

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
DECEMBER 4, 2012 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Commissioner Somers called the meeting to order at 7:03 p.m.

MOTION: To nominate Somers as chairman pro tem

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

Somers sat Brady for Sarasin. Brady read the Call of the Hearing.

MOTION: To waive reading the hearing procedure

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

I. PUBLIC HEARINGS

HDC 12-49 – 368 Noank Road; Sarah Cahill & Sally McGee, owners/applicants; Replace shingles. PIN #261805271647

Sally McGee, owner of 368 Noank Road, presented to the Commission for approval of the replacement of roof shingles on her home. The roof received significant damage from the recent tropical storm so she is proposing to replace the existing gray 3-tabs with an architectural shingle. The applicant has chosen a CertainTeed Landmark shingle in the color, Birchwood. The ridge line will be shingles. There will no other structural changes to the house.

The following exhibits were presented:

- Shingle specifications

Somers asked for comments in favor or against and there were none. The public hearing was closed at 7:07 p.m.

HDC 12-50 – 23 West Main Street; Jerome Properties I, LLC, owner; Michael McKinley, applicant; Addition and renovations. PIN #261918401845

Eric Burns of Jerome Properties, Michael McKinley, of McKinley and Associates, and Dan Meiser of 85th Day Restaurant presented to the Commission. The structures being discussed are adjoining buildings located at 23 West Main Street and they are owned by Jerome Properties I LLC. The buildings are known as 23-25 West Main Street. Located at 23 West Main Street is a one story building that was formerly a retail shop. At the location known as 25 West Main Street is a two story building with a retail shop situated on the ground floor. The applicant is proposing a small addition to the rear of the structure and a second floor walkway to be used for a planned restaurant. This will be a restaurant on two levels as the proposal includes an

expansion to the rear of the building and the use of some vacant space on the second floor of 25 West Main. A fire rated egress, which must be completely enclosed, is needed for second floor. An interior stairway will also be added. The dumpster enclosure located in the rear parking area will have minor modifications. Currently there is an existing enclosure which is in need of repair. It will be rebuilt using the same materials and reconfigured in order to give better access from the alley. The enclosure will remain at approximately 7' tall and the rear of the building will serve as the back of the enclosed area. A key component of the application is the rooftop construction. The plan is to continue the shed roof that comes off the building at #25 West Main Street. The first level at #23 West Main Street will be in-filled for "back of house" operations and restaurant dining will take place on the second level. The second means of egress will not be fully visible from the street. The street side façade will remain with the exception of a second floor window that will be centered and enlarged. The new window will be custom made to match the detailing of existing side windows. The stair structure is a further view from the street and from eyelevel a minimum amount of construction will be seen. The applicant prepared a roof plan of the construction, which Commission previously requested for review. Currently there is no cohesiveness to the building structures. The renovations will address that and tie everything together. Wooden siding is planned for the buildings with the boards running either vertical or horizontal. The applicant has made an effort to keep the new construction down and to break it up into segments to avoid a massive structure. The Commission stated that the rear façade which is Greek Revival will be visible from the west only. It will be obstructed by the sidewall of the staircase and it is unfortunate that this is the only historic looking part of the building. The applicant stated that there have been two approvals for an enclosed rear walkway that the HDC previously issued. The Commission questioned the ownership of the dumpster enclosure. It is mostly on Jerome property but things are co-mingled in the rear parking area. The applicant stipulated to using charcoal gray architectural roof shingles. The rear roof area is very flat and will require a membrane roof.

The following exhibits were presented:

- Elevation plans
- Photographs
- Plot plan

Somers asked for comments in favor or against and there were none. The public hearing was closed at 7:35 p.m.

The public hearing portion of the meeting was closed at 7:36 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 12-49 – 368 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1874.

HDC 12-50 – 23 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Kimenker, 4 in favor, 0 opposed, 1 abstention (Moriarty). Motion passed. Issued Certificate of Appropriateness #1875.

III. PRE-APPLICATION HEARINGS

Bryce Chamberlain, owner of 192 Noank Road, appeared before the Commission to propose a chimney cap to accommodate a wood stove. The cap is stainless steel and 6" in diameter. It will be approximately 8" - 12" taller than the chimney top. The Commission requested a view of the chimney from the street, taken from two different angles, in order to illustrate what the average person would see if driving by.

IV. PUBLIC COMMUNICATIONS - None

V. APPROVAL OF THE MINUTES OF November 20, 2012

MOTION: To approve the minutes of November 20, 2012

Motion made by Brady, seconded by Kimenker, 4 in favor, 0 opposed, 1 abstention (Somers). Motion passed.

VI. OLD BUSINESS - None

VII. NEW BUSINESS

1. Election of Officers

MOTION: To continue the election of officers to the next regularly scheduled meeting.

Motion made by Kimenker, seconded by Everett, so voted unanimously

The Commission noted that the election of officers should be continued under old business.

VIII. ADJOURNMENT

Motion to adjourn at 7:56 p.m. made by Brady, seconded by Everett, so voted unanimously.

Historic District Commission

Prepared by Lynda Galetta, Office Assistant II