

AGENDA
HISTORIC DISTRICT COMMISSION
MARCH 7, 2017 - 7:00 P.M.
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. PUBLIC HEARINGS

HDC 17-07 - 15 Orchard Lane; Seamus O'Brien, owner; Andrew Acton, applicant; Deck repair. PIN #261806297673

HDC 17-08 - 171 Candlewood Road; Wellspring Bible Fellowship, owner; Armstrong Chimney, applicant; Chimney. PIN #179020818594 E

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

III. PRE-APPLICATION HEARINGS

IV. PUBLIC COMMUNICATIONS

V. APPROVAL OF THE MINUTES

1. December 20, 2016*
2. February 7, 2017*
3. February 21, 2017*

VI. OLD BUSINESS

1. Election of Officers

VII. NEW BUSINESS

VIII. ADJOURNMENT

Next regular meeting: March 21, 2017

*Enclosed

NOTES: The next application number is HDC 17-07
 The next Certificate of Appropriateness number is 2087

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
FEBRUARY 21, 2017 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Somers, Brewer, Levenson
Alternates Present:
Absent: Everett, Brady, Moriarty
Staff: Quinn, Galetta

Vice Chairperson Somers called the meeting to order at 7:00 p.m. and sat Levenson for Moriarty.

MOTION: To waive the reading of the hearing procedure.

Motion made by Brewer, seconded by Somers, so voted unanimously.

Brewer read the call of the hearing.

I. PUBLIC HEARINGS

HDC 17-03 - 11 Park Place; Edward & Diana Cassidy, owners; Peter Springsteel, applicant; Addition. PIN #261914426729

Architect Peter Springsteel presented to the Commission for Edward and Diana Cassidy owners of 11 Park Place. This proposal is to add a small addition to an existing L-shaped, 1-story wing of the house. The exterior will match all existing materials. Trim will be painted PVC and the siding will be cement fiberboard. The windows will be Eagle (an Andersen Company) with simulated divided lite.

The following exhibits were presented:

- Plot plan
- Elevation drawings
- Site plan

Somers asked for comments in favor or against the application and there were none. The public hearing was closed at 7:09 p.m.

HDC 17-04 - 1 West Main Street; Steamboat Wharf Company LLC, owner; Argia LLC, applicant; Signage. PIN #261918401742 0050

Amy Blumberg of Argia Cruises presented to the Commission to seek approval for a signage to be located at 1 West Main Street (aka 75 Steamboat Wharf) which is owned by Steamboat Wharf Company LLC. A double-sided, projecting sign will be bracketed from the corner of the building. The bracket will be consistent with other existing sign brackets on the street and affixed to the brick work with sleeve or tapcon fastenings. The bracket is wrought iron. The sign is marine plywood, edged and painted. The bottom of the sign will be approximately 10' above the sidewalk.

The following exhibits were presented:

- Photographs
- Sign specifications

Somers asked for comments in favor or against the application and there were none. The public hearing was closed at 7:15 p.m.

HDC 17-05 – 39 West Main Street; Steamboat Wharf Company LLC, owner; Argia LLC, applicant; Signage. PIN #261918309893

Amy Blumberg of Argia Cruises presented to the Commission regarding a proposed sign at 39-41 West Main Street, owned by Steamboat Wharf Company. This is her office location which is also known as 12 Steamboat Wharf. She is planning to install a hanging sign using an existing bracket. The sign will be marine plywood, edged and painted. The bottom of the sign will be approximately 7'8" above the sidewalk.

The following exhibits were presented:

- Photographs
- Sign specifications

Somers asked for comments in favor or against the application and there were none. The public hearing was closed at 7:17 p.m.

HDC 17-06 – 5 Water Street; Amfran Estates Inc, owner; Adam Young, applicant; Awning and signage. PIN #261918308613

Adam Young, owner of Sift Bakeshop, presented to the Commission to propose an awning on the front of the bakery plus additional signage. The bakery is located at 5 Water Street which is owned by Amfran Estates, Inc. He is proposing to install a Sunbrella-brand, retractable awning that is seafoam and white. It will be attached on the front of the shop only and will not cover the sidewalk. The sign will be comprised of 1' high x 19' letters are adhered to the north side of the building.

The following exhibits were presented:

- Photographs
- Site plan

Somers asked for comments in favor or against the application and there were none. The public hearing was closed at 7:22 p.m.

The public hearing portion of the meeting closed at 7:23 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 17-03 – 11 Park Place

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #2087.

HDC 17-04 – 1 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #2088.

HDC 17-05 – 39 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #2089.

HDC 17-06 – 5 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #2090.

III. PRE-APPLICATION HEARINGS

Andrew Acton appeared before the Commission representing Seamus O'Brien the owner of 15 Orchard Lane. He is proposing to repair and replace a deck that is in disrepair. The plan is to replace all the columns which are rotting, remove the existing concrete steps and replace with pressure treated, reinforce and straighten the porch joists, and add a new railing system. The railing will be similar to what currently exists. The pressure treated wood will be replaced with Cedar and pine columns will be replaced with PVC. The treads will be 2 x 6.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. December 20, 2016

MOTION: To approve the minutes of December 20, 2016, as written

The item was tabled to the next meeting due to lack of a quorum for approval.

2. February 7, 2017

The item was tabled to the next meeting due to lack of a quorum for approval.

VI. OLD BUSINESS

1. Election of Officers – Table to the next meeting.

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2. Commission and staff discussed charging applicants for Historic District Commission applications. The idea would be to cover the costs of FOIA required legal notifications in the newspaper.

VII. NEW BUSINESS - None

VIII. ADJOURNMENT

Motion to adjourn at 7:40 p.m. made by Brewer, seconded by Levenson, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II

NOT ACCEPTED

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
FEBRUARY 7, 2017 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Moriarty, Brady, Brewer
Alternates Present:
Absent: Everett, Somers, Levenson
Staff: Quinn, Galetta

Chairperson Moriarty called the meeting to order at 7:01 p.m.

MOTION: To waive the reading of the hearing procedure.

Motion made by Moriarty, seconded by Brewer, so voted unanimously.

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 17-01 - 232 Noank Road; Lisa A. Gilbert, owner/applicant; Solar panels.
PIN #261806288777

Richard King, presented the application for his wife Lisa A. Gilbert, owner of 232 Noank Road. The proposal is to install solar panels on the south facing side of the roof of his home. The roof is slate grey. The panels are low-profile, black on black.

The following exhibits were presented:

- Plot plan
- Photographs
- Solar panel specs

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:07 p.m.

HDC 17-02 - 27 West Main Street; Jerome Properties 27-29 LLC, owner; Peter Duggan, applicant; Signage. PIN #261918400894

Peter Duggan presented his application to the Commission to propose signage for a new store at 29 West Main Street, which is owned by Jerome Properties 27-29 LLC. The store is a fine art and luxury goods store and gallery called Curated. The plan is to use an existing bracket for a hanging sign and affix a second sign on the building with bolts. Both signs are wood framed and copper wrapped with dark lettering.

The following exhibits were presented:

- Photographs
- Sign specifications

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:14 p.m.

The public hearing portion of the meeting closed at 7:15 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 17-01 – 232 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #2085.

HDC 17-02 – 27 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #2086.

III. PRE-APPLICATION HEARINGS

Adam Young, owner of Sift Bake Shop at 5 Water Street appeared before the Commission to propose the installation of a retractable awning on the front of his store. The color of the awning will be seafoam and white with white hardware. The awning will extend out to the sidewalk to provide shade for the brick patio seating area. He is also proposing a signage for the side of the building in the form of hand-carved, wooden lettering. Commission requested specific sizes and materials for the public hearing.

Peter Springsteel appeared before the Commission for Ed and Diana Cassidy, owners of 11 Park Place. He is proposing a second floor addition to an existing L-shaped single family dwelling. The exterior will match all existing patterns of house.

Brady recused himself and appeared before the Commission to propose renovations to his property at 12 Water Street, owned by Factory Square LLC where he is a principal partner. He explained that the work will take place in Building E which is the furthest building to the south of the location. The intent is to renovate the space and turn it into 5 micro-apartments that are 300 sq. ft. each. Historically the location has housed commercial entities at street level with residential apartments above. As a totally residential property it is problematic because it is a heavy traffic area. The idea is to turn the apartments around to face the back of the building. Interior louvres will be added to the front of the apartments to shield from street and foot traffic. Windows will be added at the back of the building. Commercial grade entry doors will be replaced with mahogany-type residential entrances. Outside seating areas will also be added. Brady will have more specifics for the Commission when he presents the application.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. December 20, 2016

MOTION: To approve the minutes of December 20, 2016, as written

The item was tabled to the next meeting due to lack of a quorum for approval.

2. January 3, 2017

MOTION: To approve the minutes of January 3, 2017, as written

Motion made by Brady, seconded by Brewer, so voted unanimously.

VI. OLD BUSINESS

1. Election of Officers – Table to the next meeting

VII. NEW BUSINESS - None

VIII. ADJOURNMENT

Motion to adjourn at 7:47 p.m. made by Brady, seconded by Brewer, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
DECEMBER 20, 2016 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Everett, Moriarty, Somers
Alternates Present: Levenson
Absent: Brady, Brewer
Staff: Quinn, Galetta

Chairperson Moriarty called the meeting to order at 7:01 p.m. and sat Levenson for Brady.

MOTION: To waive the reading of the hearing procedure.

Motion made by Everett, seconded by Moriarty, so voted unanimously.

Moriarty read the call of the hearing.

I. PUBLIC HEARINGS

HDC 16-54 – 32 West Main Street; Mom Jerry & Jerry LLC, owner/applicant;
Replace deck & stairs. PIN #261918410043 – Continued

Carol Upright, owner of 32 West Main Street, presented to the Commission to propose replacing the deck and stairs on the back of her property. The original deck was unsafe and has already been demolished. There are two residential apartments above the first floor restaurant that the deck provides egress for. The owner is requesting permission to rebuild the deck with the exact same measurements and material. The deck will be visible from the parking area in the rear of the building. Engineer Frank Marafiote has designed the replacement deck and Dan Van Kruiningen, owner of Chapter One, will build it. Staff noted that the plan has been submitted and it is just replicating what was pre-existing.

The following exhibits were presented:

- Photographs

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:07 p.m.

HDC 16-56 – 56 Pearl Street; Diana Cassidy, owner; Brian Kent, applicant;
Driveway apron. PIN #261914425901

Elisa McGee of Kent and Frost presented to the Commission to propose a new driveway apron at 56 Pearl Street, which is owned by Diana Cassidy. The current driveway aggregate is washing away onto the sidewalk and into the street. The apron will be 5' deep and built from Belgium block pavers.

The following exhibits were presented:

- Photographs
- Apron design

- GIS plot plan

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:11 p.m.

HDC 16-57 - 80 Clift Street; Ken & Jill Wilson, owners; Peter Springsteel, applicant; Addition & renovations. PIN #261918328398

Architect Peter Springsteel of Mystic and Ken Wilson, owner of 80 Clift Street, presented to the Commission to propose an addition and renovations to the subject property. The house was built in 1975 as a ranch with various modifications made over the years. Presently, the owners would like to add 6' to the garage, add a new free-standing pergola, and add a shed-roof structure with column to create a new main entrance. A small 1-story addition will be constructed off the kitchen and include a bay window extension. A screened porch addition is planned for the rear of the house. Due to expansion, the existing one-door garage will be replaced with a two-door garage. The topography of the land drops and slopes off allowing the design of a walkout basement. The existing stone retaining wall will be reworked. Currently the house has vinyl siding; therefore, the new addition will have matching vinyl siding with vinyl corner boards. The rakes and eaves will be wood. Architectural grade asphalt shingles on roof will be used for the roof.

The following exhibits were presented:

- Plot plan
- Photographs
- Elevation drawings

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:20 p.m.

HDC 16-58 - 18 West Main Street; Historic Mystic LLC, owner; Peter Springsteel, applicant; Modify COA #2054. PIN #261918412081

Architect Peter Springsteel presented to the Commission for Historic Mystic LLC, owner of 18 West Main Street. This application is for the modification of a previously issued Certificate of Appropriateness. As such, Springsteel submitted for the record a letter itemizing the changes to the previous approval that he is proposing. Additionally, Springsteel reviewed the letter with the Commission and summarized each change.

The following exhibits were presented:

- Narrative letter
- Elevation prints
- Photographic rendering

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:34 p.m.

The public hearing portion of the meeting was closed at 7:35 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 16-54 – 32 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Somers, so voted unanimously. Issued Certificate of Appropriateness #2079.

HDC 16-56 – 56 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2080.

HDC 16-57 – 80 Clift Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #2081.

HDC 16-58 – 18 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Somers, so voted unanimously. Issued Certificate of Appropriateness #2082.

III. PRE-APPLICATION HEARINGS

Crosby Sherman, owner of 324 High Street, appeared before the Commission to discuss a change in materials relative to a previous application approval. He explained that at his public hearing on August 19, 2014 the Commission approved HardiePlank siding for his house. He is seeking permission to replace the trim on the corner boards, windows and water table with an Azek material. The wooden trim along the roof line and on the front door will remain. Chairperson Moriarty noted that you cannot make an amendment to a previous application. The homeowner will need to submit a new application to replace the trim.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. December 6, 2016

MOTION: To approve the minutes of December 6, 2016, as written

Motion made by Moriarty, seconded by Everett. Motion passed 3, 0, 1 (Somers).

VI. OLD BUSINESS - None

Moriarty requested an update on whether or not the exhibits for the previously approved application for replacement windows had been received. Staff noted that they had just been received this week.

VII. NEW BUSINESS - None

VIII. ADJOURNMENT

Motion to adjourn at 7:47 p.m. made by Everett, seconded by Moriarty, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II

NOT ACCEPTED