

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
APRIL 6, 2010 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Cole, Sarasin, Vaughn, Mitchell  
Alternates Present: None  
Staff: Vandenbosch, Galetta

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

I. PUBLIC HEARINGS

HDC 10-08 – 168 High Street; Charles & Nancy Perini, owners/applicants; Fence. PIN #261918313365

Charles Perini, owner of 168 High Street, presented to the Commission regarding a privacy fence. Currently lattice work on the porch provides the only privacy from his neighbor's property. He would like to remove the lattice work and put up a fence. The fence will start at the southwest corner of the porch, approximately 30' from the curb, and perpendicular to the street. Mr. Perini is proposing a fence six feet high consisting of solid six-foot sections. The fence will be custom built and he is willing to follow the Commission's guidance in making it historically appropriate. The Commission had concerns with the height of the fence. The Commission would also like more details regarding material and features. The applicant asked for a continuation to the next public hearing and will return then with more specifics.

HDC 10-09 – 7 Gravel Street; GRVL, LLC, owner; Robert Robotham, applicant; Gate. PIN #261918411233

Bob Robotham, presented to the Commission for GRVL, LLC owners of 7 Gravel Street. He is proposing a 4' high, wrought iron gate between 5 & 7 Gravel Street. The gate will latch on both sides for closure but will be left unlocked. It will be black with ½" square pickets on the top. The Commission requested pictures or a brochure of the gate in order to have a better representation of what is being approved. The fence is going to be custom built for the property. The Commission requested a scale drawing in lieu of a picture or manufacturer's literature. The applicant will bring more specifics to the next public hearing.

HDC 10-10 – 12 Water Street; Factory Square LLC, owner; Todd Brady, applicant; Replace awning. PIN#261918305500

Todd Brady, owner of Factory Square at 12 Water Street, presented to the Commission to propose the replacement of the awning at Margarita's which was recently damaged. The awning will be replaced in the same dimensions and use the existing frame already on the building. The only change being requested is in the color of the material. The restaurant has requested that the color of the awning be change to solid yellow rather than striped. The applicant provided the Commission with pictures of the proposed solid awning and the existing striped awning.

The following exhibits were presented:

- Pictures

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:47 p.m.

## II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 10-08 – 168 High Street

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

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

HDC 10-09 – 7 Gravel Street

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

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

HDC 10-10 – 12 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1732.

## III. PRE-APPLICATION HEARINGS

Denise Wakim, owner of 27 High Street, appeared before the Commission to seek approval to install a 4' fence on her property. She is proposing a metal, wrought iron fence with open pickets and a flat top for safety. The fence will also have two curved top gates. The Commission felt that the front fence sections should not have a safety top in order to avoid a linear line along the top.

Jeffrey Pan, owner of a gallery located at 44 West Main Street, appeared before the Commission to request a sign for the gallery. It will hang on existing brackets.

Mike Robotham, of Crossroads Builders, appeared before the Commission regarding windows at 7 Gravel Street, owned by GRVL, LLC. On the first floor he will take out the sash and remove the glass. He is planning to keep the art glass. He would then replace the existing storm panels on the outside. The Commission asked whether the storms could be put back on the inside so the art glass is visible. On the second floor he would like to replace the double-hung windows. The two options are an actual wood insert or a tilt pack unit, which would just replace the wooden sashes. The Commission asked why the windows on the second floor are not being restored like those on the first floor. The applicant is concerned about energy efficiency and trying to present the wishes of the owner.

Patrick Terrell, owner of 15 Burrows Street, appeared before the Commission. Commission Secretary, Elaine Cole, recused herself from this hearing. The owner is currently painting his house. The trim below the windows was never finished and he would like to have the trim finished as the house is being painted. The house was built

in 1974 and is of more contemporary vintage. The owner is proposing a 3” trim piece. The Commission suggested he try different size trim pieces and extend it out on the bottom to avoid the look of a picture frame. The windows and trim are made of wood.

Michael Riley of Mystic Solar appeared before the Commission regarding a Top of Pole Ground Mount Array for Solar on property at 2800 Gold Star Highway, owned by Bob Keyes. The Array will be a fully detached structure with a buried conduit. It will consist of 44 panels, 5 x 5, placed at a 35 degree angle. The panels can go up to a 45 degree angle. The front edge is a minimum 18” above the ground. The size of the total Array is 12 x 40. The Commission felt that the impact to the historic district will be minimal.

Cam Bortz, of Finest Kind Signs, appeared before the Commission for Mystic Psychic, located at 27 West Main Street. He is proposing additional signage above the primary entrance on fascia.

Chuck Nado, owner of 380 High Street, appeared before the Commission to propose an addition to an existing shed. The Commission asked whether the applicant was planning to put in a foundation for the additional storage area. Mr. Nado is planning to use wooden flooring over crushed gravel. If the Commission approves he would like to use white cedar shakes. The Commission requested plans and specs for the public hearing.

#### IV. PUBLIC COMMUNICATIONS

A letter was received by Staff and Commission members regarding a fence at 15 Gravel Street. Staff is researching this property to see if a Certificate of Appropriateness was ever issued for a fence at this location.

#### V. APPROVAL OF THE MINUTES OF April 6, 2010

MOTION: To approve the minutes of April 6, 2010

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

#### VI. OLD BUSINESS – None

#### VII. NEW BUSINESS – None

Chairman Nado advised the Commission that on April 19 the Committee of Chairpersons will meet and he will plan to attend.

#### VIII. ADJOURNMENT

Motion to adjourn at 9:12 p.m. made by Vaughn, seconded by Cole, so voted unanimously.

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Elaine Cole, Secretary  
Historic District Commission

Prepared by Lynda C. Galetta, Office Assistant II