

**TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
NOVEMBER 15, 2005 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2**

Members Present: C. Nado, R. Keyes, E. Cole, K. Vaughn and R. Seager
Alternates Present: R. Boardman
Alternates Absent: D. Madden
Staff: K. Quinn, S. Discordia

Chairman Nado called the meeting to order at 7:03 p.m. Seager read the Call of the Hearing as it appeared in The Day.

PUBLIC HEARINGS

HDC 05-60 – 2 Water Street; Chelsea Groton Bank, owner; Andy Gross, applicant; relocation of 2nd floor entrance and new façade to back of building. PIN #261918306772

Mr. Gross presented pictures and drawings to the Commission. He explained the back entrance as having the same façade as the front but would come out somewhat to offer protection from the elements.

There was discussion as to whether the contemporary lights were going to stay as it looked that there wouldn't be any room with the new façade. Mr. Gross stated that they would be removed.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 3 pictures
- 3 drawings
- 7 material sheets

Chairman Nado closed the public hearings at 7:14 p.m.

DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 05-60 – 2 Water Street

MOTION: To grant a Certificate of Appropriateness with the stipulation that the contemporary light standards in the parking area adjacent to the building will be removed.

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

PRE-APPLICATION HEARINGS

John Porter represented the owners, Mystic River Historical Society at 74 High Street. He presented copies of his application to the Commission. They would like to use fiberglass for the front door as the wood is deteriorating and they cannot protect it with a storm door. Mr. Porter showed the Commission several pictures of the front of the building and a page from the catalogue showing the door they would like to order.

Keyes stated she did not have a problem with the replacement. Boardman stated he would prefer a wood door. Cole had questions as to how it would look compared to a wood door. Mr. Porter stated that it was embossed to look like wood. Seager stated that he would like the door to be painted so it will resemble a wood door.

Peter Springsteel represented the owners of 27 Gravel Street. Mr. Springsteel displayed photos of the house. He displayed drawings for the Commission of the changes the owner would like to make to the house. Mr. Springsteel passed around a book with an example of a house with the trim details that the owner would like on the home. They will be extending the roof line and replacing the shingles on the roof with architectural shingles. All of the shutters will be removed and there will be trim above the windows.

Vaughn thought the changes would really improve the appearance of Gravel Street. Seager stated he didn't take exception to any of the changes and since he's seen the pictures of the home was in favor of the trim. The rest of the Commission thought the changes would work nicely.

Rod Desmaris, owner, presented for 23-25 West Main Street. Mr. Desmaris presented pictures of the building and a drawing as to the changes he would like to make to the building. Mr. Desmaris stated they are going to put in two new doors and they are going to take out the birch tree. It will be a double door, 10 feet wide. They are also putting in two windows, one in the Cooper shop and one in Mark 'fore and Strike.

Seager stated that he thought it was an improvement, but he would like to see details of what is being changed including dimensions and drawn to scale. Cole stated that she thought it was a big improvement to make the doors more obvious. Vaughn stated she would like to see more details at the hearing as well. Chairman Nado stated that he didn't have a problem with the changes at all, but he would like to see what the rest of the windows look like to make sure the replacements are all matching to look like the same time period.

Rod Desmaris represented for the owners of 18-22 West Main Street. Mr. Desmaris showed a drawing displaying the footprint of the building that had previously burnt down overlaid with the proposed building footprint. He stated that the proposed footprint is actually smaller than the previous building. Mr. Desmaris then showed drawings of the proposed building and neighboring buildings comparing height. Mr. Desmaris showed the footprint for the upper floors of the previous building overlaid by the footprint of the proposed building. Mr. Desmaris stated that calculating the cubic feet for mass of the building; the proposed building is actually smaller in size by 16,000 cubic feet.

Mr. Desmaris displayed perspectives that Mr. Bertsche had submitted to the Commission at an earlier date. Mr. Desmaris also displayed the three dimensional model for the Commission.

Mark Comeau showed new sketches to the Commission of the proposed building showing the front and back façade in brick.

Seager stated that he thought the design was very nice but was concerned about the material. He was concerned with using brick on such a large structure in a town where most buildings are predominately made of wood. Chairman Nado stated that the building looks like a factory and there never was a factory on Main Street. Vaughn stated that the design looks like a nice middle ground and likes the brick. Vaughn stated she would vote yes on this project. Keyes stated that it isn't uncommon for these brick buildings and pointed out a few brick factory buildings that already existed in the area. Boardman stated he liked the new design very much. Cole stated she would prefer this building to be clapboard as there is a brick building across the street. Cole stated that the brick building states a mill town. Chairman Nado stated he has a concern with the size of this building. He stated that he was concerned that it would represent Mystic as a mill town instead of a seaside village. Chairman Nado had a problem with the depth of the building. He asked if they would consider going smaller and Mr. Desmaris stated that they could not go any smaller. Chairman Nado asked if they would like to claim hardship and Mr. Desmaris stated they did not.

Seager stated that he was still concerned about the mass of the building especially being 65 feet deep. Seager stated he liked the design, but felt the depth of the building was too deep.

CORRESPONDENCE

Staff informed the Commission that the application for the CLG grant was submitted on time.

MINUTES

MOTION: To approve the minutes of November 1, 2005

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

OLD BUSINESS

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The public expressed their opinions regarding the proposed building at 18-22 West Main Street.

NEW BUSINESS

None

ADJOURNMENT

Motion to adjourn at 10:14 p.m. made by Seager, seconded by Cole, so voted unanimously.

Respectfully submitted,

Elaine Cole, Secretary