

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
NOVEMBER 20, 2007 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: C. Nado, R. Seager, and K. Vaughn
Alternates Present:
Staff: K. Quinn, S. Discordia

Chairman Nado called the meeting to order at 7:06 p.m.

I. PUBLIC HEARINGS

Seager read the call as it appeared in The Day.

HDC 07-57 – 20 High Street; Adria & Brett Barnes, owners/applicants; enclose existing side deck. PIN 261806393897

Adria and Brett Barnes presented a drawing to the Commission. They want to enclose the existing side deck. The space is 17 x 6.5 feet. The clapboard and roof shingles will match the existing house. They showed the Commission photos of their house from various angles on the street.

Chairman Nado asked for public comments.

Kenneth Steinkamp stated he lives right across the street and was in favor of this application.

The following exhibits were presented:

- 1 drawing
- 1 picture

HDC 07-58 – 25 West Mystic Avenue; Ted and Susan Keitzman, owners/applicants; construct new brick chimney. PIN 26180523880

Ted and Susan Keitzman presented to the Commission. They submitted drawings and pictures of the house and plot. They would like to construct a new brick chimney.

The Commission was concerned that the drawings were not to scale and therefore did not adequately detail how tall the new chimney would be. The Commission came up with an approximate height for the chimney and asked the applicant to detail the drawing as such. The Commission stressed that if the chimney needs to be any higher that the applicant files another application.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 3 drawings
- 5 pictures

HDC 07-59 – 5 Rathbun Place; Betsy Eicholz, owner; Barry Watrous, applicant; improve existing 2nd story deck. PIN 261917204072

Barry Watrous of 546 Pumpkin Hill Road in Ledyard, presented to the Commission. He handed out documentation to the Commission. Mr. Watrous read into the record the summary from the packet he submitted. He presented two options for the deck to the Commission.

Vaughn stated that she appreciated the effort by the applicant, but the proportion and the massing of the deck did not blend with the house. She stated she did not think there was anything that could be done to make this deck acceptable.

Seager stated that this deck is very visible from two public ways and it was not acceptable to the house or historic district.

Chairman Nado asked for public comments.

Betsy Eicholz's attorney stated the applicant has tried to rectify the oversight of not applying for historic district approval or building permits.

John Graves suggested that the Commission give this applicant suggestions on what he can do to make this deck acceptable.

Seager stated that this is a public hearing and not the forum for suggestions. The applicant could come back to a preliminary hearing if he chooses.

Mr. Watrous requested the public hearing be continued to the next regularly scheduled meeting.

The following exhibits were presented:

- 8 pictures
- 10 drawings
- 1 plot plan
- 1 summary

The public hearings were closed at 8:10 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 07-57 – 20 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Vaughn, seconded by Seager, none in favor, four opposed.

HDC 07-58 – 25 West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 07-59 – 5 Rathbun Place

MOTION: To continue the public hearing until the next regularly scheduled meeting on December 18, 2007.

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

III. PRE-APPLICATION HEARINGS

John Graves presented to the Commission. He would like to demolish the outbuilding at 360 High Street. The outbuilding is visible from High Street. Mr. Graves stated that the building is about ready to collapse. He stated he couldn't rebuild in the same spot, on the property line, as it would violate zoning regulations.

The Commission stated they would not be in favor of demolishing this outbuilding.

Peter Springsteel represented the owners of 415 Noank Road. He showed the Commission drawings of the proposed addition and garage. They are proposing living space above the garage.

Vaughn and Seager were not in favor of the proposed dormer. The Commission stated they would like to preserve the bungalow style of this house as much as possible.

Peter Springsteel, architect and Karin Soderberg, owner of 5 Eldredge Street presented to the Commission. Mr. Springsteel stated they are proposing adding a bump out of 2 feet.

Tim Fridinger is considering buying the home at 137 Noank Road. He would like to demolish the garage. He would also like to repair the trim and siding. He proposed adding an addition as well.

The Commission requested he bring back photos of the house from various public views.

Chairman Nado and Seager stated that the addition should not be larger than the main house.

Fred Stewart of 13 Water Street presented to the Commission. He showed the Commission older photos of the building. He proposed an addition to the restaurant for additional seating.

The Commission stated that the addition should look like a secondary structure but should not violate the façade of the original building.

Todd Brady of 31 Water Street presented to the Commission. He showed the Commission artists renderings of the proposed buildings. Mr. Brady stated that the Commission did not like the proposed buildings at the last preliminary meeting. Mr. Brady showed an aerial view of the property taken in the '60's. He showed new photo renderings of the buildings. He took off a floor of the south proposed building. He stated that they pulled all the decks into the building.

Vaughn stated that she would like to see the floor added back to the proposed building. She liked what they did with the windows.

Seager stated that he preferred the building without the top floor as the buildings look different and there is more air space. He would rather the two buildings look different.

Chairman Nado stated that he was concerned about the massing of these two proposed large buildings.

Ken and Judy Steinkamp of 27 High Street presented to the Commission. They would like to install three skylights on the back roof of the house. The Commission stated that skylights would not be acceptable in the historic district.

Edward Janus of 3 Orchard Lane presented to the Commission. He would like to put up clapboard on the garage where the previous owner had put up plywood. He would also like to install garage doors.

Barry Watrous asked the Commission for their suggestions and comments on the back deck of 5 Rathbun Place.

Seager suggested maybe a bump out or weather porch might be more appropriate as an addition. He stated that a deck on stilts would never be appropriate to the house or district.

Vaughn stated that maybe an addition under the deck would be more appropriate.

Seager stated he would prefer to see the original landing and staircase then what is proposed or what is there now.

IV. CORRESPONDENCE

Staff noted that there is a meeting on Parliamentary Procedure on December 3rd at 7 p.m. at the Town Hall Annex.

V. MINUTES

MOTION: To approve the minutes of October 10 and October 16, 2007.

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

VI. OLD BUSINESS - None

VII. NEW BUSINESS - None

VIII. ADJOURNMENT

Motion to adjourn at 11:00 p.m. made by Vaughn, seconded by Seager, so voted unanimously.

Richard Seager, Acting Secretary
Historic District Commission

Prepared by Sheila Discordia, Office Assistant II