

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
OCTOBER 21, 2014 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

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

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 14-46 – 42 Clift Street; Kristin Vaughn-Glasfeld, owner/applicant; Modify COA #1934. PIN #261918329126 – Continued

Applicant was not present for the public hearing.

HDC 14-48 – 3 Water Street; Bank Square Realty Ltd, owner; Jayne Koistinen, applicant; Signage & front entrance. PIN #261918308790

Jayne Koistinen and Bonnie Pagel presented to the Commission to propose new signage and a modified front entrance at 3 Water Street, which is owned by Bank Square Realty Ltd. There is an existing post that will be reused for a new wooden hanging sign in front. Additionally they are requesting 6 metal signs to identify designated parking behind the building. They also want to modify the existing cement front stoop that is too narrow for customers to safely enter and exit. The plan is to use pressure treated lumber painted and stained to match the existing building to provide a landing with one step down to grade level.

The following exhibits were presented:

- Photographs
- Sign graphics
- Deck diagram

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

HDC 14-49 – 8 Latham Street; William O'Donnell, owner/applicant; Chimney addition. PIN #261806392902

Mike Robotham, of Crossroads Building LLC, presented to the Commission for Bill O'Donnell and Monica Bean, owners of 8 Latham Street. The homeowners are

requesting a brick chimney on the exterior of their house. The brick will be matched to the existing brick in the basement.

The following exhibits were presented:

- Elevation drawings
- Brick sample

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:13 p.m.

HDC 14-50 – 15 Water Street; Mystic Art Association, Inc., owner; Russell Sergeant, applicant; Renovations & signage. PIN #261918306108

Commissioner Brady recused himself from this application. Architect Russell Sergeant presented to the Commission for Mystic Art Association, Inc. owner of 15 Water Street. There are signs and minor handrail work to be done on the front of the building. Signs will be added to identify the building as Mystic Art Association and bronze numbering or a plaque will be used to identify the street number. Projecting signs will be added for the art gallery and the basement tenant along with wall signs at either end for the gallery. On the exterior sides and back there will be a paver surfaced landing ramp and sloped sidewalk, a dry-laid stone retaining, an added concrete pad for an LP tank and fencing. Board fences will be added to conceal the propane tank and for privacy at the boundary of the property. In addition to these, a fenced area is being created as a “safe dispersal area” for tenants of the residential apartments, subject to the granting of State Building and Fire Code modifications.

The following exhibits were presented:

- Site plan elevations

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:23 p.m.

HDC 14-51 – 240 Noank Road; Scott & Jessica Ganchou, owners/applicants; Exterior renovations. PIN #261806288731

Chairperson Moriarty recused herself from this application. Jesse LaRock presented to the Commission for the owners of 240 Noank Road, Scott and Jessica Ganchou. The proposal is to add an overhang to the front of the house along with a new entry door with full sidelites. The wooden windows in the house are deteriorating and the homeowners want to replace them. They are also requesting to change out some sliders and move another window. The siding, which is currently vertical tongue and groove, will be replaced in the future. The Commission felt that more details on the products being installed and additional visual exhibits will be needed in order to make a decision. A continuation of the application was recommended

The public hearing portion of the meeting was closed at 7:39 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 14-46 – 42 Clift Street

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

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

HDC 14-48 – 3 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #1965

HDC 14-49 – 8 Latham Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Somers, so voted unanimously. Issued Certificate of Appropriateness #1966

HDC 14-50 – 15 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Somers, so voted unanimously. Issued Certificate of Appropriateness #1967

HDC 14-51 – 240 Noank Road

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

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

III. PRE-APPLICATION HEARINGS

Chairperson Moriarty recused herself from this application. Ken Stenzler and Gary Hobart appeared before the Commission regarding 7 Water Street, owned by Timothy Owens. They reviewed plans for a previously approved addition with the Commission explaining that they are proposing to square off the foundation at the northeast corner of the building. The change will provide storage for the restaurant and esthetic improvement. The applicant is also seeking permission to eliminate a window on the front addition and relocate it.

William Alesso appeared before the Commission to discuss a shipping container located in the yard at 281 High Street owned by Dawn Colonna. He is proposing to build a shed around the shipping container, which is visible from the public way, using vertical wood siding painted the same color the house and an existing T-111 shed. The plan is to have a slab on grade to anchor the container and shed surround. Additionally, he is proposing to replace, like for like, a poured concrete wall between properties which is in disrepair. If the wall is replaced like for like it will not require a public hearing.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF October 7, 2014

MOTION: To approve the minutes of October 7, 2014, as amended.

Motion made by Levenson, seconded by Everett, 4 in favor, 0 opposed, 1 abstention (Somers). Motion passed.

VI. OLD BUSINESS – None

VII. NEW BUSINESS

1. HDC 2015 Commission Meeting Schedule

Staff distributed the proposed 2015 meeting schedule.

MOTION: To adopt the 2015 Historic District Commission meeting schedule as written.

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

VIII. ADJOURNMENT

Motion to adjourn at 8:31 p.m. made by Everett, seconded by Moriarty, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II