

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
OCTOBER 16, 2012 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Vice Chairman Sarasin called the meeting to order at 7:05 p.m. Sarasin sat Brady as a voting member. Brady read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 12-43 – 52 Pearl Street; Steven Young, owner/applicant; Modify & expand addition. PIN #261914424737 – Continued

Architect Steven Young presented to the Commission regarding his personal residence located at 52 Pearl Street. He is proposing to reduce the footprint of a barn at the rear property line of his home as part of an effort to make changes to the house. It is his opinion that the portion of the barn in question, which will be removed, is not visible from the public way. The façade facing the Mystic River will stay intact. The ridge line visible from Pearl Street will remain intact. There are two adjacent buildings located at 9 Park Place and 11 Park Place that are taller than the barn and shield it from behind. The southern and western façades will remain intact. Young's professional opinion is that the barn cannot be seen from a public way. The portion of the barn being removed will reduce its size to less than 400 sq. ft. and allow a planned addition to move forward. The Commission asked if he intends to pursue the work that was approved under a previous COA. The applicant stated that it was not his intent to disrupt or change prior approvals.

The following exhibits were presented:

- Photographs
- Elevation drawings

Vice Chairman Sarasin asked for comments in favor or against.

Craig Bush, 54 Pearl Street, spoke in favor of the applicant and what he is planning. He feels the Young's are good neighbors and he is happy to have the planned addition to the home.

Rod Desmarais, 81 High Street, spoke in favor of the applicant. He feels it is clear that if you can't see a structure from the public way or water then it is not in the purview of the HDC.

Attorney Thomas Collier, of Mystic, representing Robert and Mary Pat Mayer spoke against the application. The Mayers are abutting property owners at who live at 50 Pearl Street. Attorney Collier submitted a Memorandum of Law against the application.

Robert Mayer, 50 Pearl Street, stated that his objection to the application is the effort to demolish part of an historic structure in order to make an addition.

The Commission questioned whether the application for design modifications to the main house and the main addition is being withdrawn.

The applicant stated that he is withdrawing the part of the application that pertains to the main house and the main addition.

The remaining application was read into the record by Vice Chairman Sarasin to clarify what was being discussed. The Commission determined that the garage is not visible from any public way and not within their jurisdiction; therefore, there is nothing to vote on.

The public hearing was closed at 8:17 p.m.

HDC 12-45 – 368 Noank Road; Sarah Cahill & Sally McGee, owners/applicants; 2-Story addition. PIN #261805271647

Sally McGee, owner of 368 Noank Road and Patrick McAnney of Advanced Improvements, LLC presented to the Commission. They reviewed a plot plan with the Commission. The front of house is visible from Noank Road; however, the back of the house is only minimally seen. They are proposing a 2-story addition over an existing addition on the side and on the front of the house. There will be a bump out to make room for a mud room and a half bath. The house currently has 2 bedrooms and 1 bathroom. The applicant is looking to increase its size to 3 bedrooms and 1½ baths. An existing historic window will be moved from the side to the front of the house. The existing trim detail will be recreated. The existing foundation is partially granite, brick and lattice. The proposed concrete frost wall will be parged concrete to give the appearance of granite from the street. The height of the foundation in front will be 13” exposed. Anderson 200 Series windows with custom trim will be used for the addition. The trim will match existing trim in pine or Azek. Cedar clapboard siding will be used. The front porch will be stepped back and the soffit and fascia will be recreated. The shingles will be Certainteed shingles to match the existing shingles.

The following exhibits were presented:

- Photographs
- Plot plan
- Design detail

Chairman Somers asked for comments in favor or against and there were none. The public hearing was closed at 8:32 p.m.

The public hearing portion of the meeting was closed at 8:33 p.m.

## II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 12-43 – 52 Pearl Street

The Commission found that the portion of the garage in question does not meet the definition of an exterior architectural feature that is open to view from a public street, way or place. The Commission stated that no evidence was presented to them that the garage was visible from a public way. The only evidence presented to the Commission showed that it is not visible from the public way.

HDC 12-45 – 368 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1870.

III. PRE-APPLICATION HEARINGS

Rod Desmarais appeared before the Commission regarding a design element change to the Central Hall Project site plan. The change concerns the public walkway behind the building. The Planning Commission has added a condition requiring the removal of a wall to make the public access more visible. This will result in the reduction of 8' of the northwest corner of the building. The wall was originally planned to shield the view of the dumpster area. The Commission determined that this is an insignificant change that doesn't rise to the level of a public hearing; therefore, an application is not required.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF October 2, 2012

MOTION: To approve the minutes of October 2, 2012

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS

The Commission reported that it appears a bay window is being installed at 5 Grove Avenue. Staff noted that the owner has come before the Commission a number of times and is probably aware of the need to make an application before doing any work. Staff will check with him regarding the window.

Staff distributed the proposed 2013 meeting schedule.

MOTION: To adopt the 2013 Historic District Commission meeting schedule.

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

VIII. ADJOURNMENT

Motion to adjourn at 9:09 p.m. made by Kimenker, seconded by Somers, so voted unanimously.