

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
OCTOBER 21, 2008 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: C. Nado, E. Cole, K. Vaughn, R. Seager
Alternates Present: None
Staff: K. Quinn, 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 08-48 – 3 Pearl Street; Three Pearl Street LLC, owner; Richard Mehlman, applicant; Relocate existing signage. PIN #261918317086

Richard Mehlman owner of Everything But the Stamp appeared before the Commission. He is applying to relocate existing signage from its current location to 3 Pearl Street where he has relocated his shop. There will be two tenants at this location. He will place one of his signs on the building above the existing sign for the other tenant. An oval hanging sign will be mounted with brackets. He is working in concert with the landlord to make every effort to mount the signs using existing bracket holes. Photographs of the signs were submitted.

The following exhibits were presented:

- Photographs

HDC 08-49 – 3 Water Street; Bank Square Realty LTD, owner; Dana Lasky, applicant; Relocate and add signage. PIN #261918308790

A representative did not attend this hearing.

HDC 08-50 – 0 Library Street; Scott & Cheryl Beaulieu, owners; Peter Springsteel, applicant; New single family dwelling. PIN # 261917100552

Peter Springsteel presented to the Commission for Scott & Cheryl Beaulieu owners of 0 Library Street. The proposal is for the construction of a new single family dwelling. A site plan was presented showing the design which is an L-shaped structure. Mr. Springsteel pointed out the areas of concern that Commission members had in the pre-application hearings. He has tried to address them with the current design modification. They are requesting permission to punch through an existing stone wall and remove 16 feet to access the driveway area. They would like to use the stone they are taking out to continue the wall in another area just inside the property line. Two different front elevations were reviewed and discussed. They are proposing to use solid, stained cedar shingles for the siding and Azec trim which will be painted. The proposed materials list was presented and discussed.

The following exhibits were presented:

- Site plan
- Architectural drawings

HDC 08-47 – 17 Bank Street; Kimberly Charles, owner; Dan Nemeth, applicant; Replacement of porch. PIN #261918314395

Dan Nemeth appeared before the Commission with Kimberly Charles, owner of 17 Bank Street. He is proposing the replacement of an existing porch which is heavily damaged. The roof and columns on the second story will remain. Currently the columns are sitting directly on granite “steps”. Per code, the columns must be anchored 42” deep when the porch is replaced. The plan is to wrap them in stone of some kind rather than using the granite foundation. The floor boards will be mahogany. The posts, trim and handrails will also be made from mahogany. The floor color will be grey and the handrails will be white.

The following exhibits were presented:

- Architectural drawings
- Photographs

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 08-48 – 3 Pearl Street

MOTION: To grant a Certificate of Appropriateness with stipulations. (Hanging sign to be mounted by bracket using existing holes in brick wall)

Motion made by R. Seager, seconded by K. Vaughn, so voted unanimously. Issued Certificate of Appropriateness #1673

HDC 08-49 – 3 Water Street

MOTION: To continue to the next regularly scheduled public hearing.

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

HDC 08-50 – 0 Library Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by E. Cole, seconded by R. Seager, so voted unanimously. Issued Certificate of Appropriateness #1674

HDC 08-47 – 17 Bank Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by R. Seager, seconded by K. Vaughn, so voted unanimously. Issued Certificate of Appropriateness #1675

III. PRE-APPLICATION HEARINGS

Michael O’Reilly owner of 16 Fort Rachel Place presented to the Commission regarding a proposal to construct a single family dwelling. He submitted a revised design for a Federal style house with two side porches and the upper windows removed. The rear elevation is not visible from any public way. The Commission stated that the façade was a Federal Period,

Greek Revival which is one that is very commonly found throughout Mystic. The Commission had concerns about the size of the structure. The property owner felt that the structure made sense for a prime lot in this neighborhood. They discussed ways to add diminution to the design. Mr. O'Reilly discussed enclosing the lower porches with windows. Single windows were favored by the Commission over ganged windows. Double doors with single windows are acceptable. The Commission was in favor of brick rather than cast stone veneer to cover the concrete foundation.

Caroline Clayton owner of 3 Thomas Street presented to the Commission regarding removal of iron pipes in her yard which she would like to replace with a grape arbor. She would also like to add a pergola to the first floor on the south side of house and make a stone patio. The Commission was in favor of both improvements. The grape arbor will not require a public hearing as it is not visible from the street but pergola will need HDC approval. Additionally, she discussed changes to a previously approved project. Her home was built with wooden gutters which leak and are difficult to repair. She would like to replace them with something that would be more functional. She discussed some options with the Commission. She would also like to remove vinyl siding from the back and sides of her house and replace it with white cedar shakes. Finally, she is proposing the addition of two dormers to the front of her house and is considering using two dormers that will be removed from the rear.

IV. CORRESPONDENCE

Staff received notification of a CCM on November 18, 2008 from 9:00 a.m. – 12:00 p.m. on the subject of Parliamentary Procedure and Robert's Rules. If any Commission members wish to attend they can sign up for the seminar.

V. APPROVAL OF THE MINUTES OF October 7, 2008

MOTION: To approve the minutes of October 7, 2008

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

VI. OLD BUSINESS

Staff gave the Commission an update on the Rod Desmaris matter. On Monday the Town Attorney argued a Motion to Dismiss for faulty service. The Judge will now make a ruling. Our attorney felt that the ruling will probably be that Mr. Desmaris can just re-file the service since it was the State Marshall who did the service incorrectly and not something that was the fault of Mr. Desmaris or his counsel.

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 9:15 p.m. made by R. Seager, seconded by E. Cole, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II