

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
OCTOBER 20, 2015 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:01 p.m. and sat Brewer as a voting member.

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

Staff noted that this application has been withdrawn.

HDC 15-39 – 5 Water Street; Amfran Estates, Inc., owner; Gregg Fedus, applicant; Exterior renovations. PIN #261918308613

Matt Williams, of Williams Architects, and Adam Young presented to the Commission regarding exterior renovations at 5 Water Street which is owned by Amfran Estates, Inc. They are proposing the installation of two walk-in refrigerators in the southeast area of the existing parking lot. They will remove some trees and restripe the parking area to make room for the coolers which will not fit in the interior space. Access will be limited to two parking spaces. An enclosure is proposed for the coolers which can also double as a trash enclosure. The walk-ins need to be elevated above base flood elevation which is 11' so the building will be 14' tall. The idea is to make it look like another random structure blending in with the variations in back. The siding will be clapboard with cornerboards to match an adjacent building. A roof is not required as the coolers are self-contained units. Vinyl lattice work will be placed around the bottom. Other improvements include an exhaust vent and fencing. The vent will replace a window where two louvers will be added and the remaining square will be panelized. The fence will be cedar painted in colors to match the building.

The following exhibits were presented:

- Photographs
- Site plan elevations
- Aerial view

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:21 p.m.

HDC 15-40 – 12 Water Street; Factory Square, L.L.C., owner; Todd Brady, applicant; Exterior renovations. PIN #261918305500

Commissioner Brady recused himself and presented to the Commission as one of the partners of Factory Square LLC which owns 12 Water Street. The subject location is Building E, which sits right on Water Street, and houses the Voodoo Grille and the former Zhangs location. The owners have a new operator who has expressed a desire to open in the vacant space. The applicant explained that historically retail has not been successful here. The owners think that visibility from the street is very important to have a viable business. Therefore, they are proposing a major modification to the fenestration pattern at the front of the building. The idea is to install a series of glass garage doors that can be opened to the street. The doors will not be entrances for the shops or restaurants but serve to allow potential customers to see inside and view what is going on. The doors will be Thermopane with tempered glass that will crank up into the ceiling when opened. An existing second doorway will be removed. The entrance to each side will be from the same point. The applicant remarked that this design is seen in places like New York and Newport but it is not currently seen in downtown Mystic.

The following exhibits were presented:

- Elevation drawing
- Photographs

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:36 p.m.

Public hearing portion of the meeting was closed at 7:37 p.m.

## II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 15-39 – 5 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2015

HDC 15-40 – 12 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Moriarty, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2016

## III. PRE-APPLICATION HEARINGS

Michelle and Tom Kahil appeared before the Commission to discuss 2800 Gold Star Highway which was formerly Red Brook Inn. They are interested in purchasing the property and are seeking feedback from the Commission regarding potential improvements. The existing structure and possible accessory structures were discussed.

## IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF September 1, 2015 and October 6, 2015

MOTION: To approve the minutes of October 6, 2015 and to postpone approval of the minutes of September 1, 2015 to next the public hearing.

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS

1. HDC 2016 Commission Meeting Schedule

Staff distributed the proposed 2016 meeting schedule.

MOTION: To adopt the 2016 Historic District Commission meeting schedule as written.

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

VIII. ADJOURNMENT

Motion to adjourn at 8:03 p.m. made by Moriarty, seconded by Somers, so voted unanimously.

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Todd Brady, Secretary  
Historic District Commission

Prepared by Lynda Galetta  
Office Assistant II