

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
APRIL 7, 2009 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Mitchell, Cole, Vaughn
Alternates Present: None
Staff: Quinn, Galetta

Chairman Nado called the meeting to order at 7:00 p.m. Cole read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 09-09 – 26 West Main Street; Westward Properties, LLC, owner; Catherine McHugh, applicant; Replace awnings and signage. PIN #261918411081

Catherine McHugh presented to the Commission regarding the awnings she would like to install at 26 West Main Street. She is proposing two versions of the new awning, one of which is a steeper awning than originally discussed. The Commission would not be in favor of the steeper awning which would cover the fascia board. Additionally, Ms. McHugh would like to have sides on the awning to protect the store merchandise from sunlight damage. The awning will be solid grey in the middle and striped on the sides. The Commission will allow side enclosures in the solid color.

The following exhibits were presented:

- Photographs
- Fabric sample

Chairman Nado closed the public hearing at 7:12 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 09-09 – 26 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Cole, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1691

III. PRE-APPLICATION HEARINGS

Victor DiPaglia, owner of 43 Pearl Street, appeared before the Commission regarding replacing the roof shingles on his house. He presented pictures of the existing roof and a picture of how the proposed roof will look. The shingles will be colonial slate with a stripe of red accent. The red stripe will be one course down from the top.

Les Olin appeared before the Commission regarding replacing windows in his home at 200 Clift Street. The windows are original to the structure which was built in 1890. He proposes replacing the windows using Marvin ultra-clad insert windows. He plans to do one for one replacement of almost all the windows with the Marvin inserts. He would also like to replace

two Anderson casements with a bay window that would mirror one which currently exists in the front of the house. The top of the new window would be an angled rather than flat. Another casement window in the basement would be replaced with a window more appropriate to the structure. The windows will be replaced from the inside of the house. The Commission had concerns regarding replacement of original windows and the angle of the proposed bay window.

Richard and Carol Silva, owners of 27 West Mystic Avenue, appeared before the Commission regarding the replacement of roof shingles and the chimney. The existing shingles are 3-tab and they propose replacing them with architectural shingles. The chimney will be replaced in the same shape, size, and height. The brick color will change. The existing stainless cap, previously approved by the Commission, will be used.

Attorney Thomas Collier of O'Brien, Stuart in Mystic appeared before the Commission for Christian Oates who is the owner of 39 Pearl Street. Staff has contacted Mr. Oates and requested that he come before the Commission to discuss the outstanding issues from his property improvements. These items are roof shingles and skylights which were installed without Commission approval or issuance of a Certificate of Appropriateness. As a way of addressing these matters, Mr. Oates is considering installing a roof-mount photovoltaic system. The panels of the system would cover over the skylights and roof shingles. Mr. Collier and the Commission discussed the possibility of submitting an application for this type of solar energy system. Attorney Collier and Mr. Oates will prepare a pre-application presentation for the May 5 meeting.

Alexis Ane appeared before the Commission regarding her property at 104 Library Street. She would like to put a 10 x 16 shed on her property. She reviewed a plot plan to show the Commission where she wants to locate it. She plans to paint it the same color as the house. The Commission discussed the pitch of the roof on the proposed shed. She stated that the neighboring property owners were in favor of the shed. The Commission requested pictures of the house and the shed at the public hearing.

Alexis Ane presented to the Commission for Christopher and Deborah Pardue owners of 106 Library Street. They would like to install a 6-foot privacy fence on their property. There is an existing privacy fence at 102 Library Street and the proposed fence would be consistent with that one. Typically the Commission does not favor fences over 48 inches in height. The Commission requested photographs at the public hearing.

Dominic Zeppieri appeared before the Commission for Lisa Rawding owner of 15 New London Road. He would like to make modifications to a previously approved project. The new proposal is to install a 6-foot French door with two flanking windows. The Commission discussed the door and window dimensions. The Commission did not feel that this was a dominant feature of the house. The Commission requested plans drawn to scale for the public hearing.

Mitchell left the meeting at 8:38 p.m.

IV. PUBLIC COMMUNICATIONS

The Commission received a letter from the Power House Condominium Association regarding the placement of an historic mural on the outside of the condominium building. The Association would like input from the Commission regarding the proposal. Staff suggested that a letter should be sent in response asking them to come before the Commission to discuss the

mural in more detail. Although the Commission does not rule on paint, the mural is also an exterior architectural feature.

V. APPROVAL OF THE MINUTES OF March 3, 2009

MOTION: To approve the minutes of March 3, 2009

Motion made by Vaughn, seconded by Cole, so voted unanimously.

VI. OLD BUSINESS

The Commission and Staff discussed the 39 Pearl Street issue of roof shingles and skylights which have not been approved by the Commission.

The Commission requested a status update on 23 Library Street. An attorney from Hartford is representing the property owner, Gretchen Chipperini, and has filed an appearance. Ms. Chipperini thinks the structure can be saved and that it is needed for evidence. Staff was initially delayed in issuing a demolition permit to provide defense counsel the opportunity to take forensic evidence from the site. The site has now been released by the States Attorneys office. Staff is of the opinion that the structure cannot be saved because there is too much damage to the interior.

The Commission requested an update on the Rod Desmarais property at 81 High Street. Town Attorney Mike Carey has responded to Mr. Desmarais' attorney to let them know that there is no compromise. The Town wants the roof changed to the way it was approved by the Commission. The matter is moving through the court system. Mediation was suggested by Mr. Desmarais' attorney. The Statutes are unclear about whether or not a public hearing for a Historic District Commission meeting must be recorded.

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 9:12 p.m. made by Vaughn, seconded by Cole, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II