

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
OCTOBER 5, 2010 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Mitchell, Cole, Vaughn (7:06)  
Alternates Present: None  
Staff: Vandenbosch, Galetta

Chairman Nado called the meeting to order at 7:00 p.m. Cole read the Call of the Hearing.

### I. PUBLIC HEARINGS

HDC 10-48 – 219 Library Street; Scott & Cheryl Beaulieu, owners/applicants; Modifications to previously approved plan. PIN #261917100552 – Continued

Scott and Cheryl Beaulieu presented to the Commission regarding the modifications that were made to a previously approved plan during construction of a single family dwelling at 219 Library Street. The application was continued to give the applicants time to finish the project and then present a photographic record of the finished project with all modifications noted. The applicants presented photographs to show that the columns have been added and the rake board has been painted. They also submitted marked up drawings with changes to the plans noted on each elevation. The Commission was particularly concerned about the window sills and returns which the applicants have addressed. The Commission felt that the changes it requested the applicants to make have enhanced the project.

The following exhibits were presented:

- Photographs
- Revised drawings

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:20 p.m.

HDC 10-49 – 15 Ice House Lane; Sherry B. & Alfred Fritzsche, owners/applicants; Single family dwelling. PIN #261917002630

Architect, James Gibbs presented to the Commission for Sherry & Alfred Fritzsche owners of 15 Ice House Lane. They are proposing the construction of a single family dwelling. Ice House Lane is not in the historic district but because of the set backs the first two lots on the street are governed by the Historic District Commission. The lot is viewable from New London Road. The plan includes treating the garage as a free standing accessory building. However, it will be attached to the main house which will be set back and hidden by the garage. In designing the structure the applicants focused on trying to cut down on the massing. The proposed house will be a one story compact structure with 2100 sq ft of livable space and approximately 400 sq ft for the garage. Most of the surrounding structures are one story houses. Using one floor of living area reduces the scale of the building and creates a central entrance. Solar exposure was an important consideration in the design. The view from New London Road is reduced due to smaller massing while the view from Ice House Lane shows a longer looking

structure. The pitch of the roof is 8 & 12. They will use white cedar shingles for the exterior and match the roof shingles to a neighboring property which is also in the district and was approved by the Commission. The structure will have double hung Anderson windows, corner boards, fascia boards and a full water table/skirt all around the house and garage. They plan to use painted Azek for the trim. The Commission felt that visually the garage design did not look like an accessory structure. They felt that having garage doors as a front view is very contemporizing. The Commission suggested taking a look at "The New Modern Yankee House" for design ideas. The square footage of the house was not a concern for the Commission. The way the project is configured is an issue. The Commission noted that although the applicants have been working with the massing of the house, the design is extremely contemporary in style. Putting the garage in front makes it dominant and the amount of paving planned for the driveway in the front adds to the dominance of what should be a lesser structure. The Commission felt that putting the garage in back would present the house as the house and the garage as a secondary structure. Additional concerns were the roof pitch because of the depth of the building, the front door side lights and the recessed entrance, which is a ranch-style detail rather than a cape detail and is contemporizing. Ultimately, the Commission felt that the applicants might be better served by them if they reworked the design and appeared before them at a pre-application hearing.

The Applicants presented a written request to withdraw the application.

The public hearing closed at 8:13 p.m.

## II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 10-48 - 219 Library Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, 3 in favor, 1 abstention (Vaughn). Motion passed. Issued Certificate of Appropriateness #1769.

HDC 10-49 - 15 Ice House Lane

Application withdrawn no action required.

## III. PRE-APPLICATION HEARINGS

Cheryl Robdeau, owner of 81 High Street, appeared before the Commission regarding a garage on the property. The garage is existing and most of the details have been approved by the Commission. She is proposing to leave the bottom of the structure as is but rebuild the roof. In fact, the only change being proposed is the pitch of the roof. The existing pitch is slightly under 6' and she is proposing a pitch that is slightly under 8'. The Commission felt that the proportions of the roof to the building were an issue. Additionally, the structure needs to be viewed in context with the surrounding structures. The Commission also stated that the proposed structure is still not what was originally approved by the Commission. The Commission will talk with Staff and the Town Attorney to see how to proceed.

Bill Middleton appeared before the Commission regarding 3 Fort Rachel Place, which is owned by Comet Holdings LLC. The property is currently a commercial use

structure. The owners are exploring a mixed use of the property. They are considering retaining a commercial use for the first floor and modifying the second floor to use as residential. They are proposing to add a separate entrance for the first floor commercial space. There is an existing double window on the first floor which may be replaced with an entrance. They will remove the aluminum siding and expose the original clapboard which they would like to leave. A dormer addition on the upper floor would create additional living space which is desirable as total square footage for each floor is 700 sq. ft. The utilities would be put underground. The Commission felt that adding just a door to the structure would not look appropriate but adding an entrance might work. If the entrance projected out it could solve the issue of a handicap accessible entrance for the commercial unit. They felt that dormer additions could be more of an issue. The Commission has a priority to preserve and enhance the historic district.

Dwight Olmsted appeared before the Commission regarding 10 Orchard Street, which is owned by Eric Benker. The property is a 3-family rental unit that must be brought up to fire safety code specifications per the Fire Marshall. The owners are proposing an external egress on the back of the house. They have explored the alternative of installation of an internal sprinkler system and determined it would be cost prohibitive to pursue this option. A small addition will be added as a rear entrance to the house. A back staircase will be extended down to the ground. It will be separated on the inside per fire safety code specifications. The Commission felt that the current representation of the fire egress was more appropriate and moving in the right direction. A handrail may also be required.

Attorney Carl Gehring appeared before the Commission on behalf of Historic Mystic, LLC. and property at 18-22 West Main Street. On January 17, 2006 a Certificate of Appropriateness was issued to construct a new mixed use (retail/residential) building. The COA reach its five-year expiration date in January 2011. The applicants are requesting to extend the original COA for an additional five years. The Commission would like to review the original HDC file and the plans that were submitted to ascertain that all of the stipulations were adhered to and make sure the file is complete.

#### IV. PUBLIC COMMUNICATIONS

Chairman Nado and Commissioner Cole each received phone calls from Elizabeth Yerkes of the Mystic River Press. She has questions about how long the Commissioners have sat on the HDC. Staff suggested that she could contact the Town Clerk's office for those records.

#### V. APPROVAL OF THE MINUTES OF September 21, 2010

MOTION: To approve the minutes of September 21, 2010

Motion made by Mitchell, seconded by Cole, 3 in favor, 1 abstained (Cole). Motion passed.

#### VI. OLD BUSINESS

Commission requested the status of the issues found at Azu Restaurant located at 32-34 West Main Street. Staff is working with the owners to resolve the problems.

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VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 9:34 p.m. made by Mitchell, seconded by Cole, so voted unanimously.

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Elaine Cole, Secretary  
Historic District Commission

Prepared by Lynda C. Galetta, Office Assistant II

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