

**TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
JANUARY 18, 2005 - 7:30 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2**

Members Present: C. Nado, R. Keyes, K. Vaughn

Members Absent:

Staff: K. Quinn, S. Discordia

Chairman Nado called the meeting to order at 7:30 p.m. Keyes read the Call of the Hearing as it appearing in The Day.

PUBLIC HEARINGS

Public hearings opened at 7:35 p.m.

HDC 05-05 – 19 Prospect Street; Patricia Kelly, owner/applicant; for restoration of garage including shingles and foundation. PIN #261805198175

Patricia Kelly and Larry Bogart presented their proposal. Vaughn asked if the foundation would be raised. Mr. Bogart stated that it would be leveled, but not raised. The Applicant stated that the garage would be used as such. The replacement wood doors would be tri-fold and painted.

Chairman Nado asked for public comments and there were none.

The following exhibits were submitted:

- 5 Color photos
- Two sketches

HDC 05-06 – 4 Prospect Street; William and Kristin Meier, owners/applicant; for replacement of shingles, shutters and removal of fence. PIN #261917105064

William and Kristen Meier presented their proposal. They brought a sample of the architectural asphalt shingle they would use for replacement. They also pointed out pictures of their home during different time periods with and without shutters. Keyes stated she liked the home without shutters and Vaughn stated that she wasn't opposed to the applicant just putting shutters on the front of the home.

The applicant pointed out a fence that was partially removed by a previous owner. She would like to finish tearing it down as it has been overrun with vines and brush.

Chairman Nado asked for public comments and there were none.

The following exhibits were submitted:

- 7-page brochure with color photos

Public hearings closed at 7:48 p.m.

DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 05-05 – 19 Prospect Street

MOTION: To grant a Certificate of Appropriateness.

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

HDC 05-06 – 4 Prospect Street.

MOTION: To grant a Certificate of Appropriateness.

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

PRE-APPLICATION HEARINGS

Peter Springsteel, 21 Gravel Street, proposed to add onto rear and side of house. The applicant presented architectural drawings. The Commission was pleased with the revised drawings. Chairman Nado asked that the porch be stepped back a bit.

Eric Burns, Jerome Properties, 25 West Main Street, proposed adding a covered walkway to the back of the building and converting storage space on 2nd floor to two (1) bedroom apartments. There would be separate entrances for the two apartments. Chairman Nado asked for more detailed and bigger drawings and they be brought before the Commission next time. Vaughn asked if it was required to have a covered walkway and the applicant explained yes, according to the Fire Marshall and Kevin Quinn confirmed. Chairman Nado suggested the applicant come back for another preliminary before a hearing was scheduled.

Rob Warren, 18 New London Road, presented his proposal via laptop to the Commission. The applicant would like to add a second story. Chairman Nado stated he didn't want the house to look disproportionate with an elongated roofline. The Commission asked that the roofline be stepped down 6" so the roof isn't elongated. The Commission asked the applicant to bring back more detailed and to scale drawings for another preliminary.

Jennifer and Terri Ann DeCarlo, 3R Water Street, stated the "Tip-To-Toe" business is under new ownership. They proposed a new sign to replace the old one. The sign will be the same height as the old, but somewhat slimmer. They are also looking to replace a smaller sign outside the front door.

Chuck Rousseau, 24 ½ West Mystic Avenue, the applicant submitted a new application for skylights measuring 43 ½" by 23". They are rectangular in nature and not as square as the current skylights. They are non-opening skylights with flat glass. The applicant states they are definitely smaller than what is there now. The applicant would try to make the skylights trim lower and more even to the roof.

Rod Desmairis, 18-22 West Main Street, presented to the Commission the old drawings that were withdrawn and discussed reducing pitch of roof to reduce height, basically a flat roof with minimal pitch for drainage. He stated that 53-54' is the total height of building. Chairman Nado discussed 4 stories and how it was still an issue. Keyes pointed out a previous picture and how the building looks very large next to the neighbors. The Commission had an issue with the depth of building, especially rising 4 stories, compared to buildings on each side of it. The upper 3 levels cover the walkway and the 1st story is indented to make room for the walkway.

There was discussion and comparisons over Mr. Bertsche's previous presentation to the Commission. Mr. Desmairis disputed the pictures showing the height of the proposed building. Chairman Nado discussed how he took different pictures himself and didn't think that 4 stories was appropriate.

Chairman Nado is concerned with four stories and the height and depth of the building. The Commission had concerns with the sliders for all proposed 18 units, with 6' of glass facing the river and the potential for a lot of glare. Chairman Nado was concerned about potential owners having different items on decks of different colors and giving a cluttered view on the river. The Commission stated that there shouldn't be any walls between the decks for the units.

Vaughn discussed bringing the cornices down and reducing the number of units on the top floor. Vaughn stated that the overall massing needs to be worked on and suggested the applicant work on bringing the proposed building down to 3 stories. Vaughn suggested maybe a single 40" French door leading to deck. Vaughn also suggested cutting out the 8x10 rooms on the proposed plan. Vaughn would like to see more detailed dimensions of depth and width of proposed building.

Keyes would like to see a more classical front with less divisions and bigger cornices and brackets. Keyes stated she would prefer no decks on the proposed building but would consider alternatives. Keyes also stated that the decks would be on the north side of river, which is cold most of the year, as sun doesn't hit it directly and doesn't believe that potential owners would use it.

CORRESPONDENCE

Chairman Nado distributed a letter from Bill Bertsche regarding Planning Commission procedures.

MINUTES

MOTION: To approve the minutes of January 4, 2005

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

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OLD BUSINESS - None

NEW BUSINESS

Chairman Nado asked for public comments.

Michael Servis, of 27 Gravel Street, made a statement regarding 18-22 West Main Street. He stated he would like to see it look like 3 different buildings instead of one. Also stated that he thought the Historic District Commission is doing a great job. He stated he bought his home 3 months ago because he enjoys historic downtown Mystic and would like to see it kept that way.

Jeff Richards, of Cliff Street, stated he has lived for 30 years in Mystic and liked the idea of creating the look of 3 different buildings out of one.

ADJOURNMENT

Motion to adjourn at 10:35 p.m. made by Chairman Nado, seconded by Vaughn, so voted unanimously.

Respectfully submitted,

Elaine Cole, Secretary