11’ wide and fall under HDC jurisdiction. He is proposing to replace the pavers on both driveways. The current pavers are over 9 years old and showing signs of unusual wear, such as tire rutting and broken stones. The existing stones are small, which might account for the wear and tear; therefore, the applicant is proposing to replace them with larger paver stones.

The following exhibits were presented:

- Photographs

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:05 p.m.

Chairperson Moriarty re-sat Kimenker.

HDC 13-35 – 163 Candlewood Road; Center Groton Fire District, owner/applicant; Demolish structure. PIN #179020819575 E

Ed Quilan, Vice President of Center Groton Fire District, presented to the Commission to propose the demolition of the former fire house located at 163 Candlewood Road. The subject building is structurally unsound as well as unsafe inside, due to hazardous materials such as lead and asbestos, and outside, due to external deterioration. Additionally, the roof rafters are rotting and there are holes in the roof. It has not been used to store fire apparatus since the 1980's and demolishing the building allows the department to move forward with plans for additional construction and site plan improvements. Historically, the building was moved from the Poquonnock Bridge area and placed in its current location around 1947. To the best of anyone's knowledge, it was not relocated from within any of the Town of Groton historic districts.

The following exhibits were presented:

- Photographs

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:10 p.m.

The public hearing portion of the meeting was closed at 7:20 p.m.

## II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 13-33 – 2 Godfrey Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1911

HDC 13-34 – 31 Gravel Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #1912

HDC 13-35 – 163 Candlewood Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Kimenker, so voted unanimously. Issued Certificate of Appropriateness #1913

## III. PRE-APPLICATION HEARINGS

Karen Carlee, owner of 3 Park Place and Mark Mitsko, of Stonington, appeared before the Commission to discuss replacing windows and the front door of the subject property which she just purchased. The windows are of primary concern because of on-coming winter and the time it will take to order them from the supplier. The applicant is proposing Anderson 400 Series windows. They will be six over six, true divided lite which is the most authentic reproduction available. The windows will be wooden with vinyl clad exteriors. The grill and muntion pattern will be exact. The replacement door will be custom built. The Commission noted that if the door is an exact replica then it is a "like for like" replacement. The applicant would also like to add a 5' fence in the back yard to accommodate her dog. Part of the back yard is fenced already. The additional fencing will be entirely behind the driveway and visible only from the side yard. The proposed fencing material is vinyl with a black enamel finish. It will not be an ornate fence. The Commission requested a plot plan and photographs for the public hearing to help visualize the size and placement of the fence.

Bill Middleton appeared before the Commission on behalf of Mystic Art Association owner of 15 Water Street. He is proposing minor changes to a previous COA. One change is to the handicap ramp that was approved with a steeper grade and requires a railing. The applicant would like to modify and lower the grade so that a railing will no longer be required. The stairs will no longer come straight down in order to accommodate the ramp; however, they will be less visible in the new configuration. For the front entrance, which was not addressed previously, the applicant is proposing a door with side lites. On the backside of the building, which is also seen from a public way, the approved half-round window is being eliminated due to privacy concerns relative to the ledge. Anderson 400 Series windows have been approved but the applicant would like to order them in a color. The Commission noted that if the windows can be painted then the color need not be approved by the Commission. This is also true for HardiePlank siding.

Tom & Vickie LaFrance appeared before the Commission to discuss a previously approved new single family dwelling. The windows that were approved for the front of the structure are not what the homeowners want to install. Additionally, they would like to eliminate a window and move another to a different location on the same side. The applicants would also prefer to change the front door to provide more privacy. The Commission noted that the change will also match the windows better. The applicants will need to go before the Commission to get approval for the desired changes.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF October 1, 2013

MOTION: To approve the minutes of October 1, 2013.

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

1. HDC 2014 Commission Meeting Schedule

Staff distributed the proposed 2014 meeting schedule.

MOTION: To adopt the 2014 Historic District Commission meeting schedule as written.

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

2. The Commission discussed the best way to ensure that ambitious applications and/or multi-part applications are completed as presented and approved. It was determined that a stipulation can be added that the project can't be done unless it's completed in full.

VIII. ADJOURNMENT

Motion to adjourn at 7:55, made by Kimenker, seconded by Levenson, so voted unanimously.

---

Historic District Commission

Prepared by Lynda Galetta, Office Assistant II