

**TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
FEBRUARY 7, 2006 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2**

Members Present: C. Nado, E. Cole, K. Vaughn and D. Seager
Staff: K. Quinn, S. Discordia

Chairman Nado called the meeting to order at 7:04 p.m. Cole read the Call of the Hearing as it appeared in The Day.

PUBLIC HEARINGS

HDC 06-01 – 3 West Main Street; Steamboat Wharf Co., LLC, owners' Noreen Zupnik, applicant; new sign. PIN 261918401742

Noreen Zupnik presented to the Commission pictures of the sign she would like to replace above the store front. The new sign would be the exact same size and wouldn't require any new bolt holes.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 2 drawings
- 1 picture

HDC 06-02 – 23 Gravel Street; Robert Danaher, owner; Peter Springsteel, applicant; new windows and door. PIN 261918412990

Peter Springsteel presented to the Commission. Mr. Springsteel stated the owner would like to move the back door and add windows to the rear west elevation. He showed drawings to the Commission of the new proposed locations. He stated the new windows would be Marvin wood windows, 6 over 6 with clad sash, and a wood frame and sill. Mr. Springsteel stated they would also be removing the shutters.

Vaughn and Cole stated that they thought it would be an improvement over what is currently there.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 1 drawing
- 2 pictures
- 1 plot plan

HDC 06-03 – 220 High Street; David & Jean Evans, owners/applicants; new chimney. PIN 261918314877

Jack Rogers presented to the Commission for the owners, David and Jean Evans. Mr. Rogers stated the owners would like to install a brick chimney on the new home. The chimney will be 3' x 4'. He showed the Commission drawings of the proposed chimney. Mr. Rogers stated that it's made out of cultured brick, which is about ½ " thick and placed over plywood with mortar and an epoxy substance.

Vaughn asked if the cultured product has corner pieces and Mr. Rogers stated that it does and it will look like the real brick.

Seager inquired if there was any flashing. Mr. Rogers stated they will run rubber under the lattice and so you cannot see the lead flashing. There is a ¼" gap between the brick and the shingles. Seager stated that it wouldn't exactly replicate a chimney if it doesn't have any flashing. The Commission agreed that it was too far from public view and it wouldn't be noticeable.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 4 drawings
- 2 pictures

HDC 06-04 – 54 West Main Street; Bank of America, owners; Joseph Roy, applicant; install parking signs. PIN 261918307945

Joseph Roy of 7 Johnson Avenue in Plainville, has been contracted by the Bank of America to install parking signs. He presented pictures and drawings to the Commission. He is proposing 10 signs at 4 feet high. The signs would be placed at every other parking space. They will be aluminum with blue vinyl lettering.

The Commission did not have a problem with the signs.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 2 drawings

Chairman Nado closed the public hearing at 7:34 p.m.

DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 06-01 – 3 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 06-02 – 23 Gravel Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 06-03 – 220 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 06-04 – 54 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

PRE-APPLICATION HEARINGS

Paul & Dorothy Nolan of 20 Grove Avenue. Mr. Nolan stated he would like a change of roof line over the existing deck. He showed photos to the Commission. He would like to bring out the roof about 7 more feet over the deck as the morning sun is too much.

Seager stated that there has been so much expansion to this house that he would like to see another alternative other than another expansion. The Commission asked Mr. Nolan to come up with some drawings and to look at different options other than another extension.

Rod Desmarais submitted to the Commission detailed drawings of 18-22 West Main Street that were promised at the last public hearing. The Commission compared the drawings with the ones approved at the public hearing. The Commission found that the west side drawings didn't display the windows that were voted on at the hearing. Mr. Desmarais stated he would have them drawn in and submit the drawings for the west side at the next meeting. Mr. Desmarais will also redraw the east side to include the pilasters.

Rod Desmarais stated that he would like to demo an old out building in the parking lot of 36 West Main Street. Mr. Desmarais stated that it is a safety hazard. The roof had collapsed a few years ago damaging a parked vehicle. This out building is next to the back of the Drawbridge Inn. Chairman Nado stated he was going to drive by and take a look at the building.

Mr. Desmarais presented to the Commission some changes to the Mark Fore n' Strike façade. The building has a problem with the side window that was recently approved by the Commission. Mr. Desmarais stated there is a structural beam that cannot be removed where this window was to be installed. He would like to install a smaller window so as not to disturb the beam. He would like to replace the windows in front with clear plate glass without the muntins. Mr. Desmarais would like to replace the roof as well to this building.

Peter Springsteel represented the owners of 23 Gravel Street. Mr. Springsteel suggested using a pergola to shelter from the elements between the garage and the house. He showed the Commission drawings of the pergola. The Commission liked this concept better than a more permanent structure attaching both the garage and the house. The Commission suggested using natural materials and allowing them to weather so they don't stand out and shadow the existing architecture. Mr. Springsteel stated that he may put clear Plexiglas material as a roof to let in light. Mr. Springsteel stated that they would like to replace the garage doors with overhead doors as well.

Peter Springsteel represented the owners of a home at 9 Orchard Lane. The owner would like to infill the opening with windows making it into a sun room. They would also like to put up a new storm door.

Peter Springsteel represented the owners of a corner lot on Grove and Starr Streets. The owner is planning on splitting the lot. Mr. Springsteel showed drawings of the proposed new house to the Commission. They are going to use a cement shingle that looks like wood for the roof. The house will be all clapboard. Vaughn stated that she didn't like the top floor dormers. She stated that it looks like a farmhouse except the roof dormers look out of place. Mr. Springsteel stated he would work on variations and bring them to the public hearing.

Eileen and Harry Deshpande of 21 Pearl Street presented to the Commission. They would like to do some landscaping in the back of their house. They would like to put up a garden shed and a gazebo. The Commission asked that they come back with more detailed drawings and dimensions at the public hearing.

CORRESPONDENCE

Staff handed out brochures for the Traditional Building Conference in Chicago to the Commission.

MINUTES

MOTION: To approve the minutes of January 17, 2006

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

OLD BUSINESS

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Seager stated that the house at 40 High Street still has vinyl siding that wasn't approved by the Commission. Staff stated he would investigate.

NEW BUSINESS - None

ADJOURNMENT

Motion to adjourn at 9:45 p.m. made by Seager, seconded by Vaughn, so voted unanimously.

Respectfully submitted,

Elaine Cole, Secretary