

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
NOVEMBER 19, 2013 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:01 p.m. and sat Brewer for Kimenker.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 13-36 – 51 Clift Street; Vickie & Tom LaFrance, owners/applicants; Modify COA #1908. PIN #261918328063

Tom and Vickie LaFrance were present for this application. Maps were reviewed and window specifications were noted. Discussion followed about removing a window on the east side. A fiberglass door will be replaced.

The following exhibit was presented:

- Map showing elevation views

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:09 p.m.

HDC 13-37 – 15 Water Street; Mystic Art Association, owner/applicant; Modify COA #1901. PIN #261918306108

Russell Sergeant presented the application to amend the previously approved Certificate of Appropriateness #1901 for numerous modifications including windows and a handrail for the handicap ramp. Documentation was distributed and specifics were given about the rear steps, exterior lighting, basement stairs, rear third floor deck, new exterior doors, windows, and stove vent hood. Parking and siding was also discussed.

The following exhibits were presented:

- Photographs
- Elevation plans
- List of amendments

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:34 p.m.

HDC 13-38 – 3 Park Place; Sharon Carlee, owner; Mark Mitsko, applicant; Windows and fencing. PIN #261918424453

Mark Mitsko presented the application. Photos and sketches were reviewed. Discussion followed about the windows and black metal fencing. It was noted that an A2 survey has recently been done.

The following exhibits were presented:

- Photographs
- Photo sequence
- Sketch of fence
- Window documentation

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:41 p.m.

HDC13-39 – 52 Pearl Street; Caroline & Steven Young, owners/applicants; Replace windows. PIN #261914424737

Steven Young was present for this application. Sketches were presented and specifics were given about the proposal to change the 6 over 6 windows to 6 over 1. Trim will be replaced and the original casing will be preserved.

It was noted that elevation plans of all sides of the house are required. Moriarty requested to continue this application to the next meeting so the applicant can submit elevation sketches (or photos in its place), noting which windows are being changed.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 13-36 – 51 Clift Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Somers, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #1914

HDC 13-37 – 15 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #1915

HDC 13-38 – 3 Park Place

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Somers, seconded by Brewers, so voted unanimously. Issued Certificate of Appropriateness #1916

HDC 13-39 – 52 Pearl Street

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

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

III. PRE-APPLICATION HEARINGS

William Aluzo, a tenant at 281 High Street, Mystic, explained that he has received formal notification from the Town of Groton because he put up an 8 x 20 foot temporary structure on site without approval from the Town. Photos and sketches were reviewed. The intent is now to make it into a permanent structure. It was noted that an existing shed has been on site. Members offered suggestions and explained what documentation is needed. They also suggested that the applicant return for another preliminary discussion.

Architect Peter Springsteel and owners Monica Bean and Bill O'Donnell of 8 Lathrop Street, Mystic, were present to discuss the proposed two-story addition and renovations. Plans and photos were reviewed. Springsteel stated that the intent is to convert this two-family house back into a one-family L shaped building. He noted that the house is pre-existing and non-conforming and the owners will be requesting a variance. Specifics were given about the footprint, trim, clapboards, windows, foundation, internal chimney, a rear porch, doors, driveway, railing,

IV. PUBLIC COMMUNICATIONS - None

V. APPROVAL OF THE MINUTES OF October 15, 2013

MOTION: To approve the minutes of October 15, 2013, as amended.

Motion made by Everett, seconded by Somers, so voted 6 in favor, 1 abstention (Brewer), Motion Carried.

VI. OLD BUSINESS - None

VII. NEW BUSINESS

An inquiry was made about whether windows on a house located at 52 Pearl Street were previously approved. Discussion followed about whether the previously approved application needs to be amended or if a new application is required. Concerns were raised and discussion followed about proper procedures relative to Historic District regulations. Staff explained that two applications are currently in litigation. Moriarty requested that the Town Attorney be contacted for guidance. Staff will contact the Town Attorney.

VIII. ADJOURNMENT

Motion to adjourn at 8:57, made by Brady, seconded by Moriarty, so voted unanimously.

Historic District Commission

Prepared by Robin Silsby, Office Assistant II