

**TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
OCTOBER 19, 2004 - 7:30 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2**

Members Present: R. Seager, C. Nado, R. Keyes, E. Cole, K. Vaughn (7:38 p.m.)
Staff: K. Quinn, J. Vislosky

Chairman Nado called the meeting to order at 7:31 p.m. Cole read the Call of the Hearing as it appeared in The Day. Cole was appointed a voting member.

PUBLIC HEARINGS

Public hearings opened at 7:32 p.m.

HDC 04-57 – 27 Gravel Street; Michael Sarasin and Renee Mattison, owners/applicants; for reconstruction of chimneys. PIN #261918422097

Michael Sarasin reviewed photos of the two existing chimneys and a neighboring chimney he wants to replicate. The chimneys will be non-painted brick at the same height as exists. No cap is proposed. The Commission noted the chimneys were appropriate.

Chairman Nado asked for public comments and there were none.

The following exhibits were submitted:

- Two photos

HDC 04-58 – 245 High Street; Christopher and Nicole High, owners/applicants; for removal of shed and construction of addition and garage. PIN #261918321028

Nicole High reviewed plans for the addition and garage. The applicant decided to proceed with a dormer. They will return for a modification if they decide not to build it. A window trim detail has been added to the plan explaining that new windows will match existing windows. She reviewed photos of the area the garage is proposed noting the driveway will be gravel. Discussion continued on changing the third floor vent to a window and the installation of a square versus rectangle window. It was noted that it was not unusual or inappropriate to have a third floor window or that it is tucked up in the brackets. The Commission preferred a window to the vent and felt the main focus would be on the trim. Discussion focused on the proposed multi-hinged garage door. The Commission stated that although that type of door exists elsewhere in the historic district it tends to fall apart over time. They told the applicant there are more historical looking doors available, such as swing doors, which the applicant might be happier with in the long run.

Chairman Nado asked for public comments and there were none.

The following exhibits were submitted:

- Five photos

- One set of plans

HDC 04-59 – 54 West Main Street; Fleet Global Workplace, owner; John Morrison, applicant; for modification to signage. PIN #261918307945

The applicant was not present.

Public hearings were closed at 7:53 p.m.

Public hearings were re-opened at 9:08 p.m.

Arlene Morrison, Connecticut Sign Service, reviewed photos of the existing Fleet Bank sign and photos of re-faced signs for Bank of America. The Commission had no problem.

Chairman Nado asked for public comments and there were none.

The following exhibit was submitted:

- One sheet with two photos

Public hearings closed at 9:11 p.m.

DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 04-57 – 27 Gravel Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 04-58 – 245 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 04-59 – 54 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

PRE-APPLICATION HEARINGS

Robert Georgens, 3 Elm Street, reviewed photos to explain the trouble he is experiencing mitering together corners of the new siding on the outside walls of the porch. The siding is

shifting in this area because it is not at a 90° angle. He would like to install 1-2 inch corner boards instead. The Commission understood the problem and agreed to the change.

Penny Havard, 85 Clift Street, presented photos of the house and fencing she wants to remove in front of the house and around the garage. The fences, erected in 1971, are trapping moisture against the house. She also wants to replace the deck skirting with lattice. The Commission stated that removing the fencing would be a functional and aesthetic improvement.

Dennis Donahue, 21 Gravel Street, and Peter Springsteel, architect, reviewed photos of the house and elevation plans of an addition. An existing mudroom and screened porch will be removed. A new addition and screened porch will be constructed in the rear. All details will match existing details and wood windows are proposed. Discussion continued on the proposed size and height of the addition and concerns with its mass changing the historic building. Springsteel offered to prepare perspective drawings. The Commission felt the size of the addition needed to be proportional and that the applicant could achieve the square footage without massing the addition as proposed. The applicant was not sure how to reduce its mass while maintaining the use of his lot and views. The Commission noted that perspective drawings would help them determine how big the addition would actually look and whether the length of the lot would detract from its size.

CORRESPONDENCE - None

MINUTES

MOTION: To approve the minutes of September 21, 2004 as written.

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

OLD BUSINESS

Seager discussed a preliminary hearing orientation document he is working on to assist applicants. The document will include general information contained in the Historic District Commission Handbook and information on how to obtain a copy of the Handbook.

Staff distributed copies of the findings report on the archeological dig performed as part of the Mystic Streetscape project.

NEW BUSINESS

1. Adoption of 2005 Regular Meeting Schedule

MOTION: To adopt the 2005 Regular Meeting Schedule as presented.

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

Chairman Nado questioned whether the Mystic Ice House Subdivision road needed HDC approval. Staff noted that it is the Town Attorney's opinion that work within a public right-of-way is exempt from HDC approval. Eventually, this road will be town owned.

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ADJOURNMENT

Motion to adjourn at 9:47 p.m. made by Vaughn, seconded by Seager, so voted unanimously.

Respectfully submitted,

Elaine Cole, Secretary