

**TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
APRIL 19, 2005 - 7:30 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2**

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

Members Absent:

Staff: K. Quinn, S. Discordia

Chairman Nado called the meeting to order at 7:31 p.m. Cole read the Call of the Hearing as it appearing in The Day.

Chairman Nado appointed Cole as a voting member.

PUBLIC HEARINGS

Public hearings opened at 7:36 p.m.

HDC 05-15 – 19 Pearl Street; Mystic Pearl Assoc., LLC, owner; Ron Perry, applicant; restoration of front porch and upper dormers; new roof and replacement windows; construction of new addition to rear of house including new decks. PIN #261918319627

Ron Perry presented his application to the Commission. Mr. Perry stated the applicant wasn't going to construct the front dormer section at this time, but would have it done within the five year period if granted a certificate. The applicant would like to replace 6 windows and 4 doors. He is also is going to replacing front aluminum siding with clapboard. Applicant submitted pamphlets showing replacement shingles and columns for front and back decks. Mr. Perry stated the owner would also like to replace the stairway along the side of the house as it is unsound. Seager stated that since the owner is changing the stairway somewhat then he needs to fill out another application. The Commission stated they liked the looks and didn't see a problem approving the application.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 2 pamphlets
- 3 drawings with notes
- 3 photos
- one material list

HDC 05-16 – 334 High Street; Christopher N. Pacheco, owner/applicant; replace existing front porch, railings and columns. PIN #261914322996

Chris Pacheco showed the Commission drawings of the proposed new front porch. The new porch will wrap around the side of the house increasing the number of columns. Vaughn asked if the applicant was doing the work himself and he stated he was. The Commission felt it would be a great improvement to the house.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 4 photos
- 2 drawings with dimensions
- one material sheet on the columns

HDC 05-17 – 19 New London Road; Robert Warn, owner/applicant; extend existing roof section of main house; raise ridge of side section of house and replace modern windows on side section of house and add chimney. PIN #261918206180

Robert Warn distributed drawings to the Commission showing different views of the proposed changes to the house. Mr. Warn pointed out the windows that would be replaced and the pitch of the roof would change. Mr. Warn stated that essentially any modern elements in the house would be replaced with historically appropriate. The Commission thought it was a great improvement to the house and would make it more historically appropriate.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 4 photos
- 8 drawings with notes
- one page of notes
- 2 material sheets for windows and doors

HDC 05-18 – 27 Gravel Street; Renee Mattison & Michael Sarasin, owners; Renee Mattison, applicant; install lock-top dampers on top of two chimneys. PIN #261918422097

Renee Mattison distributed brochures to the Commission showing the new lock-top dampers. The Commission liked how they retracted out of sight when not in use.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- one brochure
- 2 photos

HDC 05-19 – 31 Water Street; Factory Square, LLC, owner; Barlo Signs, applicant; remove existing sign and replace with new sign, same size and type. PIN #261806395643

Patrick Bowling representing Margarita's presented Commission with photos and dimensions. The applicant is replacing sign with essentially the same sign, but the word Margarita's will be straight and the burro will be replaced with a picture of a sun.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 2 sheets with notes and pictures of signs

HDC 05-20 – 9 Park Place; Barry Hogenauer and Mary Sommer, owners/applicants; remove and replace roof shingles; remortar chimney; replace garage doors with overhead door. PIN #261918327401

Mr. Hogenauer distributed pictures of his home and other homes in the neighborhood. He showed the Commission a pamphlet depicting the replacement garage doors with windows along the top.

Chairman Nado asked for public comments and there were none.

- 6 sheets of photos
- one brochure on garage doors

HDC 05-21 – 85 Clift Street; Penny B. Havard, owner/applicant; build new redwood deck on south side of house. PIN #261918327401

Ms. Havard distributed a sheet showing the dimensions of the new railings for the proposed deck. She stated that the railings will be cedar but the deck floor may be a different wood. Chairman Nado stated that since she was painting it, it didn't matter to the Commission what kind of wood she used for the deck.

Chairman Nado asked for public comments and there were none.

- one photo
- one drawing with dimensions

HDC 05-22 – 4 Thomas Street; Robert E. Kimmel, Jr., owner/applicant; extend 2nd floor over existing footprint; add railing to front steps; extend existing driveway. PIN #261805198081

Mr. Kimmel showed drawings of the proposed changes for his home to the Commission. There was some discussion on the two proposed windows whether they should be separated or not and the Commission decided it was simpler to keep them "ganged". The applicant discussed that the driveway is 10 feet wide and he was going to extend it and put a flare at the end. Mr. Kimmel stated they would also be installing a railing on the front steps that will match the porch railings.

The new windows would be Marvin windows and the applicant submitted a brochure to that effect.

Seager asked if the new addition would have aluminum siding like the rest of the house and the applicant stated it would be Hardy Wood “clapboard” siding.

The applicant asked about window replacement of the other windows on the house and Chairman Nado stated that he would have to make out a new application as it wasn’t included on this one.

Chairman Nado asked for public comments and there were none.

- 9 photos
- 5 drawings with notes
- materials list
- one brochure on Marvin windows

Modification to page C-2, 2.a.1. Request to change regular meetings of the Historic District Commission to the first and third Tuesday of each month upon notice.

Chairman Nado asked for public comments and there were none.

Public hearings closed at 8:55 p.m.

DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 05-15 – 19 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 05-16 – 334 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 05-17 – 19 New London Road

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 05-18 – 27 Gravel Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 05-19 – 31 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 05-20 – 9 Park Place

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 05-21 – 85 Clift Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 05-22 – 4 Thomas Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

Modification to page C-2, 2.a.1.

MOTION: To grant a modification to page C-2, 2.a.1. to change regular meetings of the Historic District Commission to the first and third Tuesday of each month upon notice.

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

PRE-APPLICATION HEARINGS

David and Sandra Carpenter of 37 New London Road. Mr. Carpenter stated to the Commission that there are three things they would like to do at this time. The applicant would like to put a new weathervane up. The Commission thought the weathervane was appropriate as the house used to be a carriage house and originally had a weathervane.

Mr. Carpenter stated he would like to install cedar window shutters.

Mr. Carpenter would also like to install a garden window on the 2nd floor off the kitchen. He stated it was on the backside of the house and cannot be seen to clearly from any public way. The applicant and Commission discussed how far away and different points of view. The Commission asked for pictures to be brought to a public hearing. The Commission stated they were concerned at how much of this window could be seen from a public way and setting a precedence.

Ruth Keyes of 2750 Gold Star Highway. Ms. Keyes would like to put up a storage barn in the back yard. She showed a brochure to the Commission of the storage shed depicting a 10 x 18 foot shed in the "saltbox" style.

CORRESPONDENCE

Staff submitted a brochure from The Alliance Review – Managing Infill and Monster Projects to the Commission.

Staff distributed a petition letter to the Commission in support of a proposed 4-story building on West Main Street.

Chairman Nado received two correspondence regarding reappointments from the Town Clerk.

MINUTES

MOTION: To approve the minutes of March 15, 2005

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

OLD BUSINESS

None

NEW BUSINESS

The Commission discussed changing the starting time of the Historic District Commission meetings to 7 p.m. instead of 7:30 p.m. Staff stated they would research the proper procedures and discuss at the next regularly scheduled meeting.

ADJOURNMENT

Motion to adjourn at 9:35 p.m. made by Seager, seconded by Vaughn, so voted unanimously.

Respectfully submitted,

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Elaine Cole, Secretary