

**TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
JANUARY 4, 2005 - 7:30 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2**

Members Present: C. Nado, R. Seager, R. Keyes, K. Vaughn, E. Cole

Members Absent:

Staff: K. Quinn, S. Discordia

Chairman Nado called the meeting to order at 7:32 p.m. Cole read the Call of the Hearing as it appearing in The Day.

PUBLIC HEARINGS

Public hearings opened at 7:35 p.m.

HDC 04-69 – 18-22 West Main Street; Poker Flats LLC, owner; Rod Desmarais, applicant; for construction of four-story building. PIN #261918412081 – continuation

Rod Desmarais, applicant, stated that the owners are withdrawing the application at this time. Mr. Desmarais will submit a letter in the morning.

HDC 05-01 – 2 Starr Street; Natalie and Richard Mully, owners; T.J. Nelson, applicant; for construction of addition. PIN #261914433653

Mr. Nelson presented photos and plans of a proposed addition. Mr. Nelson pointed out the placement of eaves and displayed a model of the windows, stating they were all wood windows and clapboards.

The Commission was concerned over the main building being only approximately 6” higher than the addition. The Commission requested the applicant eliminate the side lights.

Chairman Nado asked for public comments and there were none.

The following exhibits were submitted:

- 6 Color photos
- One architectural plan of addition

HDC 05-02 – 64 West Main Street; David and Ann Rose, owners; Peter Roper, applicant; for replacement of roof shingles. PIN # 261918305824

Peter Roper presented an example of an existing shingle to the house and the proposed new shingle for replacement. Mr. Roper stated that the existing shingles are no longer available.

Chairman Nado asked for public comments and there were none.

The following exhibits were submitted:

- 5 color photos of house

HDC 05-03 – 24 ½ West Mystic Avenue; Charles Rousseau, owner/applicant; for installation of skylights. PIN #261805280409

Seager excused himself from the hearing.

Charles Rousseau explained the application is for a modification to the plan to add skylights. There was an architectural flaw in the original design in the sloping of the roof to allow access to the widow's walk. Two narrow windows originally planned to be above eye level, to let in southerly light, had to be lowered. Mr. Rousseau chose to install skylights instead.

The Commission questioned the validity of installing skylights as opposed to the original narrow windows on the approved plan.

The Commission was not in favor of the skylights as they are too large and can be seen clearly from several points of view.

Chairman Nado asked for public comments.

Ray Thorpe, 41 Prospect Street, stated he lives behind Mr. Rousseau's home. Mr. Thorpe stated that the skylights are very large, and look bigger because the roof is so steeped.

The following exhibits were submitted:

- 6 color photos of house

HDC 05-04 – 28 Water Street; John Gould, owner; Dec-Tite LLC, applicant; for replacement of roof shingles. PIN #261806394867

John Gould submitted pictures to the Commission. Some of the pictures showed similar homes with asphalt shingles.

Chairman Nado asked for public comments and there were none.

The following exhibits were submitted:

- Brochure for the replacement shingles
- 12 color photos of house and nearby buildings with asphalt shingles
- Address of builder to mail Certificate of Appropriateness

Public hearings closed at 8:31 p.m.

DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 04-69 – 18-22 West Main Street

MOTION: Application withdrawn.

HDC 05-01 – 2 Starr Street

MOTION: To grant a Certificate of Appropriateness with the stipulation that the side lights shown on the drawings on the north exit door of the addition will not be built.

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

HDC 05-02 – 64 West Main Street

MOTION: To grant a Certificate of Appropriateness.

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

HDC 05-03 – 24 ½ West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness.

Motion made by Cole, seconded by Vaughn, two in favor and two opposed. One abstention, Seager. Motion is not carried, certificate denied.

HDC 05-04 – 28 Water Street

MOTION: To grant a Certificate of Appropriateness.

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

PRE-APPLICATION HEARINGS

Patricia Kelly, 19 Prospect Street, presented a slide show of her garage to the Commission. Ms. Kelly pointed out the deterioration of the foundation and roof. She also would like to replace the garage doors.

William and Kristin Meier, 4 Prospect Street, would like to replace the existing shingles on the roof and shutters of their home.

CORRESPONDENCE – None

MINUTES

MOTION: To approve the minutes of December 21, 2004*

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

OLD BUSINESS - None

Chairman Nado asked staff to find out if a Certificate of Appropriateness can be passed with a property if the property is sold and under the 5-year time line.

NEW BUSINESS

1. Election of Officers

MOTION: To elect Elaine Cole as Secretary for the Historic District Commission.

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

MOTION: To elect Chuck Nado as Chairman of the Historic District Commission.

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

MOTION: To elect Ruth Keyes as Vice-Chairman for the Historic District Commission.

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

18-22 West Main Street – William Bertsche submitted a report regarding comparison of other historic places in Mystic. He showed color pictures with the heights of various buildings on West Main Street. Mr. Bertsche and the Commission discussed several photo examples comparing actual height of proposed building for Poker Flats LLC to neighboring buildings.

Seager stated that the property at 26 Pearl Street has put in a new arbor.

ADJOURNMENT

Motion to adjourn at 9:52 p.m. made by Seager, seconded by Cole, so voted unanimously.

Respectfully submitted,

Elaine Cole, Secretary