

**TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
JUNE 6, 2006 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2**

Members Present: E. Cole, R. Seager, R. Keyes, K. Vaughn (7:08 p.m.)  
Alternates Present: D. Madden  
Staff: K. Quinn, S. Discordia

Seager 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

Vaughn requested another continuance and the Commission agreed. Staff noted that the next meeting the application will have to be either voted on or withdrawn as it will be near the 65 day deadline for action on an application.

HDC 06-27 – 2 Starr Street; Natalie & Richard Mully, owner/applicant; tank enclosure PIN 261805189780

Ms. Mully submitted a drawing of the fenced in enclosure she would like around her propane tank. She stated that she had received permission from her propane company. She stated that she would like to use the same fence as on the property. Ms. Mully stated that it would be a three-sided stockade fence.

The Commission did not have a problem with the fenced enclosure.

Seager asked for public comments and there were none.

The following exhibits were presented:

- 1 picture
- 1 drawing

HDC 06-28 – 3 Thomas Street; Caroline Clayton, owner; Peter Springsteel, applicant; addition. PIN 261805189780

Seager recused himself from this hearing.

Peter Springsteel presented drawings to the Commission. The owner is planning an addition on the back of the house on a couple of levels. They would like to change the dog house dormers to shed dormers. Mr. Springsteel explained they are taking the existing deck and adding on a piece of structure and replacing the deck to the end of the floating room. The owner would like to put a wall and foundation under the floating room. Mr. Springsteel stated they are keeping the

windows on the floating rooms. They will use a hardy plank where they are replacing clapboard. Keyes asked for pictures and Mr. Springsteel stated he had forgotten them. Madden stated it seemed okay. Vaughn stated that she thought it was fine. Mr. Springsteel stated he would run back to his office and get the pictures and return before the Commission votes.

Keyes asked for public comments and there were none.

The following exhibits were presented:

- 8 pictures
- 3 drawings
- 1 plot plan

HDC 06-29 – 56 Pearl Street; Diana Cassidy, owner; Brian Kent, applicant; replace driveway. PIN 261914425901

Seager reseated on the Commission.

Brian Kent presented a drawing to the Commission of the driveway that will remain the same configuration and dimensions but they are replacing the crushed stone with an “oil stone” driveway. The cobblestone along the driveway will remain in the same location. Seager asked what the color of the stone would be and Mr. Kent replied it would be a more local gray color and not black. Seager requested it be stipulated that the driveway will not be black or resemble a paved tar driveway in anyway.

Seager asked for public comments and there were none.

The following exhibits were presented:

- 1 picture

HDC 06-30 – 9 Water Street; Mystic Art Center, owner; Peter Springsteel, applicant; new canopy. PIN 261918308314

Peter Springsteel represented the owners of Mystic Art Center. He displayed a site plan showing the front entrance and where they would like to install a canvas canopy with a metal frame. The canopy will be red to match the color on the sign. Mr. Springsteel submitted a picture of the proposed awning. Seager requested Mr. Springsteel specify on the application the dimensions of the canopy.

The Commission did not have a problem with the proposal.

Seager asked for public comments and there were none.

The following exhibits were presented:

- 1 picture

HDC 06-31 – 15 Burrows Street; Richard Boardman, owner/applicant; install radon system. PIN 261918216151

Richard Boardman presented pictures of his home. He would like to install a radon system. The system consists of a 3 inch pipe extending up the back side of the chimney. The fan unit is about 8 inches in diameter. Vaughn stated that she thought it was the best location for it. The Commission did not have a problem with it.

Seager asked for public comments and there were none.

The following exhibits were presented:

- 3 pictures
- 1 materials sheet

The public hearing was closed at 7:35 p.m.

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

HDC 06-24 – 42 Clift Street

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

The Commission noted that at the next regularly scheduled meeting the application will have to be either withdrawn or voted upon.

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

HDC 06-27 – 2 Starr Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 06-28 – 3 Thomas Street

Seager recused himself from voting.

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 06-29 – 56 Pearl Street

MOTION: To grant a Certificate of Appropriateness with the stipulation that the driveway cannot be black.

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

HDC 06-30 – 9 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 06-31 – 15 Burrows Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

### **PRE-APPLICATION HEARINGS**

Paul Jalbert of 5 Rowland Street showed pictures to the Commission of the house as it is now. He would like to add a master bathroom. The master bedroom is on the second floor and he would like to expand off the bedroom. The addition would be on the west side. Mr. Jalbert submitted drawings of the proposed changes for the Commission's review. The addition would be a maximum of 10 feet to the west and 13 feet from north to south. The two windows and the shed dormer would disappear.

Seager asked if he could lower the roofline of the addition to match the other side of the house so it doesn't infringe on the gable roof. The Commission and Mr. Jalbert discussed changing the roofline and pitch of the proposed addition. Seager asked if Mr. Jalbert could come to another preliminary and bring his architect with him.

Peter Springsteel represented the owners of 28 New London Road. There are 3 Italianate dormers and they would like to add a fourth. If there wasn't landscaping you could see the proposed change from Allyn Street. The fourth dormer would be in front of the chimney. Seager stated he would like to see a drawing and how a proposed dormer interacts with the chimney.

The owner is also proposing a metal roof on a passageway from the house to the garage. The wood shingles are in need of repair but the roof has a low pitch and the owner would like something more durable.

Peter Springsteel represented the owners of 15 Grove Avenue. Mr. Springsteel stated that the owners would like to use a shingle in a "colonial slate" color. The shingle has a border color that represents shadowing.

Harold Lueck of 5 Grove Avenue submitted pictures to the Commission of the house. He also submitted pictures of homes around 5 Grove Avenue. He would like to replace the windows with Anderson windows 2 over 2. Mr. Lueck stated that everything on the house is vinyl and he would get rid of that. He also stated he would like to tear up the black top driveway. Mr. Lueck would like to redesign the house in a carpenter gothic style. He stated he would keep the same footprint but add a second floor. He would like to keep the original cedar clapboard under the vinyl siding and continue up the second floor.

Seager stated that Mr. Lueck should seek an architect's expertise in redesigning this house.

Mr. Lueck asked if the drawing and picture of the garage would be appropriate. Seager stated that the picture was of a barn and the lot doesn't support a small residential building with a large barn.

Todd Brady presented drawings to the Commission of Factory Square on 12 Water Street. He is proposing renovation of the existing Mansard roof and elevator tower. They are proposing to remove the brick wing wall. They want to reduce the existing tower by about a third. They will replace the double aluminum glass doors with three doors to center and balance the front. One door will be a panel as the elevator comes out past it. The Commission agreed that the drawings of the proposed changes look much better than the Mansard roof that is currently there.

Seager asked what the materials would be. Brady stated he would probably use wood.

Todd Brady is proposing a new building at Randall's Wharf. He went over what he originally proposed with the Commission at a previous meeting. Mr. Brady showed a drawing of a wooden mill building. He also demonstrated that he took off a floor from the original proposed building. Mr. Brady showed different elevations of the proposed building and a proposed site plan. Keyes stated that she liked the building and asked how much view of Randall's Wharf would be lost. Mr. Brady demonstrated that a lot of the view would remain although the proposed building would hinder it somewhat. The Commission agreed that Mr. Brady is moving in the right direction.

## **CORRESPONDENCE**

Staff distributed the Connecticut Preservation News.

## **MINUTES**

MOTION: To approve the minutes of May 16, 2006

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

## **OLD BUSINESS**

Staff reminded the Commission to discuss the pamphlet.

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**NEW BUSINESS**

None

**ADJOURNMENT**

Motion to adjourn at 9:20 p.m. made by Madden, seconded by Keyes, so voted unanimously.

Respectfully submitted,

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Elaine Cole, Secretary