

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
AUGUST 21, 2007 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: C. Nado, R. Seager, E. Cole and N. Mitchell
Alternates Present:
Staff: P. Vandenbosch, S. Discordia

Chairman Nado called the meeting to order at 7:00 p.m.

I. PUBLIC HEARINGS

Cole read the call as it appeared in The Day.

HDC 07-43 – 214 High Street; Michael Luethy, owner/applicant; install picket fence. PIN 261918313834

Michael Luethy presented a plot plan to the Commission showing where the picket fence would be installed on the property. He distributed pictures of the style of picket fence he would use.

The Commission thought the picket fence appropriate to the house and the district.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 3 pictures
- 1 drawing
- 1 plot plan
- 1 materials sheet

HDC 07-44 – 115 Library Street; Kent & Nichole Handfield, owners/applicants; install skylight. PIN 261917201622

Nichole Handfield presented pictures to the Agency of the roof with a mock blue square showing where the skylight would be. She stated they would like a 30” x 30” skylight that would open a maximum of a few inches.

The Commission was concerned that the skylight would not be appropriate to the house or the district. The Commission stated they had driven by the home and believed that a skylight could be seen from a public way. The Commission stated that ventilation could be obtained by replacing or fixing the current vent on the roof.

The applicant and the Commission agreed to continue the public hearing so the applicant could bring in examples of a smaller, less obtrusive skylight.

HDC 07-45 – 369 Noank Road; Lisa Wilson & David Kanen, owners/applicants; new roof. PIN 261805270821

Lisa Wilson presented samples of the roof shingle she would like installed. The color of the roof shingles will be “pewter”.

The Commission thought the new roof was appropriate.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 11 pictures
- 1 materials sheet

The public hearings were closed at 7:40 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 07-43 – 214 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 07-44 – 115 Library Street

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

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

HDC 07-45 – 369 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

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

III. PRE-APPLICATION HEARINGS

Rod Desmarais would like to make changes to his garage that was previously approved by the Commission at 81 High Street. He is moving one double hung window to a different location. Chairman Nado asked if the roof pitch had changed on the garage and Mr. Desmarais replied it had not. The Commission thought the change would be appropriate.

Mr. Desmarais showed pictures of the other side of his proposed garage. He would like to remove one window. He would also like to change the originally approved garage door to two swing panel garage doors. The Commission thought the change would be beneficial to the appearance of the garage.

Mr. Desmarais presented a picture to the Commission of the fence he would like to use in back of the TIFT building on West Main Street. The Commission stated that fences historically were in various shapes and sizes when they covered that much of an area. The Commission stated that a solid, uniform fence confining the parking lot would look more commercial than historic.

He showed the Commission some pictures around town of different light poles that might be appropriate to the parking area. The Commission stated they would like plain and low profile light posts.

He would like to install an awning in front of the store on West Main Street. The Commission thought the shape of the awning would not be appropriate and asked he look for different options.

Mr. Desmarais showed drawings of the walkway that was approved on the back of the building to the second floor of the apartment on West Main Street behind the "Black Dog" store. He would like to remove the windows on one section and install the clapboards vertically to break up the length of the building.

Pat Linehan of 8 Orchard Lane presented to the Commission. She stated she received letters stating she was in violation. The Commission explained to Ms. Linehan that any work done to the outside of the home must be approved by the Historic District Commission. The Commission and applicant made a list of the changes that were made without approval. The porch posts, garage doors, plastic shutters and the plastic soffit are new changes that the Commission stated needed to be applied for.

The Commission stated the plastic soffit would need to be replaced with wood and the shutters are too small for the windows. The Commission stated the shutters either needed to be removed or larger ones approved. The Commission also felt that the porch posts were not aesthetically appropriate to the house and porch.

Samantha Farenden of 6 West Mystic Avenue presented to the Commission. She would like to put a cap on an unused chimney of her home. The Commission thought the cap would look fine.

Peter Springsteel represented the owners of Lot 2 on Ice House Lane. He showed the Commission drawings of the proposed house they would like to build. The Commission and the applicant discussed what would be appropriate to this new subdivision in a historic district.

IV. CORRESPONDENCE - None

V. MINUTES

MOTION: To approve the minutes of August 7, 2007.

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

VI. OLD BUSINESS

The Commission asked the status of certain properties that are in violation in the historic district. The Commission requested a tracking sheet showing how these violations are being handled.

The Commission requested that 26 Pearl Street be investigated for unapproved changes to the structure.

VII. NEW BUSINESS - None

VIII. ADJOURNMENT

Motion to adjourn at 10:08 p.m. made by Seager, seconded by Cole, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Sheila Discordia, Office Assistant II