

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
NOVEMBER 18, 2008 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Cole, Mitchell, Vaughn
Alternates Present: None
Staff: Quinn, Galetta

Chairman Nado called the meeting to order at 7:03 p.m. Cole read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 08-49 – 3 Water Street; Bank Square Realty LTD, owner; Dana Lasky, applicant; Relocate and add signage. PIN #261918308790

Dana Lasky, owner of Mystic Salon and Spa, presented to the Commission regarding relocation and addition of signage at 3 Water Street. An existing free-standing sign will be turned horizontal and a 2x8 sign will be added to the building's front façade. The signs will be yellow with black & gold lettering, made from wood.

The following exhibits were presented:

- Photograph

HDC 08-51 – 16 Fort Rachel Place; Michael & Cheryl O'Reilly, owners/applicants; Single family dwelling. PIN #261806392084

Michael O'Reilly, owner of 16 Fort Rachel Place, presented to the Commission regarding the construction of a single family dwelling. The proposed house is a two-story, Federal Period Colonial with two side porches. The house has been moved back on the lot and the owners will need to apply for a variance for the rear setback. All sides of the house are visible from the public way with the exception of the back. The Commission has issues with the size and proportions of the house in relation to the lot. Additionally, the neighborhood has primarily small, Cape Cod Style houses and the Commission felt that a house of the size presented was out of sync with the rest of the homes.

The following exhibits were presented:

- Photographs
- Drawings
- Plot Plan

HDC 08-52 – 50 West Mystic Avenue; William & Pamela Cannon, owners; Donald Armstrong, applicant; Rebuild chimney and add cap. PIN # 261805271694

Donald Armstrong of Armstrong Chimney Services presented to the Commission for William and Pamela Cannon, owners of 50 West Mystic Avenue. A new stainless steel liner is being installed in the existing chimney. The chimney top is leaning so it must be rebuilt. The current chimney does not have a cap and will need to have one added. He is proposing a blue stone cap. In order to add the blue stone cap two or three piers will need to be added to the chimney.

The following exhibits were presented:

- Photographs
- Drawings and diagrams

Chairman Nado closed the public hearings at 7:31 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 08-49 – 3 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Vaughn, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1676

HDC 08-51 – 16 Fort Rachel Place

The Commission discussed the proposed structure.

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Vaughn, seconded by Mitchell, (0 in favor, 3 opposed, 1 abstention). Motion denied.

HDC 08-52 – 50 West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, (3 in favor, 1 abstention). Motion passed. Issued Certificate of Appropriateness #1677

III. PRE-APPLICATION HEARINGS

Chuck Canavan presented to the Commission for GRVL LLC owners of 7 Gravel Street. He is proposing the removal of the asbestos siding from the structure. It will be replaced on the sides and back with hardy plank siding. The front will be stucco to replicate the style and color of the early 1900's.

Eric Burns presented to the Commission for Jerome Properties LLC owner of property at 2 West Main Street. They are proposing renovation of the lower-level, retail facades of the building. The intention is to replace existing front store windows with new ones, and install new entrance doors in an effort to simplify and update the entrances. They will bring down some details from the top of the structure such as the medallions and trim detail features. The Commission had concerns that the drawings were not representative of the actual structure per the photographs and requested that dimensions be verified and indicated accurately on drawings.

Duaine Nye presented to the Commission for Jane Davidson owner of 381 Noank Road. He is re-roofing her home and is proposing to replace the existing 3-tab shingles with an architectural shingle, in the same color. Commission requested a brochure from the manufacturer.

Peter Springsteel presented to the Commission for Fred and Stella Haberlandt, owners of property at 10 Rathbun Place. He is proposing a one story addition to the rear of the dwelling and the addition of a portico to the front. The existing structure was built in 1978 and currently has vinyl siding and shutters. He is also proposing the removal of the shutters and replacement of the vinyl siding with cement clapboards. He will add window casings and sills. The trim will be painted Azek. Existing granite steps are to remain. One side of the house will be seen from a public way but the back of the house will not.

Dana and Richard Semeraro appeared before the Commission regarding 202 High Street. Their house is on the corner of High Street and Academy Lane. They are remodeling a second floor bathroom and would like to add a window. The window will be seen from a public way at a distant view.

IV. CORRESPONDENCE – None

V. APPROVAL OF THE MINUTES OF October 21, 2008

MOTION: To approve the minutes of October 21, 2008

Motion made by Vaughn, seconded by Cole, (3 in favor, 1 abstention). Motion passed.

VI. OLD BUSINESS

Staff stated that the Re-service of the Rod Desmarais matter was received. We are now putting together a Return of Record.

Commission stated that the granite marker on New London Road which was disturbed has now been fixed. The Commission was appreciative of Staff forwarding their concern about the marker on to Conn DOT.

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 9:05 p.m. made by Cole, seconded by Vaughn, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II