

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

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

Chairman Nado called the meeting to order at 7:00 p.m. Cole read the Call of the Hearing as it appeared in The Day.

Chairman Nado appointed Madden to vote for Vaughn.

### **PUBLIC HEARINGS**

HDC 06-11 – 33 West Mystic Avenue; Donna Gorman, owner/applicant; new windows. PIN 261805283308

Staff stated the applicant had submitted a letter asking for a continuance until March 21, 2006.

HDC 06-12 – 102 Library Street; Shannon Weigle, owner/applicant; demolish addition and extend deck. PIN 261917202788

Ms. Weigle plans on removing a 20 x 15 foot portion of the house and converting it into a patio. She believes the addition they wish to remove is not part of the original structure based on the difference in foundations. The area they wish to remove was used as the Mystic Medical Center for offices. Ms. Weigle believes it was added on in the 1950's. She showed different view points with pictures to the Commission and also submitted a plot plan to the Commission.

Ms. Weigle would like to extend the deck 6 feet to meet the new brick patio. The Commission determined that they would not be able to view the deck wrapping around, therefore it is not under their purview.

Seager stated that it would be an enhancement to the building as the addition has no historical relevance to the building at all. Cole thought it would be more appropriate. Keyes and Madden didn't have a problem with the removal of the addition. Chairman Nado stated he didn't have a problem with it and they couldn't review the deck as it can't be seen from any public way.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 8 pictures
- 1 plot plan

Chairman Nado closed the public hearing at 7:15 p.m.

## **DISCUSSION ON ITEMS OF PUBLIC HEARING**

HDC 06-11 – 33 West Mystic Avenue

MOTION: To continue the public hearing until the next regularly scheduled meeting on March 21, 2006

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

HDC 06-12 – 102 Library Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

## **PRE-APPLICATION HEARINGS**

Penny Havard of 85 Clift Street would like to put up a garbage patio made of lattice and posts. She presented sketches to the Commission. She would construct two posts with lattice between to hide the garbage cans and recycle bins. She would like to put up two sections of picket fence made of wood. Keyes asked how high and she replied approximately 3 feet. Ms. Havard stated she still is researching what style of fence she wants.

The Commission stated they just need to know what the fence would like it and to bring in pictures.

Todd Brady one of the owners of Factory Square presented a packet to the Commission. He would like to change the top floor and roof. Seager asked if it was inset enough to add a brick veneer and Mr. Brady stated it was, but they didn't want to do that as it was too costly. The entry has been dramatically expanded in width from the tower. They would like to make the tower narrower.

Mr. Brady showed drawings of proposed changes. The doors will be faux doors as there is no entry there. He would like to use a hardy board plank that is flush and tongue n' groove butted. They would like to sheath the entire upper floor and the tower in this material. They would leave all the existing windows on the top floor.

Seager stated that with each rendition the Commission should see a drawing showing the whole building. Seager suggested adding the bracketing along the whole building, not just the tower. Chairman Nado asked for a plot plan next time as well. Keyes stated she didn't like the faux doors. Mr. Brady stated that the pitch of the roof will stay as is. It's a membrane roof and you can't see it from the road. Chairman Nado asked for a brochure showing the hardy board he was thinking of using.

Todd Brady, one of the owners of Randall's Wharf on 17-31 Water Street submitted packets to the Commission. He went through a series of old and current pictures of the site. He would like

to build condominiums in the area near where his office is. These buildings aren't utilized any longer. The Commission went through several drawings of proposed buildings. The building would be 4 stories with the garages on the first floor a foot or two below existing grade. The building would be clad in corrugated metal. The roof would have a pool and an elevator tower would be constructed in the building.

Seager stated he thought this building was very contemporary. Chairman Nado suggested that instead of one huge building blocking off the water that he should play with the idea of two or more buildings to break it up and which might suggest they were older buildings that had been rehabbed. Chairman Nado stated that he didn't like the roof line going up and down and all the windows, which suggests condominiums.

Jessica Berman is opening a dog boutique at 3 Pearl Street and needs a sign approved. Chairman Nado would like to know the length of the support bracket. Ms. Burn stated that she would make it as big as possible according to zoning regulations. The Commission didn't have a problem with the sign, but wanted dimensions at the public hearing.

Ted Nelson represented the owners of 2 Starr Street. The owners would like to move the A/C units behind the garage and boat house instead of the originally approved spot by the kitchen. Cole asked if it would still be behind lattice and Mr. Nelson stated it would be. The Commission didn't have a problem with it.

## **CORRESPONDENCE**

Chairman Nado stated that he received a call from Ms. Gorman regarding her windows. She was concerned with the cost. Chairman Nado stated he wouldn't talk about her windows because she had an application before the Commission.

## **MINUTES**

MOTION: To approve the minutes of February 21, 2006

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

## **OLD BUSINESS**

Staff stated they just inspected 19 Pearl Street and he wanted to comment on what a great job the owners were doing.

Staff stated that the restaurant owners are moving forward with the old Drawbridge Inn.

## **NEW BUSINESS**

Chairman Nado asked for the file for 360 High Street as one of the windows on the north side has been moved. The records show that the window has definitely been moved. Staff stated they will notify the owner.

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Ruth Keyes will not be attending the March 21<sup>st</sup> or April 4<sup>th</sup> meeting.

**ADJOURNMENT**

Motion to adjourn at 9:05 p.m. made by Seager, seconded by Cole, so voted unanimously.

Respectfully submitted,

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Elaine Cole, Secretary