

**TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
FEBRUARY 21, 2006 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2**

Members Present: C. Nado and D. Seager
Alternates Present: 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 06-05 – 15 Grove Avenue; Bruce Blye, owner; Peter Springsteel, applicant; new single family home with attached garage. PIN 261914430342

Peter Springsteel presented to the Commission. He displayed drawings of the new single family structure. Mr. Springsteel showed the Commission different views and angles of the proposed house. The owner would like to use cement shakes on the roof that represent real wood shakes. The pergola will project outside the entry way. The foundation will be a brick veneer. Cedar shutters and Marvin windows with clad sash. There will be brick masonry chimneys and painted wood doors.

Seager was concerned with the cement roof shingles and glossy finish. He had concerns with raw cement showing after cuts are made and not having any examples of how this would look on a building. Mr. Springsteel agreed to take the roof shingles out of the public hearing application and come back with more information at a later date.

Seager stated that he didn't like the windows on the garage doors. Mr. Springsteel stated that he could take them off and just use flush doors and he would come back if the owner wanted to change that.

Chairman Nado preferred not to have PVC trim and would like to see a more natural looking material used for the trim.

Seager stated after looking at a brochure for the cement shingles that he thought that they were too large and heavy.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 3 drawings
- 1 plot plan

HDC 06-06 – 9 Orchard Lane; Teresa McShane, owner; Peter Springsteel, applicant; new windows. PIN 261806296882

Teresa McShane showed the Commission the windows and storm door she is proposing on adding to her home. The Commission stated they could not rule on storm doors.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 1 drawing
- 1 picture
- 1 plot plan

HDC 06-07 – 21 Pearl Street; Hari & Eileen Deshpande, owners/applicants; new shed and gazebo. PIN 261918319723

Mr. & Mrs. Deshpande presented to the Commission. They showed drawings of the proposed shed and gazebo. The shed will be board and batton. The diameter of the gazebo will be 14 feet.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 7 drawings
- 3 pictures

HDC 06-08 – 23 Gravel Street; Robert Danaher, owner; Peter Springsteel, applicant; new pergola, door and garage doors. PIN 261918412990

Mr. Springsteel submitted a location map to the Commission. He showed a photo of the area between the house and the garage. He would like to put up a cedar pergola between the house and garage. He would like to change the swinging garage doors to overhead doors that would replicate swinging doors. In doing this they would increase the size of two of the doors. Mr. Springsteel stated that they are going to put a plywood on the roof of the pergola to shelter the owner from the elements.

Seager stated that the overhead doors only marginally look like the original swing doors. Seager stated that the position of this garage is very close to public view and he has a problem with the loss of the doors. He would like to see the doors stay. Mr. Springsteel stated he would withdraw the garage doors and just seek approval for the pergola and the single garage door.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 1 drawing

- 1 plot plan
- 1 picture

HDC 06-09 – 36 West Main Street; Jerome Properties, owner; Rod Desmarais, applicant; demolish outbuilding in parking lot. PIN 261918319084

Mr. Desmarais presented pictures to the Commission of the outbuilding. He stated that the building needs to be demolished and it is a safety issue as it stands.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 2 pictures

HDC 06-10 – 23-25 West Main Street; Jerome Properties, owner; Rod Desmarais, applicant; replace windows in storefront & new roof. PIN 261918401845

Mr. Desmarais showed the Commission pictures of the windows he would like to replace in front of the Mark Fore & Strike store. He also would like to replace the roof with architectural shingles.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 2 drawings
- 1 materials sheet

Chairman Nado closed the public hearing at 8:20 p.m.

DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 06-05 – 15 Grove Avenue

MOTION: To grant a Certificate of Appropriateness with the stipulation that the roof materials, and windows in the garage doors be removed from the application.

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

HDC 06-06 – 9 Orchard Lane

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 06-07 – 21 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 06-08 – 23 Gravel Street

MOTION: To grant a Certificate of Appropriateness with the stipulation that the garage doors as applied for are removed from the application.

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

HDC 06-09 – 36 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 06-10 – 23-25 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

PRE-APPLICATION HEARINGS

Alden Debottis of 70 Clift Street submitted pictures of her house to the Commission. She would like to put an entry way on the front and an addition on the back and change the roof line. The addition would come out 14 feet and go across 11 feet. She would like to put a deck off of the side of the house as well.

Seager asked for a series of photographs from different public views. The Commission stated they would like a set of architectural drawings.

Peter Springsteel, architect, represented the owner, Bill Thorndike, of 83 Library Street. They would like to take the garage and make it a living space. The garage door would have to come out. The back of the garage can not be seen from any public way so the Commission cannot rule on it. Seager suggested taking the shutters off of the garage and leaving them on the main building.

Donna Boardman of 33 West Mystic Avenue would like to replace the windows in the front and back. The house is a cement block house with vinyl siding. The windows will be double hung. The Commission stated they want the grids on the outside of the glass as opposed to between the panes.

Shannon Weigle of 102 Library Street showed the Commission pictures of her house. She would like to demolish the addition and replace it with a stone patio. Seager would like to see more pictures of the rest of the house. She will bring the deck around to the back patio as well. The Commission agreed that they only need to vote on the demolition of the structure and not the patio.

CORRESPONDENCE

Staff handed out Preservation News to the Commission.

MINUTES

MOTION: To approve the minutes of February 7, 2006

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

OLD BUSINESS - None

NEW BUSINESS - None

ADJOURNMENT

Motion to adjourn at 9:48 p.m. made by Seager, seconded by Madden, so voted unanimously.

Respectfully submitted,

Elaine Cole, Secretary