

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

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

Members Absent: E. Cole

Staff: K. Quinn, S. Discordia

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

Chairman Nado informed the public that the Historic District Commission meetings will start at 7 p.m. from now on instead of 7:30 p.m. starting with the next meeting on June 21, 2005.

PUBLIC HEARINGS

Public hearings opened at 7:30 p.m.

HDC 05-30 – 18 Elm Street; Kevin Kunka, owner/applicant; for installation of fence. PIN #261918218083

Mr. Kunka presented photos and a drawing to the Commission pointing out where he would like to install a fence. The fence will go along the back and sides of his property. Mr. Kunka showed the new fence that the neighbor just put in and how his fence would match.

The Commission thought it would cut down on the complexity if Mr. Kunka matched his neighbor's new fence. The Commission asked he submit the style of the new 3-foot picket fence.

Chairman Nado asked for public comments.

Debbie Bied, of 7 Burrows Street and also a neighbor, stated she thought the fence was a great idea.

The following exhibits were presented:

- 5 pictures
- One plot plan
- 3 drawings
- One materials sheet

HDC 05-31 – 85 Clift Street; Penny B. Havard, owner/applicant; change configuration of deck. PIN #261918327401

Ms. Havard submitted a new plan for a deck she would like installed. When she demolished her old deck, she discovered a granite step stone that was probably original to the house. Ms. Havard would like to incorporate it with the new deck.

Ms. Vaughn thought the granite stone step would enhance the applicant's new deck.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- One photo
- One drawing
- One brochure

HDC 05-32 – 15 Orchard Lane; Michael Collins, owner/applicant; install wooden lattice. PIN #261806297673

Mr. Collins would like to install lattice below bottom of porch to enclose it.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 2 photos

HDC 05-33 – 7 Burrows Street; Paul & Debbie Bied, owners/applicants; for installation of fence. PIN #261918310024

Mrs. Bied showed the Commission a plot plan of where the fence will be.

Chairman Nado asked for public comments.

Kevin Kunka of 18 Elm Street, a neighbor, supported the application for a new fence.

The following exhibits were presented:

- 4 photos
- 2 materials sheet
- One plot plan

HDC 05-34 – 360 High Street; John Graves, owner/applicant; asbestos removal. PIN #261914332271

Mr. Graves submitted a picture of the house and stated he wanted to remove the asbestos siding; revealing the 1 x 4 original, cedar clapboard underneath. Seager asked the condition of the original shingles and Mr. Graves stated they were in good shape. Seager asked if there would be a gap on the corners of the house once the siding is removed. Mr. Graves stated there are original 1 x 6 corner boards there now.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- One photo

Public hearings closed at 8:01 p.m.

DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 05-30 – 18 Elm Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 05-31 – 85 Clift Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 05-32 – 15 Orchard Lane

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 05-33 – 7 Burrows Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 05-34 – 360 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

PRE-APPLICATION HEARINGS

Carol Kanabis, 32-34 West Main Street, submitted drawings of the windows they would like to install in front of the restaurant. She showed photos of adjacent buildings and businesses. The drawings show the windows being raised 6 inches above the height of the threshold and a foot

above the sidewalk. They will not be “French” doors, but windows that are custom built. These windows will open into the restaurant. The windows will have a bar going up the middle where the windows meet when closed. This is needed to properly lock the windows and it will also break up the opening. Ms. Kanabis stated all the windows would be 48” high.

Ms. Kanabis stated that the awnings above the two doors now, would be replaced with one long awning.

Seager stated he would like to see a panel along the bottom below the windows to bring it all together. Seager pointed to a photo of an adjacent business to demonstrate. Seager wants to see trim panels under the windows and sills, and a more detailed drawing or picture of the awning depicting color. Keyes liked the long windows but wanted to see more trim detail. Staff explained that zoning regulations allowed signage on either the building or the awning, not on both.

The Commission stated they wanted all materials presented at the hearing and a more detailed drawing showing some kind of paneling under the windows.

John Graves, 360 High Street, showed a scaled drawing of his proposed 14’ x 16’ one-story addition, not including the porch. Mr. Graves said he would put in a wider dormer. There was discussion on what may be left under the asbestos shingles and what would be historically appropriate. Mr. Graves stated that the exposed concrete foundation would be covered with brick. Keyes stated she didn’t like the fireplace on the exterior. Vaughn stated that the chimney and fireplace aren’t centered on the addition. Seager stated that he didn’t have a problem with the fireplace and thought the addition would be a big improvement. The Commission stated that the applicant should look at other homes in the historic district. Keyes stated that older homes had the fireplace inside the house, not on the outside. The architect stated that once all the asbestos siding is removed, they would draw up more specific plans for the addition.

Bailey and Jennifer Pryor of 35 Pearl Street, would like to put a shed on their property. They would build it themselves with post & beam construction. Mr. Pryor would like to install new solar paneled shingles on the roof of the shed. These are new shingles that will supply 500 kilowatts of electricity to their home. The Commission stated that they needed to see a color brochure of what these solar panels would look like. Mr. Pryor described how he would place the shed on granite stone with beams supporting a wide-plank wood floor.

Attila Keller, of Mystic Ice House LLC, discussed with the Commission about his proposed house on Lot 6 in the Mystic Ice House Subdivision. He showed drawings to the Commission of his modular house. The Commission asked if he was looking at vinyl siding and he stated he was. The drawings showed skylights on the south side of the roof. The Commission stated that the 3-car garage was not typical of an historical “cape”. Chairman Nado was concerned with the 3-car garage being viewed from the public road. Seager stated that the 3-car garage needs to be altered or at the least be brought down to a 2-car. Seager also stated that the skylight needs to be removed and asked why there was a Victorian window in the middle of a cape style house. Seager would like to eliminate some of the dormers as a traditional cape had only two dormers.

The house is 92' long. Seager stated that it is too long for a typical "cape" house. Seager asked if the wing on the modular could be stepped down to more historically fit the way additions were added.

Discussion continued on how to incorporate a 3-car garage while making it look historically correct.

Keyes stated the addition was too big and there were too many dormers. Keyes didn't like the skylights either. Vaughn stated that the garage doors could be changed to look more like a barn door. Vaughn thought that the paladin window and skylights were out of place. Vaughn stated that this clearly was not a cape house. Vaughn stated the 12 and 12 pitch is fine, but the size of the windows is out of proportion. Vaughn stated that there were too many dormers and it looked like a modular and there was no way to disguise that. Vaughn stated that they would be looking very closely at the way the garage attaches to the home.

Chairman Nado stated he had the same concerns as the rest of the Commission. Chairman Nado stated he needed to see more details on the trim although he wasn't opposed to vinyl siding for a new house. Chairman Nado asked that the drawings show the chimney dimensions and materials. The Commission asked if he could alter the modular and the applicant stated he could.

Joe Collelo, representing the owners, Helen Babcock and Tom Buttacavoli, for 15 ½ Water Street – unit 1. The owners would like a steel balcony installed off their unit. The Commission asked that he bring photos to the hearing.

Chairman Nado stated he was concerned that there were too many balconies beginning to dominate the building. Keyes stated that this building is different as it doesn't hang on the river and they are all steel decks and you don't get a good long view from the public way.

Peter Springsteel, architect, representing the owner of 27 Gravel Street, showed the Commission pictures of the property. The owner would like to widen the "L" on the back of the house. Mr. Springsteel is proposing to fill it in and make it more rectangular. Seager stated it's too big and too tall and looks institutional.

Peter Springsteel, architect, representing the owner of 9 Orchard Lane. The owner would like to fill in one of the openings on the porch and widen the kitchen. He also would like to move the door around to the side of the house. This would essentially just give a few feet more to the kitchen. The Commission didn't have a problem with it, but would like more detailed drawings at the hearing.

Bill Thorndike, 83 Library Street, would like to put up an 8 x 12 shed. Mr. Thorndike stated the shed would be built by hand. The Commission decided it wasn't visible from any public way and therefore didn't need Commission approval.

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CORRESPONDENCE - None

MINUTES

MOTION: To approve the minutes of May 17, 2005

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

OLD BUSINESS - None

NEW BUSINESS - None

ADJOURNMENT

Motion to adjourn at 10:28 p.m. made by Seager, seconded by Keyes, so voted unanimously.

Respectfully submitted,

Elaine Cole, Secretary