

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
MAY 20, 2008- 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: C. Nado, R. Seager, N. Mitchell, E. Cole, K. Vaughn (7:08)
Alternates Present: None
Staff: P. Vandenbosch, L. Galetta

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

I. PUBLIC HEARINGS

HDC 08-15 – 360 High Street; Emerald Shield Properties LLC, owner; John L. Graves, applicant; Rebuild existing garage. PIN #261914332271

John Graves, applicant and Chuck Canavan, architect presented to the Commission. Original garage was built in two portions. Some areas of the garage have no foundation and other areas have a fairly significant granite, brick, concrete mixture. Applicant is looking to rebuild it back to a safe structure that looks very much like the current structure. Looking simply to rebuild not expand or increase dimensions, however, it will need to be brought up to current building codes. Windows will be true divided light with mullions on the outside. Commission prefers white or red cedar shakes, which are more appropriate to a secondary building. Commission would like to see the unique doors and track system saved. Staff stated that the new structure will need to be brought up to current code requirements regarding wind shear regulations. Commission stated that it is simply looking at the esthetics of the project.

The following exhibits were presented:

- Architectural Plans & Specs
- 5 Photographs

HDC 08-16 – 43 West Main Street; Holdredge Building LLC, owner; Tamara Laurie, applicant; For new signage. PIN #261918309845

Kathy Laurie presented to the Commission for applicant Tamara Laurie, owner of the boutique Hope & Stetson, on West Main Street. The Commission reviewed the placement, size and colors for the proposed signs. As long as the hanging sign will be hung from wood or the current sign bracket, the Commission had no issues.

The following exhibits were presented:

- 3 Drawings

Chairman Nado closed the public hearings at 7:25 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 08-15 – 360 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by E. Cole, seconded by N. Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1643

HDC 08-16 – 43 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by K. Vaughn, seconded by R. Seager, so voted unanimously. Issued Certificate of Appropriateness #1644

III. PRE-APPLICATION HEARINGS

Bill McNeil presented for Chelsea Groton Bank owners of 61 West Main Street. Artistic rendering of the proposed restoration was used for the presentation. Windows will be true divided light. Federal banding is under the shakes and will be exposed when they are removed. Shingles will be wooden preferably something harder than pine. Discussion about using Azek for trim rather than wood. Commission prefers use of wood for both shingles and trim. No sills on the windows currently. Commission suggested that sills be added to maintain historic accuracy. Length of the porch was discussed. Commission prefers they save whatever is possible to save from the existing structure and then replace like for like whatever isn't salvageable. Cedar shingles will be used on the roof. Copper gutters will be strap hung from the roof rather than the fascia. Structure will be changing from residential living to office space. Commission questioned whether this would fall under the egress code. Staff felt the current egress code would not apply for a non-residential building. Commission requested architectural renderings with dimensions for public hearing.

Chuck Canavan presented to the Commission for Lisa Rawding, owner of 15 New London Road. They are proposing to replace the current flat paneled birch door with a raised panel door. Additionally, she would like to upgrade front door area leaving overall opening width the same. Permission is also being requested for removal of the aluminum siding.

Chuck Canavan presented to the Commission for GRVL, LLC, owners of the old Masonic Temple at 7 Gravel Street. Commission members reviewed an architectural rendition of the proposed structure. The elevation has been changed. Window placement was discussed. Commission expressed concern about the uniformity of the window placement and the size of the windows. Commission had no concerns about a proposed raised patio on the back using stone to match the foundation. The proposal includes a more expansive front patio with a center stair made from stone also matching the foundation. Side space has been added, but the plan is to keep the center stair to maintain the look of the original Masonic Hall. The Commission had concerns about the front of the building becoming too grand and concerns about a proposed front porch. Stucco is still being considered for the building exterior. Commission suggested using stucco on the front and using some other type of siding material for the rest of the structure. Texture of the stucco will be of concern to the Commission.

Atty. Mark Block presented to the Commission for Johnatha Gorin owner of The Mixed Bag at 3 West Main Street. He submitted a rendering of the proposed awning she intends to use. Niantic Awning will produce the awning which will be fixed. Also presented were pictures of like awnings on adjacent stores. Commission was not opposed to the addition of an awning but had concerns about the placement. Commission members will visit the area prior to a public hearing.

Sue Crawford, owner of 26 Pearl Street, presented to the Commission regarding the addition of a porch on the back side of her house. Commission reviewed a sketch of the house with the proposed addition. Addition of a pergola was discussed. Depth of the deck was not a concern to the Commission because it is not seen from the road. The Commission was concerned about the depth of the roof. The Commission requested that the pergola be removed. The Commission suggested another pre-application hearing to allow the remaining members to individually visit the site. The Commission also recommended to Sue that she bring photographs of the house as it currently appears to the next hearing.

The Commission also questioned Sue about the status of a previous project undertaken at 26 Pearl Street. The Commission members have concerns because what was ultimately built is not what the COA was issued for. Although building and zoning regulations did not allow her to proceed as planned, there may have been ways for her to comply within the HDC and she should have come before the Commission prior to any project modification. The Commission stated that her only options were to comply or to reapply. Since this is currently in litigation, the Commission felt that the legal process should be allowed to move forward.

Jim Mitchell, representing Burnetts Corners Preservation Society owner of 276 Packer Road, presented to the Commission. The Society is looking for permission to re-roof the structure. The roof is currently asphalt and will be replaced with architectural, 3-tab shingles. The Commission had no issue with the project. They requested brochures and colors for the proposed shingles.

Christopher Owens presented to the Commission for Timothy Owens the owner of 7 Water Street. The applicant is seeking permission to replace the existing roof and is considering using a new type of environmental shingle. Samples of "Enviroshakes" were presented to the Commission to see if they would have any issue with them. The Commission questioned what shingle type would actually be used for the project. There is a possibility that a 3-tab, architectural shingle will be used. Other types of environmental shingles were also discussed with Commission to garner their feelings regarding environmentally green shingles.

IV. CORRESPONDENCE – None

V. APPROVAL OF THE MINUTES OF May 6, 2008

MOTION: To approve the minutes of May 6, 2008, as amended.

Motion made by R. Seager, seconded by N. Mitchell, so voted unanimously.

VI. OLD BUSINESS – None

VII. NEW BUSINESS

The Commission made Staff aware about 5 Grove Street with regard to the changes to the windows. The property owner is putting picture frame trim on the windows. However, the Commission approved windows with sills rather than full picture frame windows. Staff is already aware of this matter.

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VIII. ADJOURNMENT

Motion to adjourn at 9:20 p.m. made by K. Vaughn, seconded by N. Mitchell, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II