

TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
JANUARY 16, 2007 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: C. Nado, R. Keyes, K. Vaughn and R. Seager
Alternates Present: N. Mitchell
Staff: K. Quinn, S. Discordia

Chairman Nado called the meeting to order at 7:00 p.m.

I. PUBLIC HEARINGS

Chairman Nado appointed Mitchell as a voting member.

HDC 06-68 – 19 Gravel Street; Melanie & Todd Drevo, owners; Chuck Canavan, applicant; reconstruct a widows walk. PIN 261918412646 (cont'd)

Staff stated a letter was received today requesting another continuance to the next regularly scheduled meeting. It was noted that at the February 6, 2007 meeting action must be taken.

HDC 07-01 – 13 Water Street; Tapley Investment Co., LLC, owner; Edward Tapley, applicant; modification to railing. PIN 261918306223

Staff stated they would be representing the applicant for this public hearing for a modification to an already approved application. It was determined structurally and by code that the applicant needed to install a 4 x 4 upright post. Staff explained that the railing has to laterally support 250 lbs.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 1 drawing

The public hearing was closed at 7:05 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 06-68 – 19 Gravel Street

MOTION: To continue the public hearing until February 6, 2007.

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

HDC 07-01 – 13 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

III. PRE-APPLICATION HEARINGS

Carol Kanabis of 32-34 West Main Street discussed the changes at her new restaurant. She stated that a plan was submitted along with the building permit with the cooler. Seager stated that it did not get approval from the Commission. Ms. Kanabis showed the Commission pictures of the cooler.

Ms. Kanabis showed pictures of the current windows in the restaurant. She stated that the current windows have different dimensions than the windows that were approved. The Commission reviewed the approved application and submitted materials. The Commission stated that the dimensions that were approved are a different size than what is there now and they look like doors. The Commission agreed that the hardware on the outside of the windows was not appropriate and did not want any hardware to be visible on the outside of the windows.

Chairman Nado stated that there are 3 issues that the Commission is concerned with: the cooler, windows, and the sign. Vaughn pointed out that there was approximately a foot and a half difference in height between the door and the windows. Discussion ensued about conforming to the approved drawings. Staff made copies of the approved drawings for Ms. Kanabis. The Commission agreed that the windows need to be lowered in height from where they are now and 4 feet wide as depicted in the approved drawing.

The Commission requested that Ms. Kanabis make new drawings to scale to show exactly what the façade would look like with the approved windows.

The Commission requested that an application be submitted for the sign and the cooler.

Ms. Kanabis stated she would hire an architect and come in to another preliminary hearing to discuss changes that need to be made to conform to the approved application.

Peter Springsteel, architect, represented the owners of 21 Grove Avenue. The owners would like to make a change to the west entrance. The original design is a canopy with brackets. They would like to change it to a portico with columns.

The Commission felt the change would be appropriate.

IV. CORRESPONDENCE

Staff distributed a pamphlet for a conference/exhibition in Boston in March 2007.

V. MINUTES

MOTION: To approve the minutes of January 2, 2007.

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

VI. OLD BUSINESS

Staff reminded the Commission that the grant money for the pamphlet needs to be spent by March 2007. Vaughn stated she would work on it this week and email copies to the other Commission members for their input and approval.

Chairman Nado asked staff if he had reviewed the HDC check sheet. Staff stated that he has assigned Lee Treadway, code enforcement officer, to review the check sheet.

VII. NEW BUSINESS

Seager stated that he would not be attending the February 6, 2007 meeting.

- Election of Officers

MOTION: To re-elect Charles Nado as Chairman of the Historic District Commission.

Motion made by Seager, seconded by Vaughn, 4 in favor, one abstention (Nado).

MOTION: To re-elect Elaine Cole as Secretary of the Historic District Commission.

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

MOTION: To elect Kirsten Vaughn as Vice-Chairman of the Historic District Commission.

Motion made by Keyes, seconded by Seager, 4 in favor, one abstention (Vaughn).

VIII. ADJOURNMENT

Motion to adjourn at 9:15 p.m. made by Seager, seconded by Vaughn, so voted unanimously.

Respectfully submitted,

Elaine Cole, Secretary