

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

Members Present: C. Nado, E. Cole, K. Vaughn
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 08-41 – 57 Pearl Street; Soogie, LLC, owner; Peter Springsteel, applicant; Porch addition, replace windows & add doors. PIN #261914432170

Peter Springsteel appeared before the Commission for Soogie, LLC, owner of 57 Pearl Street. The owners would like to remove an awning and add a one-story porch over the existing terrace. He presented a site plan and drawings for review by the Commission. The plan is for a simple porch with chamfered columns. They also want to replace an existing window with a French door and then take a door and make it a window. The Commission was concerned that the porch was too simplistic as presented. Springsteel suggested putting a cap and base moulding on the columns to dress them up. The pitch of the porch roof was also changed so that the structure will have two pitches.

The following exhibits were presented:

- Site plan
- Architectural drawings
- Photographs

HDC 08-43 – 5 Grove Avenue; Harold Lueck, owner/applicant; Add dormer, replace hatch cover, add front gate. PIN #261914420648

Maria Lueck appeared for Harold Lueck regarding 5 Grove Avenue. She presented drawings for the hatch cover and dormer addition. The dormer will be added to the left, rear side of the shed. A picture of hatch cover opening was submitted. Mr. Lueck has decided to use a shallower pitch and the cover will be 19” from the ground. It will be made using tongue and groove. A sample of the wood for hatch cover was presented. The front gate will not be addressed at this time and the application was modified to reflect the withdrawal of the gate request.

The following exhibits were presented:

- Photographs
- Drawing

HDC 08-44 – 37 New London Road; David A. Carpenter, owner/applicant; Replace barn siding. PIN # 261917108158

David Carpenter, owner of 37 New London Road, appeared before the Commission along with his contractor Dominic Zeppieri. He would like to replace rotted existing board and batten

siding, on the south and west sides, with cedar clapboard. The cupola will remain as is. The structure has two types of siding now and has structural deficiencies on the board and batten elevations. Pictures of the deficiencies were submitted. Additionally, paint is not adhering to the siding due to moisture problems. The Commission had concerns about removing the board and batten sides which are historically appropriate. Replacing it with clapboard would change the lines to horizontal rather than vertical. This would not preserve the past but rather give the structure a more modern look. The Commission discussed alternatives with the applicant. Mr. Carpenter decided to change the application and reside the board and batten elevations using 10" wide pine with battens. It was stipulated that the new battens will match the profile of the old battens.

The following exhibits were presented:

- Photographs
- Site plan

HDC 08-45 – 7 High Meadow Lane; Kenneth Simoneau, owner/applicant; Install pool fence. PIN #260920906687

Ken Simoneau owner of 7 High Meadow Lane appeared before the Commission. His home was constructed in 1996 or 1997 but falls within the historic district. Photographs of his yard were reviewed along with a plot plan showing where the fence will be located. A brochure of fence styles was also presented. The fence will be made of galvanized steel and have a minimum height of 48" up to a height of 54". The gate will be 42" wide. The fence elevation was discussed. The applicant hopes to make it even all the way around rather than stepped. The Commission expressed a preference for the fence design with pickets.

The following exhibits were presented:

- Photographs
- Plot Plan
- Brochure

HDC 08-46 – 8 Orchard Lane; Vince Yevoli, owner/applicant; Remove asbestos siding. PIN #261806295627

Vince Yevoli owner of 8 Orchard Lane appeared before the Commission. He would like permission to remove the existing asbestos siding in order to recover the original clapboard siding on the house. The original siding is in excellent condition.

The following exhibits were presented:

- Photographs
- Plot Plan

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

Dan Nemeth appeared before the Commission representing Kimberly Charles, owner of 17 Bank Street. He is proposing the replacement of an existing porch. The roof and columns on the second story will remain. Currently they are sitting directly on granite "steps". Per code,

the columns must be anchored 42” deep when the porch is replaced. He discussed with the Commission how the columns might be anchored. The existing handrails have a height of approximately 30” but must be a minimum of 36” when the porch is rebuilt. The floor boards will be mahogany. The Commission was in favor of the project but felt the application did not have enough documentation for the permanent record or to cast a vote. Commission members requested a more detailed drawing of the proposed porch.

The following exhibits were presented:

- Photographs
- Drawing

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 08-41 – 57 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by K. Vaughn, seconded by E. Cole, so voted unanimously. Issued Certificate of Appropriateness #1668

HDC 08-43 – 5 Grove Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by E. Cole, seconded by K. Vaughn, so voted unanimously. Issued Certificate of Appropriateness #1669

HDC 08-44 – 37 New London Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by K. Vaughn, seconded by E. Cole, so voted unanimously. Issued Certificate of Appropriateness #1670

HDC 08-45 – 7 High Meadow Lane

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by K. Vaughn, seconded by E. Cole, so voted unanimously. Issued Certificate of Appropriateness #1671

HDC 08-46 – 8 Orchard Lane

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by K. Vaughn, seconded by K. Cole, so voted unanimously. Issued Certificate of Appropriateness #1672

HDC 08-47 – 17 Bank Street

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

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

III. PRE-APPLICATION HEARINGS

Richard Mehlman presented to the Commission. He is the owner of Everything But the Stamp now located at 3 Pearl Street. His business has moved from 29 West Main Street and he is seeking permission to relocate the signs. The signs were previously approved by the Commission. He presented photographs of current signage and explained where the signs would be relocated to. Commission suggested that bracket holes already drilled in the building should be utilized wherever possible.

Michael O'Reilly, owner of 16 Fort Rachel Place, appeared before the Commission along with Lisa Cobar of Cornerstone Design. They presented drawings for a proposed gambrel house. The Commission felt that the design was too upscale for the area. The Fort Rachel neighborhood developed as a working waterfront. The complexity of the proposed house is much different than the simple structures already existing in the neighborhood. The gambrel style house was discussed but the Commission felt that it did not fit within the realm of when the neighborhood was developed. Commission members were more in favor of a simple, Federal style house. The shape of the structure was less of a concern but the added features, such as the cupola and second floor porch, lend a very upscale look to the house. The Commission would be in favor of a detached garage to minimize the footprint of the house.

Dana Lasky presented to the Commission. She is the owner of Mystic Salon & Spa located at 3 Water Street. She would like to reposition an existing, free standing sign by turning it horizontally. She would also like to erect a 2x8 sign on the façade of the building. The Commission felt this would be appropriate since the building is new.

Peter Springsteel appeared before the Commission along with Scott & Cheryl Beaulieu, owners of 0 Library Street. Peter presented revised drawings and elevations to the Commission for discussion of the proposed house. He felt the concept is one that is seen often in the historic district. The symmetry breaks down and the volume of the structure changes. The Commission was in favor of the new layout and felt it was more appropriate to the neighborhood than the original plan. The owners also expressed their satisfaction with the revised design.

IV. CORRESPONDENCE – None

V. APPROVAL OF THE MINUTES OF September 2, 2008

MOTION: To approve the minutes of September 2, 2008

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

VI. OLD BUSINESS

The Commission requested a status report on 39 Pearl Street. Staff reported that it is with the town attorney.

Commission members reported that a fence has been partially erected on the property located at 32 Pearl Street. Staff will look into this issue.

Staff received permission from the State Attorney's Office to issue a demolition permit for 23 Library Street. The permit was issued on 9/30/08.

Commission also requested an update on the 2 Pearl Street basement entrance.

Staff reported that our Code Enforcement Officer is working on a number of files to send to court but that his office is backlogged as is the court.

VII. NEW BUSINESS

MOTION: To approve the 2009 Commission Schedule.

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

VIII. ADJOURNMENT

Motion to adjourn at 10:00 p.m. made by K. Vaughn, seconded by E. Cole, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II