

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
MARCH 3, 2009 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairman Nado called the meeting to order at 7:04 p.m.

I. EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION: DESMARAIS VS. HDC

MOTION: To enter executive session at 7:05 p.m. to discuss pending litigation.

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

Invited to be in attendance for the executive session were Commissioners Nado, Vaughn, and Mitchell. Staff members invited to attend to offer testimony or opinion Kevin Quinn and Attorney Mike Carey.

Chairman Nado noted that the executive session ended at 7:20 p.m. and that there were no votes taken during the executive session.

Chairman Nado opened the public hearings at 7:23 p.m. Mitchell read the Call of the Hearing.

II. PUBLIC HEARINGS

HDC 09-03 – 15 New London Road; Lisa M. Rawding, owner; Dominic Zeppieri, applicant; Windows & trim. PIN #261918208151

Dominic Zeppieri, of Zeppieri Home Improvements, presented to the Commission for Lisa Rawding owner of 15 New London Road. He presented photographs and a window sample for the proposed windows and trim to be used in the addition. The size of the two new windows will match the existing windows in the rest of the house. The windows are casement with egress hardware. Muntins will be adhered to the exterior glass. The new trim will match the existing trim.

The following exhibits were presented:

- Photographs
- Sketch
- Sample window brochure

HDC 09-05 – 10 Bank Street; Nancy Field, owner; Peter Springsteel, applicant; Addition & renovations. PIN #261918316138

Architect Peter Springsteel presented to the Commission along with Nancy Field owner of 10 Bank Street. The existing house was built in 1886. There is an existing deck with an awning on the back of the house. They are proposing to construct a one-story, enclosed sun porch on the

back of the deck. The house currently has vinyl clapboard siding. They will use hardy plank clapboard on the addition and painted Azek trim. Clad, Marvin double hung windows, two over two, will be used to match the shape and size of existing windows. Muntins will be applied to the interior and exterior of the windows. The Commission had some concerns about the pitch of the roof.

The following exhibits were presented:

- Photographs
- Architectural drawings

HDC 09-06 – 17 Pearl Street; Anthony and Susan Dinoto, owners; David Smith, applicant; Replace shingles. PIN #261918319517

Dave Smith and Ken Byrd presented to the Commission for Anthony and Susan Dinoto owners of 17 Pearl Street. They propose replacing the existing black, 3-tab shingles with 30-year architectural shingles in black.

The following exhibits were presented:

- Photographs
- Sample shingle

HDC 09-07 – 30 Pearl Street; Thomas E. LaFrance, owner/applicant; Replace garage door. PIN #261918410899

Vickie LaFrance presented to the Commission regarding the replacement of an existing garage door. The replacement door will be vinyl and have hardware affixed to it.

The following exhibits were presented:

- Photographs
- Sample door brochure

HDC 09-08 – 44 Water Street; Douglas J. Hersant, owner; David G. Hersant, applicant; Wash pad. PIN #261806384641

David Hersant presented to the Commission for Douglas Hersant owner of 44 Water Street. The DEP has mandated that all marinas must comply with a new regulation governing the disposal of boat bottom wash water by September 30, 2009. They propose locating the wash pad in the center of the yard at Fort Rachel Marina. The property is quite narrow and has a 30' sewer easement running through it. The owner feels that the only appropriate place for the wash pad is in the center yard. The wash pad dimensions will be approximately 26' x 35' x 1½'

The following exhibits were presented:

- Site plan

Chairman Nado closed the public hearings at 8:12 p.m.

III. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 09-03 – 15 New London Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Vaughn, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1686

HDC 09-05 – 10 Bank Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Vaughn, so voted unanimously. Issued Certificate of Appropriateness #1687

HDC 09-06 – 17 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Vaughn, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1688

HDC 09-07 – 30 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Vaughn, so voted unanimously. Issued Certificate of Appropriateness #1689

HDC 09-08 – 44 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Vaughn, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1690

IV. PRE-APPLICATION HEARINGS

Katherine McHugh appeared before the Commission regarding the awnings she would like to put up at the former Bermuda Shop location at 26 West Main Street. Currently awnings exist on the front and side of the building. She proposes to replace what exists with new fabric and a different color scheme. The Commission was in favor of the fabric and color she presented. She also discussed signage with the Commission and Staff.

Greg Powelzyk, of J & N Construction, appeared before the Commission for Betsy Eichholz & Karen Scopino, owners of 5 Rathbun Place. He discussed modifications to HDC08-33 for which COA #1659 was issued. The Commission determined that the changes are internal and that as long as the external appearance is not altered a new application is not necessary.

V. CORRESPONDENCE

The Commission discussed a Memorandum from Michael J. Murphy, Director of OPDS.

MOTION: To change the heading titled "Correspondence" to "Public Communications"

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

Staff reported on a letter received from Powerhouse Condominium Association regarding window replacement without the appropriate permit at 15½ Water Street, Unit #5. A letter has been sent to the property owner instructing him to go through the proper COA and building permit process.

VI. APPROVAL OF THE MINUTES OF February 17, 2009

MOTION: To approve the minutes of February 17, 2009

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

VII. OLD BUSINESS

Tom Collier was contacted regarding the 39 Pearl Street matter. He indicated that they will appear before the Commission in the near future to resolve the situation

The Commission requested a status update on 2 Pearl Street. Staff reported that the Code Enforcement Officer is working on many issues including this matter.

VIII. NEW BUSINESS

Staff reported that the Mystic Garden Club is moving forward on their project to renovate the downtown flower boxes. The new boxes will be made of Pau Lope. The Commission reviewed pictures of the existing boxes and the proposed new ones. The boxes are portable therefore they do not require HDC approval.

IX. ADJOURNMENT

Motion to adjourn at 9:02 p.m. made by Vaughn, seconded by Mitchell, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II