

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
SEPTEMBER 4, 2007 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: C. Nado, R. Seager, K. Vaughn (7:10 p.m.) and N. Mitchell  
Alternates Present:  
Staff: K. Quinn, S. Discordia

Chairman Nado called the meeting to order at 7:00 p.m.

I. PUBLIC HEARINGS

Seager read the call as it appeared in The Day.

HDC 07-44 – 115 Library Street; Kent & Nichole Handfield, owners/applicants; install skylight.  
PIN 261917201622 (continued)

The applicant was not present. The Commission agreed to continue the public hearing to the next regularly scheduled meeting.

HDC 07-46 – 8 Orchard Lane; Pat Linehan, owner/applicant; new garage doors, soffits, porch posts and shutters. PIN 261806295627

Pat Linehan presented drawings of new porch posts to the Commission. The Commission suggested that the porch posts be applied for separately as they need much more detailed drawings to scale. Ms. Linehan stated they are removing the shutters. She stated they would also replace the vinyl soffits with wood. The Commission thought the garage doors would be appropriate.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 1 materials sheet

HDC 07-47 – 6 West Mystic Avenue; Samantha Farenden, owner/applicant; install chimney cap.  
PIN 261805199894

Samantha Farenden presented a picture of the proposed chimney cap to the Commission. She stated she would have to build up the chimney with a few bricks to match the other capped chimney. The Commission thought the cap would be appropriate.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 4 pictures

HDC 07-48 – 23 Ice House Lane; Mystic Ice House Development, owners; Peter Springsteel, applicant; new single family dwelling. PIN 261917002763

Peter Springsteel presented a plot plan of the new subdivision to the Commission. He showed drawings of the proposed house to the Commission. He stated that he modified a cape style home with an ell which will contain the master bedroom. The house is all one level. Mr. Springsteel showed the Commission drawings of all elevations. The developer would like to use cedar impression vinyl shingles and fiberglass columns on the porch with a concrete foundation.

The Commission suggested that real wood shingles be used to side the house. Vaughn stated that this proposed house would not be appropriate to the historic district whether it has wood or vinyl siding.

Mr. Springsteel stated that they would use white cedar wood shingles and paint the trim and columns. Windows will have simulated divided lights with exterior mutttons. There will be a maximum of 10” of concrete foundation showing.

Chairman Nado asked for public comments.

Stephanie Brayer stated she was in favor of this application as she will be building in the lot right next door.

The following exhibits were presented:

- 4 drawings
- 2 plot plans
- 2 materials sheets

The public hearings were closed at 8:03 p.m.

## II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 07-44 – 115 Library Street

MOTION: To continue the public hearing until the next regularly scheduled meeting.

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

HDC 07-46 – 8 Orchard Lane

MOTION: To grant a Certificate of Appropriateness with the stipulation that the porch posts be removed from the application.

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

HDC 07-47 – 6 West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 07-48 – 23 Ice House Lane

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Seager, three in favor, one opposed (Vaughn).

### III. PRE-APPLICATION HEARINGS

John Hewes and Skip Torroca are the new owners of 21 West Main Street the former 41 Degrees North Restaurant. They presented a drawing of the proposed changed façade of the new restaurant. They would like to put in windows that crank out as far as the flower boxes. The Commission felt that the proposed façade looked to commercial for downtown Mystic. The Commission suggested they look at old pictures of the original buildings and come back for another preliminary.

Rod Desmarais presented to the Commission a drawing showing the parking area behind the TIFT building. He showed pictures of the bollards he would like to install in back. There would be 23 in all aligned to define the pedestrian walkway at 5 feet apart. Mr. Desmarais stated that this was a requirement for Planning Commission approval. The Commission suggested removing some bollards and spacing them to 7 feet apart. The Commission suggested wooden pilings instead of the granite bollards.

Mr. Desmarais stated that the lights in the Town Hall Annex parking lot may be suitable for the parking behind the TIFT building as well.

Mr. Desmarais showed where he would like to put a picket fence along one side of the lot. It would border a residence on the other side. He stated another side of the parking lot would have fence 6 feet high with a different design.

Mr. Desmarais showed pictures of the awning he would like to install at the store on West Main Street. The Commission thought it would be appropriate.

He presented new drawings of the back of the same building on West Main Street. He separated the windows. The Commission thought they were more appropriate.

Mr. Desmarais showed drawings of the changes to his plans for his garage at 81 High Street. Mr. Desmarais stated that he is not building the garage according to the previously approved

application and he would like to apply for the changes. The Commission thought that the new drawings of the garage were not appropriate to the district.

Mike McLaughlin of 14 West Mystic Avenue presented pictures of the house to the Commission. He stated that in repairing the inside of the house the demo bar went through to the outside of the house. He changed the location of the windows. The Commission stated they needed photos of the rest of the house.

#### IV. CORRESPONDENCE

Chairman Nado noted that invitations went out for Citizenship Day for September 17. Staff handed the Commission a flyer for a seminar from the Preservation Trust.

#### V. MINUTES

Chairman Nado requested a change to page 2, last paragraph to include the sentence. "Chairman Nado asked if the roof pitch had changed on the garage and Mr. Desmarais replied it had not."

MOTION: To approve the minutes of August 21, 2007 as amended.

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

#### VI. OLD BUSINESS - None

#### VII. NEW BUSINESS

MOTION: To approve the 2008 Commission Schedule.

Motion made by Seager, seconded by Mitchell, so voted

#### VIII. ADJOURNMENT

Motion to adjourn at 9:55 p.m. made by Vaughn, seconded by Mitchell, so voted unanimously.

---

Richard Seager, Acting Secretary  
Historic District Commission

Prepared by Sheila Discordia, Office Assistant II