

**TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
MAY 16, 2006 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2**

Members Present: C. Nado, E. Cole, R. Keyes, K. Vaughn (arrived at 7:10 p.m.)
Alternates Present: R. Boardman
Staff: K. Quinn, D. Stanowicz

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

PUBLIC HEARINGS

HDC 06-24 – 42 Clift Street; Kristin Vaughn, owner/applicant; mudroom addition and addition off kitchen. PIN 261918329126 - Continued

HDC 06-25 – 85 Clift Street; Penny Havard, owner/applicant; install wooden arbor. PIN 261918327401

Penny Havard presented pictures to the Commission of the wooden arbor she would install between her fence and garage. She would also like to put a gate in front of the arbor. She is proposing to put an additional post on to the garage for the gate to the street, and the arbor behind that.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 2 pictures
- 1 drawing

HDC 06-26 – 43-47 West Main Street; Tim Owens, owner; Donzel Johnson, applicant; new sign. PIN 261918309845

Donzel Johnson presented pictures to the Commission of the proposed new sign for his business. He will replace the front sign for his business, Black Lobster Clothing. The sign will be the same length, height and shape. The font is the only change to the sign.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 1 picture
- 1 drawing

The public hearing was closed at 7:12 p.m.

DISCUSSION ON ITEMS OF PUBLIC HEARING

Chairman Nado seated Boardman for Madden.

HDC 06-24 – 42 Clift Street

MOTION: To continue the public hearing until the next regularly scheduled meeting.

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

HDC 06-25 – 85 Clift Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 06-26 – 43-47 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

PRE-APPLICATION HEARINGS

Frank Baraveccia, 1 Pearl Street, replaced a bulkhead door entrance to the basement with a mahogany door. He also replaced the brick and installed wrought iron railings. The Commission previously stated to Mr. Baraveccia that the appearance to the basement was too ornate and formal. He presented pictures of new doors and rails to the Commission. He wants to keep the door without the bulkhead. The Commission said the door looks like a dwelling entrance rather than a utilitarian entrance. For safety reasons, a railing or bulkhead is required. A wooden fence with the existing stone columns on the frontage sidewalk was discussed.

Natalie Mully, 2 Starr Street, would like to hide the propane bottle outside their house. As advised previously, the applicants checked with Osterman Propane Co. They said a fence would be fine, as long as it is not locked, and open on the top. The fence would be a stockade fence, 60 inches high x 60 inches long x 48 inches deep.

Caroline Clayton, 2 Thomas Street, and Peter Springsteel, architect presented her proposal for an addition to the house. The Commission said the last proposal was too busy. A new plan for an addition was proposed. A deck from the second floor was removed from the original plan, and the roof was altered from the previous proposal. The new proposals were reviewed. The back of the house and the garage are vinyl. The back of the house will be changed to hardiplank.

Vaughn is happy with the new design, and said all of the previous concerns of the Commission have been addressed in the new proposal.

Chairman Nado said he is concerned with the increase in the amount of glass with the new addition.

Brian Kent, landscape architect, represented the Cassidy's of 56 Pearl Street. The Cassidy's would like to pave their driveway. The current driveway is loose crushed stone. The new proposal is to use "oil stone", an oil aggregate with pea stone. This gives the appearance of crushed stone, but is firmer and maintenance-free. They would re-use the cobblestone border. The Commission stated they had no problems with the materials or the appearance.

Howard Luke, 5 Grove Street proposes to add a second floor to the existing house, and a barn connected by a breezeway. He would like to use Tudor-style timber framing. He showed the materials he proposes to use.

Vaughn suggested vertical planking or board-and batten as opposed to the heavier Tudor style exterior.

The size and added mass of the addition were a concern for the Commission. The house is 33 feet wide on a third of an acre. The size of the addition was discussed.

Chairman Nado said he wanted see the overall height of the house reduced from the proposed 2 ½ stories. The breezeway attaching the barn to the house was discussed. It was suggested to move the buildings apart, and keep them separate.

Peter Springsteel, architect, represented Mystic Art Center. The owners propose to put a fixed canvas awning with no poles, on the front of the building. The color of the canvas awning will match the sign. The Commission stated the awning was appropriate.

Richard Boardman, 15 Burrows Street, presented a proposal to address the radon in the home he is selling. He must install a radon system in the house. He is proposing to run the 3" pipe along the back side of the fireplace. The Commission was in agreement.

CORRESPONDENCE

Staff distributed information to the Commission regarding Carolyn Kimball's birthday celebration on May 21, 2006.

MINUTES

MOTION: To approve the minutes of May 2, 2006

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

OLD BUSINESS

The grant received to make an informational flyer was discussed.

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An application for a cell phone antenna was discussed. The proposed antennae will be 220 feet higher than the Gold Star Highway. All members concur that the tower is too high. A response will be sent.

NEW BUSINESS

Keyes asked if the fence at 7 Pearl Street was approved by the Commission. Staff said yes.

Chairman Nado noted that the Ice House lot was sold.

A citizen expressed concern about the Vaughn tree house. Staff stated it is not regulated by permit.

ADJOURNMENT

Motion to adjourn at 9:12 p.m. made by Cole, seconded by Keyes, so voted unanimously.

Respectfully submitted,

Elaine Cole, Secretary