

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
DECEMBER 6, 2016 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:00 p.m. and sat Levenson for Somers.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 16-52 – 329 High Street; Jeffrey M. Opper, owner; Renewal by Anderson, applicant; Replace windows. PIN #261914320899 – Continued

Alan Langer, of Renewal by Anderson, presented to the Commission on behalf of Jeffrey M. Opper, owner of 329 High Street. This proposal is for 18 replacement windows on the front and sides of the house, which was built in the 1870's. The existing six over six windows are not original to the house. The replacement windows will also be six over six, have simulated divided lites, and are made of wood composite covered by a polymer. The sizes are exactly the same as the existing ones. Langer was only prepared to show digital examples of the windows because the homeowner was expected to present to the Commission. Unfortunately, his wife was hospitalized due to a serious fall earlier in the day and Langer was helping him out. He promised to submit printed versions after the hearing.

The following exhibits were presented:

- Digital visuals
- Window sample

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

HDC 16-53 – 32 West Main Street; Mom Jerry & Jerry LLC, owner; Dan Van Kruiningen, applicant; Replace signage. PIN #261918410043

Dan Van Kruiningen presented to the Commission regarding 32 West Main Street, which is owned by Mom Jerry & Jerry LLC. He is one of the proprietors of Chapter One restaurant located at the subject property and is seeking permission for an existing sign that was erected without Commission approval. The existing sign was modified and sized down for a better fit above the awning. It is made from marine plywood with decal lettering.

The following exhibits were presented:

- Photographs
- Sign details

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:12 p.m.

HDC 16-54 – 32 West Main Street; Mom Jerry & Jerry LLC, owner/applicant; Replace deck & stairs. PIN #261918410043

Staff noted that applicant has requested a continuation to the next meeting.

HDC 16-55 – 405 Noank Road; Michael & Wendy Hann, owners; Frank Lambert, applicant; Install solar panels. PIN #261805176584

Frank Lambert, of Sunergy Solar, presented to the Commission on behalf of the owners of 405 Noank Road who are Michael and Wendy Hann. This proposal is to install solar panels on the south-facing roof of the house. The house is located on a rear lot. The frames for the solar panels will be black.

The following exhibits were presented:

- Plot plan
- Photographs
- Engineering designs

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:15 p.m.

The public hearing portion of the meeting was closed at 7:16 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 16-52 – 329 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett.

The Commission discussed concerns about the lack of print exhibits for the permanent file. The Commission determined a hardship existed due to the fact that one of the homeowners had suffered an accident and was hospitalized.

Motion passed 4, 1, 0 (Levenson). Issued Certificate of Appropriateness #2076.

HDC 16-53 – 32 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #2077.

HDC 16-54 – 32 West Main Street

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

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

HDC 16-55 – 405 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2078.

III. PRE-APPLICATION HEARINGS

Brian Kent, of Frost & Kent, appeared before the Commission to discuss 56 Pearl Street, which is owned by Edward and Diana Cassidy. The Commission previously approved a driveway at this location. Now, however, the aggregate is being swept out into the street and the homeowners would like to install a Belgian block apron to trap the loose stone and keep it from washing out. The apron would be approximately 5' wide. There are several other aprons of this type in the neighborhood.

Architect Peter Springsteel and Ken Wilson who owns 80 Clift Street appeared before the Commission to propose renovations and additions to his home. The house was built in 1975, originally as a ranch, with various additions added over the last 10 years. The plan is to extend the garage approximately 6' towards the street to make it a little larger. The roof shape will remain the same. There is a pergola intended for the front. A step-out gable roof line will be added to accommodate the addition and the new front entrance will face the street rather than the side yard. The master bedroom will be expanded to add a walk-in closet. Where the yard slopes down there will be a walk out from the addition. An existing stone wall will be replicated and extended. The house is currently vinyl sided and the addition will be vinyl sided as well. The proposed windows are Andersen 400 Series with simulated divided lites. There will also be a porch addition on the back which will not be visible from street at all.

Peter Springsteel presented to the Commission on behalf of 18 West Main Street, which is known as Central Hall and is owned by Historic Mystic LLC. The project will shut down for several months during inclement weather and begin again in March. The footprint of the building will have no changes. Most of the adjustments are on the façades relative to the window and trim appearances. The HDC must approve the changes prior to final site plan approval from the Planning Commission. The front façade has had flat panels added and the corner pilasters have been upgraded to match those on the front. The double-doored accesses to the residential units have been removed and replaced with one wider door which will allow wider store fronts for the businesses. The doors will increase from 36" to 44" and allow additional light and better vision for the retailers. For the pier

façade which looks up the river the window size has been increased. The number of windows remains the same but they will be proportionally larger. The windows are double-hung. Canvas awnings will be added on this façade as well. The siding will be vertical board. The decks will remain as interior to the building which will lend a slight bump out on the façade. The columns have center panels and the corner board pilasters have been beefed up. The side elevation on the east faces the Drawbridge Ice Cream Shop and on the west will face the adjacent stairway attached to the 24 West Main Street building. The location will have 12 residential units and it is expected to be completed in spring 2018.

Springsteel additionally noted, that while the Commission has heard an application and approved a carport, the required variance has not been granted by the Zoning Board of Appeals at this time. There are also some complications with Eversource and the location of the transformers. Therefore, the project may need to come back to the Commission again at a later time with changes for approval.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. November 1, 2016

MOTION: To approve the minutes of November 1, 2016, as written

Motion made by Moriarty, seconded by Levenson. Motion passed 4, 0, 1 (Brady)

2. November 15, 2016

MOTION: To approve the minutes of November 15, 2016, as written

Motion made by Brady, seconded by Everett. Motion passed 4, 0, 1 (Moriarty)

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 7:14 p.m. made by Everett, seconded by Moriarty, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II