

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
DECEMBER 15, 2015 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Moriarty, Brady, Brewer, Everett  
Alternates Present: Levenson  
Absent: Somers  
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 Levenson, seconded by Brewer, so voted unanimously.

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 15-41 – 5 Grove Avenue; Anne Esposito & Ken Soeder, owners; Rick Staub, applicant; New single family dwelling. PIN #261914420648 – Continued

Rick Staub, of Point One Architects, and Ken Soeder, owner of 5 Grove Avenue, presented to the Commission to propose a new single family dwelling on the subject property. An existing home and garage are in the process of being demolished. A new detached garage will be located at the rear of the yard. The entry drive is located on Grove Avenue. The two prominent elevations will be the east and north sides. The main foundation wall will be concrete with brick piers to support a patio. The decking will be a composite material such as Trex or similar with a PVC railing system and metal rail support with cable rails at the sides. The siding will be a Hardie-type board with PVC painted trim. The house will also have cornerboards and crown trim. The roofing will be a painted metal over the porch and grey, architectural asphalt shingles on the roof. The elevation heights were discussed as the property is located in a flood zone. The garage, with a bonus room above, will have the same exterior materials as the house. Anderson vinyl windows will be two over one with white exteriors. Upper windows have larger glass. The exterior doors will be Therma Tru or similar type of composite material. The driveway will be asphalt.

The following exhibits were presented:

- Property location map
- Photographs
- Architectural site plan
- Conceptual drawings.

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

HDC 15-43 – 2 Water Street; Chelsea Groton Bank, owner; Burke Enterprise LLC, applicant; Signage. PIN #261918306772

Robert Burke, of Burke Enterprise, presented to the Commission for Chelsea Groton Bank the owner of 2 Water Street. Three new directional signs are being proposed for placement on the newly paved parking area. One will designate the Water Street customer parking area and the other two will mark the drive-up banking entrance and exit. Existing signage will be replaced to designate pedestrian traffic and handicap parking.

The following exhibits were presented:

- Photographs
- Sign graphics

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:20 p.m.

HDC 15-44 – 4 West Mystic Avenue; Keli Levine, owner; The Nasi Group, applicant; Air conditioners. PIN #261917109073

Commissioner Everett recused himself for this application. Architect Russell Sergeant represented Keli Levine the owner of 4 West Mystic Avenue. The request is for the placement of two air conditioner units at the back corner of the property facing Wilbur Street. This location is intended as a utility area. They will be placed on 30” x 32” poly-plastic platforms. The plan is to fence in the area.

The following exhibits were presented:

- Photographs
- Plot plan
- Platform specs

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:24 p.m.

HDC 15-45 – 36 Pearl Street; Katherine Flanagan, owner; Julia Leeming, applicant; Replace windows and door. PIN #261918420194

Architect Julia Leeming presented to the Commission for Kate Flanagan, owner of 36 Pearl Street. The applicant explained that the exterior scope of renovations to this property is small. A swing door is planned for removal and replacement with double hung windows. Double hung windows that are perpendicular to the door will be removed and replaced by patio doors. Marvin Integrity windows and doors will be used. The exteriors are fiberglass and the windows are true divided lites. Additionally, a brick stoop with bluestone pavers will be removed and enlarged then repaved using the same materials.

The following exhibits were presented:

- Photographs
- Property Card
- Plot plan

- Floor plan
- Window and door specs

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:27 p.m.

HDC 15-46 – 40 Library Street; Mystic-Noank Library, owner; Todd Brady, applicant; New bookdrop and pavers. PIN #261918208890 E

Commissioner Brady recused himself for this application. Todd Brady presented to the Commission. He is representing Mystic-Noank Library which is located at 40 Library Street. The proposal is for a new bookdrop at the front entrance of the library. This area will be expanded to allow for a concrete pad that the bookdrop will sit on. Landscaping will be removed as required to make room. Pavers will be added using the same brick and keeping the same size as existing pavers.

The following exhibits were presented:

- Photographs
- Bookdrop specifications
- Pavers

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

HDC 15-47 – 217 Noank Road; David Schultz & Karen Stone, Co-trustees, owners; SolarCity, applicant; Solar panels. PIN #261806296137

Genesis Cornejo of SolarCity presented to the Commission for David Shultz and Karen Stone, owners of 217 Noank Road. The application is for solar panels. Materials and details required to make a decision were not available at the hearing. The Commission recommended the applicant continue to next regular meeting.

The public hearing portion of meeting closed at 7:40 p.m.

## II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 15-41 – 5 Grove Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2018

HDC 15-43 – 2 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #2019

HDC 15-44 – 4 West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Levenson. Motion passed 4-1-0 (Everett).  
Issued Certificate of Appropriateness #2020

HDC 15-45 – 36 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brady, seconded by Everett, so voted unanimously. Issued  
Certificate of Appropriateness #2021

HDC 15-46 – 40 Library Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett. Motion passed 4-1-0 (Brady).  
Issued Certificate of Appropriateness #2022

HDC 15-47 – 217 Noank Road

MOTION: To continue to next regularly scheduled public hearing.

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

### III. PRE-APPLICATION HEARINGS

Ed Quinlan, Vice President of the Center Groton Fire District (CGFD) appeared before the Commission regarding 143 Candlewood Road which is owned by CGFD. The district purchased a pre-fab vinyl shed and is seeking permission to place it on the subject property. It will be located in the back where it will be most visible from Phillips Avenue. The shed is 12' x 20' with a single door and one set of double doors located on the north side. There are no other doors and no windows. The vinyl color closely matches an existing fence.

Russell Sergeant and Keli Levine, owner of 4 West Mystic Avenue, appeared before the Commission to propose exterior modifications to the subject property. The homeowner wishes to install fences on the property in three locations. The first is a pool fence adjacent to the garage carriage house that will be chain link and painted brown. A painted, open wood picket fence will enclose a dog area and a utility area will have a solid board fence. They also wish to install a rear entry elevator for the house. It will be located above a basement access to allow elevator access to the basement. A six panel door will be used as the entry door. The back porch will be reduced to allow for the elevator shaft. The elevator will act as a private entrance that can be seen from Wilbur Street. The final element is a widow's walk and cupola addition. An existing stairway will be used to provide access. The idea is to create walk-out space and an additional seating area. Other lanterns and cupolas on adjacent homes were discussed. The house is

set back from the street and has a pitched roof so the parapet will not be very visible from the street.

Russell Sergeant and Brian Gates appeared before the Commission regarding 15 Elm Street known as The Spicer House. Previously approved granite pillars for the entrance have been scaled back and are now 24" x 24" stone pillars that will stand 5' high. The applicants are also planning to add a 20' x 28' porch to the back of the building. It will have fiberglass box columns, wood balusters to match others previously approved, and frieze boards to match others also previously approved. The open air porch will be more in proportion to the rest of the building.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF December 1, 2015

MOTION: To approve the minutes of December 1, 2015, as written.

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 8:14 p.m. made by Everett, seconded by Brady, so voted unanimously.

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Todd Brady, Secretary  
Historic District Commission

Prepared by Lynda Galetta  
Office Assistant II