

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
OCTOBER 17, 2017 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Moriarty, Somers, Brady, Everett, Brewer (7:04)
Alternates Present: Levenson
Absent:
Staff: Quinn, Galetta

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

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 17-36 – 45 Pearl Street; William Goetz; owner/applicant; Windows. PIN #261914421549

William and Whitney Goetz, owners of 45 Pearl Street, presented to the Commission to propose changes to windows in order to accommodate an interior kitchen remodeling project. The windows will be simulated, divided lite, six over six in the same size as the existing windows. Two windows will be moved together and centered on the peak of the house. The windows are vinyl clad.

The following exhibits were presented:

- Plot plan
- Floor plan
- Window brochure
- Photographs

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:08 p.m.

HDC 17-37 – 329 High Street; Jeffrey M. Opper, owner; Renewal by Anderson, applicant; Replace windows. PIN #261914320899

The applicant was not present at the meeting.

HDC 17-38 – 13 Prospect Street; Delight Wolfe, owner/applicant; Windows. PIN #261805198531

Commissioner Everett recused himself from this application. Moriarty sat Brewer for Everett.

Delight Wolfe, owner of 13 Prospect Street, presented to the Commission to seek approval for the installation of 7 windows in the lower level and 9 windows on the upper level of her house. She noted that she had previously received Commission approval for the installation of 7 windows in 2016. This proposal is for windows of the same style and size.

The following exhibits were presented:

- Photographs
- Window brochures

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:18 p.m.

HDC 17-39 – 50 West Mystic Avenue; Kristen Sutt, owner/applicant; Windows and siding. PIN #261805271694

Kirsten Sutt, owner of 50 West Mystic Avenue, presented to the Commission to propose removing two upper windows in the shed dormer overlooking the garage to create a new shower in an existing bath. Cedar shingles that match the existing siding will be used to cover over the removed window area. She also intends to replace two original windows in the front dormer of the house. The replacement windows will be identical Andersen A-Series vinyl clad window. The Commission had concerns about the asymmetry the changes will create; however, the shed dormer did not appear to be original to the house.

The following exhibits were presented:

- Photographs
- Window specification
- Floor plan

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:26 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 17-36 – 45 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Somers, so voted unanimously. Issued Certificate of Appropriateness #2120.

HDC 17-37 – 329 High Street

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

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

HDC 17-38 – 13 Prospect Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson seconded by Brady, 5, 0, 1 (Everett). Issued Certificate of Appropriateness #2121.

HDC 17-39 – 50 West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Somers seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2122.

III. PRE-APPLICATION HEARINGS

Salon owner Jayne Koistinen and her contractor Neil Nigro appeared before the Commission regarding 3R Water Street, which is currently owned by Bank Square Realty LTD. She is in the process of buying the building and needs to provide assurances for financing that the second floor apartment is a viable rental unit. A staircase exit is needed to provide a second means of egress. The plan is to use an existing staircase to the left or north side of the structure. An existing window will become the door for the exit. The roof will be raised above and the porch will be extended. A door will be added on the first floor to create an exit from an existing internal staircase. The Commission requested a floor plan along with a north and west elevation. The removal of additional exterior door into a boiler room was discussed as well as using a vinyl railing system vs. one made of pressure treated wood. The Commission also requested photographs, a scope of work, and a materials list for the public hearing.

Architect Peter Springsteel appeared before the Commission, on behalf of Historic Mystic LLC, to discuss changes to the fenestration of Central Hall which is located at 18 West Main Street. The proposed changes, which will be detailed at the public hearing, include banner details, awnings, balcony screen wall, and trim treatments. The Commission was in favor of the changes and felt the building fit with the streetscape better in this iteration. The carport behind the building was also discussed and staff noted that an approval was already given.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. September 5, 2017

MOTION: To approve the minutes of September 5, 2017, as written

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

2. September 19, 2017

MOTION: To approve the minutes of September 19, 2017, as written

Motion made by Moriarty, seconded by Somers, so voted unanimously

VI. OLD BUSINESS – None

VII. NEW BUSINESS

1. HDC 2018 Commission Meeting Schedule postponed to next meeting.

This item was postponed to the next meeting.

VIII. ADJOURNMENT

Motion to adjourn at 7:54 p.m. made by Brady, seconded by Moriarty, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II