

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

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

Chairperson Moriarty called the meeting to order at 7:02 p.m. and sat Brewer for Somers. Moriarty also welcomed a new alternate commission member Bonnie Nault.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

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

Lawrence Luketich presented to the Commission for Noank Baptist Group Homes the owner of 193 High Street. The applicant explained that a contractor was hired to install a generator and then did so without applying for a permit or seeking a Certificate of Appropriateness. Now that the owners are aware of the situation they are coming to the Commission to request a COA for the generator. The location of the generator was reviewed with the Commission. The applicant also stated that they plan to add landscaping for concealment.

The following exhibits were presented:

- Photographs
- Plot plans (2)

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

HDC 14-57 – 147 High Street; Joseph Spillane, owner; William Bertsche, applicant; Replace stairs and deck. PIN #261918311099

Bill Bertsche, of Mercer & Bertsche, presented to the Commission along with Neil Spillane owner of 147 High Street. The proposal is to remove concrete entry steps and metal railings on the south side of the house. They will be replaced with wooden stairs and railings. An existing concrete slab deck will be concealed with a wooden deck. Additionally, a simple back deck will be expanded farther back and across the back of the house. Railings of clear red cedar will be installed with copper tops. The deck will be Ipe. Posts and columns will be pressure treated, wrapped in cedar. For this project, the form is already present but the materials will be changed to classic ones.

The following exhibits were presented:

- Photographs
- Site plan elevations
- Plot plan

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:18 p.m.

The public hearing portion of the meeting was closed at 7:20 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 14-54 – 193 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer seconded by Kimenker, so voted unanimously. Issued Certificate of Appropriateness #1973

HDC 14-57 – 147 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Kimenker, so voted unanimously. Issued Certificate of Appropriateness #1974

III. PRE-APPLICATION HEARINGS

Jayne Koistinen and Bonnie Pagel, of Giabonnis Salon, located at 3R Water Street, appeared before the Commission to discuss a sign that was previously approved in October. During production the sign maker suggested different colors and the applicants also added Spa to the sign. Therefore, the currently installed version differs from the approved one. Additionally, when the sign was installed the existing posts fell down. The new posts are 2' lower than the originals. They are also proposing the addition of 2 small hanging signs. Up-lighting for the hanging sign is proposed as well as a sign on the front door. The Commission determined a new application is required and requested a materials list for the public hearing.

Jason Cerniglia appeared before the Commission regarding 215 High Street which he is considering purchasing. He explained that he is looking for feedback regarding the demolition of the existing house. The house was built in 1820 and he is unsure of how structurally sound it is currently. The Commission suggested that having a structural engineer assess the integrity of the house is one way to begin the process of an application for demolition. Additionally, an architect or professional contractor, such as an electrician, may be used to assess other issues. Modifying the driveway was also discussed.

Commissioner Kimenker recused himself and appeared before the Commission to discuss replacing a rotted wooden garage door with a vinyl door. The Commission noted that an application is required because it is a change of materials.

IV. PUBLIC COMMUNICATIONS

Staff noted a letter from Betsy Moukawsher, Town Clerk, regarding the appointment of new alternate commission member Bonnie Nault.

V. APPROVAL OF THE MINUTES OF November 18, 2014

MOTION: To approve the minutes of November 18, 2014.

Motion made by Moriarty, seconded by Brewer, 3 in favor, 0 against, 2 abstentions (Kimenker, Everett). Motion passed.

VI. OLD BUSINESS

Chairperson Moriarty noted she had finalized a letter from the Commission regarding the Downtown Parking Banner Program and forwarded it to the Town Council. Commissioners were given drafts for comment prior to finalization.

VII. NEW BUSINESS

The Commission discussed the increasing number of applicants coming before them to request approval of projects that have already been completed.

VIII. ADJOURNMENT

Motion to adjourn at 7:52 p.m. made by Brady, seconded by Moriarty, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II