

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

Members Present: Nado, Mitchell, Seager, Cole, Vaughn
Alternates Present: None
Staff: Quinn, Galetta

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

I. PUBLIC HEARINGS

HDC 08-53 – 7 Gravel Street; GRVL LLC, owner; Chuck Canavan, applicant; Remove asbestos siding. PIN #261918411233

Chuck Canavan presented to the Commission for GRVL LLC owner of 7 Gravel Street. The Commission previously approved the renovation of the existing building. A request for the removal of the asbestos siding was overlooked at the time of approval. He is proposing replacing the asbestos shingles with stucco and hardy plank siding. Photographs of existing stucco siding on the building located at the corner of Main and Gravel Streets in downtown Mystic were presented. The idea is to match the texture of the stucco on this building. If possible, they are planning to dye the stucco rather than paint it. Color, texture and style were discussed.

The following exhibits were presented:

- Photographs
- Architectural Drawings

HDC 08-54 – 381 Noank Road; Jane Davidson & Tina Huard, owners; Duaine Nye, applicant; Reshingle roof. PIN #261805178762

Duaine Nye of Nye Home Improvement presented to the Commission for Jane Davidson and Tina Huard, owners of 381 Noank Road. They are proposing to remove the existing 3-tab roof shingles and replace them with a 30-year architectural shingle.

The following exhibits were presented:

- Photographs
- Brochure

HDC 08-55 – 10 Rathbun Place; Frederick & Stella Haberlandt, owners; Peter J. Springsteel, applicant; Additions and renovation to existing dwelling. PIN #261805293851

Peter Springsteel, Architect, presented to the Commission for Fred and Stella Haberlandt owners of 10 Rathbun Place. The present dwelling was built in the 1970's. He is proposing a one story addition to the rear of the dwelling and the addition of a portico to the front. The existing structure has vinyl siding and shutters. They are proposing to replace the vinyl with hardy plank and use painted Azek trim.

The following exhibits were presented:

- Site map
- Architectural Drawings
- Photographs

HDC 08-56 – 202 High Street; Dana & Richard Semeraro, owners/applicants; Add window.
PIN #261918313658

The applicants were unable to be present at the hearing and contacted staff to request a continuance.

Chairman Nado closed the public hearings at 7:43 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 08-53 – 7 Gravel Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Vaughn, so voted unanimously. Issued Certificate of Appropriateness #1678

HDC 08-54 – 381 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Cole, seconded by Seager, so voted unanimously. Issued Certificate of Appropriateness #1679

HDC 08-55 – 10 Rathbun Place

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Vaughn, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1680

HDC 08-56 – 202 High Street

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

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

III. PRE-APPLICATION HEARINGS

Michael O'Reilly, owner of 16 Fort Rachel Place, presented to the Commission regarding a proposed single family dwelling. He discussed ways to make significant modifications to his original drawings and tried to address the concerns the Commission expressed at the previous public hearing regarding the size of the structure. The Commission stated that historically small capes, rather than large residential dwellings, were found in this area. Height regulations for new buildings in a flood plane will be a consideration. The Commission felt that a garage addition as a separate outbuilding would be an enhancement.

Eric Burns, representing Jerome Properties, presented to the Commission. They are proposing renovations to the façade of the building at 2 West Main Street. The Commission had concerns with the project because the brick façade adds an eclectic charm to the building. Additionally, bringing down trim details from the top of the building will not work because the top and bottom do not align. The Commission still had significant concerns that the drawings are not representative of the actual structure. The Commission felt that cleaning up the building and performing maintenance would be preferable to what is being proposed.

Peter Springsteel presented to the Commission for Joanie Joplin and Michael Smith, the potential buyers of 2 Clift Street. The house was built in 1837 and is a Greek Revival dwelling. There are two L's in the rear that were probably moved to the site and added to the original structure. In the 1920's an addition was put on the water side of the home. The existing structure is really more like three houses put together. The potential owners would like to add a Greek Revival porch, renovate the L's making them higher and wider, remove the vinyl siding and replace it with wood. They would also like to add back the chimney that was lost in Hurricane of 1938 which would give the structure a double chimney. The Commission was in favor of the porch but did not support enlarging the L's.

Vaughn left the meeting at 9:05 p.m.

IV. CORRESPONDENCE – None

V. APPROVAL OF THE MINUTES OF November 18, 2008

MOTION: To approve the minutes of November 18, 2008

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

VI. OLD BUSINESS

Staff stated that a Return of Record has been file in the Rod Desmarais case. We are just waiting to get a decision from the Court.

The Kanabis matter is in the hands of the Town Attorney. This is not just an HDC matter but also involves the planning commission. A CO for the apartments will not be given until the owners comply.

The Commission requested an update regarding the status of the grant application. The staff member most recently working on the project has left the Town. Staff will check with the Director to see who will be following the project in the future.

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 9:25 p.m. made by Mitchell, seconded by Cole, so voted unanimously.

Historic District Commission
December 2, 2008
Page 4

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II