

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
AUGUST 18, 2009 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Cole, Gilly, Mitchell  
Alternates Present: None  
Staff: Quinn, Silsby

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

I. PUBLIC HEARINGS

HDC 09-29 – 57 Pearl Street; Soogie, LLC, owner; Peter Springsteel, applicant; Relocate and replace doors. PIN #261914432170 – Continued

Staff stated that this application has been withdrawn, per letter received from the applicant today 8-19-09.

HDC 09-31 – 7 Pearl Street; Beverly Steele, owner; Don Armstrong, applicant; Rebuild chimney & add bluestone cap. PIN #261918318109

Applicant Don Armstrong presented photos and explained his plans to rebuild the chimney and add a bluestone cap. He plans to take it down just to the roof and explained that a new lead flashing will be used.

There were no comments from Commission.

The following exhibits were presented:

- Three photos sheets

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:07 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 09-31 – 7 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1708.

III. PRE-APPLICATION HEARINGS

Shelley Raineau, 29 West Main Street, Suite B, Health In Harmony LLC., is seeking approval for downtown signage due to a name change. She explained the location and color of the sign and noted that it will be the same size and same dimensions. She noted that existing brackets will be used and that the sign will be flush on the building at the front and back.

The Commission requested that two pictures of where they will be located should be brought to the public hearing to be held on September 1, 2009.

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Jonathan and Anni Rodgers are proposing to build a new house on an empty lot located at 208 High Street. The applicants presented and reviewed plans, specifications, sketches, and a site plan. The applicant noted that they have been working with Russell Sergeant on house options and would like to get input from the Commission. Jonathan explained the handouts, which included numerous photos of other houses in the area, etc. Discussion followed about houses in the neighborhood that the applicants like the style of and might want to use for reference. They noted that the house will be set back on the property. The Commission explained the importance of building the house in order to scale for that specific area as well as the importance of looking back in time to when the houses they are interested in emulating were built.

Upon request from the applicants, Staff lent them two reference books from the Town's library.

Other topics covered were the house size and height, brackets, porch style and location, windows, doors, garage door options, and light options. It was noted that painting options should be considered. The applicants inquired about the facing on the foundation and asked if it could be left as concrete. The Commission explained why they would not prefer that and would prefer it not exposed. Other options for house style instead of bump-outs were discussed.

Discussion ensued about using Azek for the trim, rated for 30 years, and keeping it the white color that comes directly from the factory. Commission members prefer painting the Azek because it will age at the same rate as the paint on the rest of the house.

The Commission noted that almost all sides of the house will be in public view. The Commission would be interested in knowing the size of the building lot and the footprint of the proposed building. The Commission felt that the applicants should try to decide on one specific style of house and then move forward with the plans. The applicants explained that the house that they would most like to emulate is #7 Burrows.

The applicants thanked the Commission for their input and will return to another preliminary hearing with more definitive plans. The Commission liked the presentation that the applicants make tonight.

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Jim Loughlin of 35 West Mystic Avenue has a small lot and no garage. He explained that a tree on his property is dropping acorns which are damaging his new car. He is seeking input on putting up a temporary portable unit to shield his new car. He is unsure as to where it will be located. The applicant was not concerned about snow.

The Commission stated that if the structure is just temporary and is up no more than 30 days, then Historic District Commission (HDC) permission would not be required. If the structure is up more than 30 days, a ruling would have to be made by the HDC.

The Commission stated that the applicant will need to come to a public hearing if the structure was going to be up more than 30 days. The Commission would not be in favor of the proposed temporary portable structure being on the lot more than 30 days. The specific permanent location would need to be requested at the time of the public hearing. The applicant decided to not fill out an application at this time.

The Commission reiterated that the applicant has only 30 days to leave up the temporary structure.

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Sally McGee of 368 Noank Road is seeking information to put up a fence. Photos were reviewed. Discussion followed about the location and height of the fence. She was proposing that the door be located at the back yard. She was considering putting in a 4-foot stockade fence on the front side and possibly a picket fence around the rest of the house. Commission members were not in favor of a stockade fence being installed but noted that a solid fence or picket fence option might be preferable. The applicant could consider installing a picket fence in the front instead of a stockade fence, and a round rail fence around the rest of the house.

The Commission will take a look at the property to better access. They requested that photos and a plot plan be brought to the public hearing scheduled for September 1, 2009, if an application is submitted tonight.

#### IV. PUBLIC COMMUNICATIONS

Nado received an anonymous letter about the Sister's Spa Sign possibly not meeting sign and zoning requirements. The person has concerns whether or not approvals were given. Staff will look into this concern.

Nado received a letter from the Town Clerk notifying him that Nancy Gilly has recently been appointed to the Historic District Commission.

#### V. APPROVAL OF THE MINUTES OF July 21, 2009

MOTION: To approve the minutes of August 4, 2009

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

#### VI. OLD BUSINESS

Staff stated that Attorney Thomas Collier submitted a letter stating that Mr. Christian Oates of 39 Pearl Street will be out of town on business and would not be able to attend tonight's HDC meeting. Mr. Oat should be available for the next meeting scheduled for September 1, 2009.

Staff stated that the Rod Desmarais enforcement is still in the court system.

Nado raised a concern about windows being replaced at the Power House Condos without having been granted permission by the Town. Staff will look into this concern.

#### VII. NEW BUSINESS

The issue of a new fence being put up by a property owner on High Street extension near the Tabor house was brought up. It appears that the fence was taken down without permission. Discussion followed about the possibility of new windows having been installed without a permit. Staff will look into this.

#### VIII. ADJOURNMENT

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Motion to adjourn at 8:58 p.m. made by Mitchell, seconded by Cole, so voted unanimously.

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Elaine Cole, Secretary  
Historic District Commission

Prepared by Robin Silsby, Office Assistant II