

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
NOVEMBER 18, 2014 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:05 p.m. and sat Brewer for Everett and Levenson for Kimenker.

MOTION: To waive the reading of the hearing procedure.

Motion made by Brewer 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

The applicant was not present or represented at the hearing.

The public hearing was closed at 8:04 p.m.

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

Chairperson Moriarty recused herself in favor of Somers for this application. Jesse LaRock presented to the Commission for Scott & Jessica Ganchou owners of 240 Noank Road. This proposal is for a front overhang that is 28' wide with a 3' projection off the house. It will have a hip roof to match existing roofline. The proposal also includes changes to the windows and doors. The front door and an existing window will be changed out to a wider front door with sidelites. There are 14 remaining windows which will be changed or upgraded per the proposed plan. The windows are Anderson 200 Series. Existing sliding doors will be replaced. Additionally, the siding will be replaced with HardiePlank horizontal clapboard. The applicant reviewed the changes and upgrades with the Commission.

The following exhibits were presented:

- Photographs
- Window spec sheets
- Material list
- Detail drawings

Vice Chairperson Somers asked for comments in favor or against and there were none. The public hearing was closed at 7:26 p.m.

HDC 14-52 – 7 Water Street; Timothy Owens, owner; Gary Hobert, applicant; Modify COA #1903. PIN #261918307563

Chairperson Moriarty recused herself in favor of Somers for this application. Gary Hobert and Ken Stenzler presented to the Commission regarding 7 Water Street, which is owned by Timothy Owens. The request is to modify COA #1903 in order to square off the northeast corner of the building. The change will provide storage for the restaurant and be an improvement esthetically. Additionally, they are proposing to eliminate a window and replace it with a clapboard wall.

The following exhibits were presented:

- Elevation prints

Vice Chairperson Somers asked for comments in favor or against and there were none. The public hearing was closed at 7:29 p.m.

HDC 14-53 – 281 High Street; Dawn Colonni, owner; William Aluzzo, applicant; Garage. PIN #261918321425

Somers deferred to Moriarty as Chairperson for this application. William Aluzzo, of 281 High Street, presented to the Commission regarding a shipping container that was placed on the property which is owned by Dawn Colonni. He is building a structure around the container so it cannot be viewed from the public way. The applicant provided a new elevation plan that more accurately represents the ridgeline on the building.

The following exhibits were presented:

- Elevation plan

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:33 p.m.

HDC 14-54 – 193 High Street; Noank Baptist Group Homes Inc, owner; Lawrence Luketich, applicant; Generator. PIN #261918311567 E

Lawrence Luketich presented to the Commission on behalf of Noank Baptist Group Home. The applicant is proposing the installation of a generator; however, he did not have printed evidence and documentation for the permanent file. The Commission recommended a continuance to allow the applicant the opportunity to provide exhibits for the file.

The public hearing was closed at 7:37 p.m.

HDC 14-55 – 2 Starr Street; Richard & Natalie Mully, owners; Brian Kent, applicant; Fence, pergola & shed. PIN #261914433653

Brian Kent, of Kent & Frost, presented to the Commission for Richard and Natalie Mully owners of 2 Starr Street. The applicant is proposing the installation of a pool fence and incorporated pergola along with the renovation of an existing boat house structure into a small pool house. The fence will be colonial style with square pickets, a

pyramid top, 6" square posts, and a horizontal rail on the inside top and bottom. It will be a 48" traditional height fence made from red cedar, stained white, with 2 self-closing gates. The free standing pergola will stand no taller than 8' – 10' high. It will have Tuscan-style columns and be made from materials that match an existing pergola on the north side of the house. The only exterior modification to the boat house is the addition of sliding French doors on the east façade. The doors are an Anderson unit, with internal muntions, that is white with traditional hardware. Additionally, a propane tank must be moved away from the pool equipment per code. The applicant is proposing a new tank location on the side of the boat house where it will be visible from River Road. The tank will have an enclosure of solid boards, painted white, with a north facing door that will hide the tank from view.

The following exhibits were presented:

- Site improvements plan
- Narrative
- Photographs

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:55 p.m.

HDC 14-56 – 23 Gravel Street; Robert Danaher, owner; David Lunt; applicant; Generator. PIN #261918412990

David Lunt, of DB Lunt Electrical Contracting, presented to the Commission for Robert Danaher owner of 23 Gravel Street. The applicant is proposing a Generac generator for location on the property; however, there is very little room that will provide a good location for the generator. The generator cannot be located on one side of the house because it would be exposed to the water. Additionally, per code it must be 5' away from any window or door. It will not be enclosed by any kind of structure but the homeowners will likely plant shrubbery. This is a propane generator that will be hooked up to an existing LP tank.

The following exhibits were presented:

- Photographs
- Plot plans (2)
- Location drawing
- Generator spec sheets

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 8:03 p.m.

The public hearing portion of the meeting was closed at 8:05 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 14-46 – 42 Clift Street

MOTION: To deny the application without prejudice.

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

HDC 14-51 – 240 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #1968

HDC 14-52 – 7 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #1969

HDC 14-53 – 281 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Somers seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #1970

HDC 14-54 – 193 High Street

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

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

HDC 14-55 – 2 Starr Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer seconded by Somers, so voted unanimously. Issued Certificate of Appropriateness #1971

HDC 14-56 – 23 Gravel Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brady seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #1972

III. PRE-APPLICATION HEARINGS

William Bertsche, of Mercer & Bertsche, appeared before the Commission regarding 147 High Street which is owned by Neil Spillane. He is proposing the removal of concrete entry steps and metal railings. They will be replaced with wooden stairs and railings. An existing concrete slab deck will be concealed with a wood deck. Additionally, a simple back deck will be expanded farther back and across back of house. Railings will be installed. The deck will be Ipe. Posts and columns will be pressure treated, wrapped in cedar.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF October 21, 2014

MOTION: To approve the minutes of October 21, 2014.

Motion made by Somers, seconded by Brady, so passed unanimously.

VI. OLD BUSINESS

The downtown parking banner program was discussed. The Town Council referred it to the Commission give their opinion on the proposal. The Commission agreed to send a letter to the Town Council. Chairperson Moriarty will draft the letter and circulate to the Commission. The letter will serve as feedback not a legal opinion.

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 8:36 p.m. made by Moriarty, seconded by Brewer, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II