



Town of Groton, Connecticut
Historic District Commission
Regular Meeting Agenda

Office of Planning and
Development Services
Town Hall Annex
134 Groton Long Point Road
Groton, CT 06340
860-446-5970

Tuesday, July 03, 2018

7:00 PM

Town Hall Annex - Community Room 2

I. PUBLIC HEARINGS

- I.1. HDC 18-24 - 229 Clift Street; Ann & Peter Filardi, owners; Renewal by Andersen, applicant; Replacement windows. PIN #261914226567 - Continued
- I.2. HDC 18-31 - 9 Rathbun Place; Peggy West & Jack Sinks, owners; Robert Mercer, applicant; Fence. PIN #261805294881

II. CONSIDERATION OF PUBLIC HEARINGS

III. PRE-APPLICATION HEARINGS

IV. PUBLIC COMMUNICATIONS

V. APPROVAL OF THE MINUTES

- V.1. - April 17, 2018
- V.2. - June 19, 2018

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. ADJOURNMENT

NOTES:

Next regular meeting date: July 17, 2018

The next application number is HDC 18-32
The next Certificate of Appropriateness number is 2163

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
APRIL 17, 2018 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

Chairperson Moriarty called the meeting to order at 7:00 p.m.

MOTION: To waive the reading of the hearing procedure.

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

Brewer read the call of the hearing.

I. PUBLIC HEARINGS

HDC 18-13 – 15 Water Street; John Walker, owner; Joe Collelo, applicant; Balcony & French door. PIN #261918307079 0015

Joe Collelo presented to the Commission for John Walker owner of 15 Water Street, Unit 15. He is proposing the installation of a balcony and French door on the exterior of the unit. It is a fabricated steel balcony with railings that is similar to a previously installed top floor balcony on the opposite side of the building. The decking will be made from Azek and will be invisible from the public way. An Andersen, vinyl clad, French door will be installed for access to the balcony from the unit.

The following exhibits were presented:

- Photographs
- Balcony and rail elevation plan
- Balcony location plan
- Plot plan

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:12 p.m.

HDC 18-14 – 42 West Main Street; Jerome Properties I LLC, owner; Lorenzo Gallo, applicant; Signage. PIN #261918319084

Lorenzo Gallo presented to the Commission to propose signage at 42 West Main Street which is owned by Jerome Properties I LLC. This will be a new location for Rochelle's On Main. The plan is to use a hanging sign mounted on an existing bracket above the door and a banner-type, wall mounted sign over the door. The signs will be made from sign foam.

The following exhibits were presented:

- Photographs
- Sign detail
- Property card

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

HDC 18-15 – 77 High Street; Ronald Arbuckle, owner; James Joseph, applicant; Repair cupola. PIN #261918302339

A representative did not attend the public hearing to present the application.

HDC 18-16 – 22 Bank Street; Lisa Squires, owner/applicant; Fence. PIN #261918316527

Commissioner Brewer disclosed that she is an abutting neighbor of this property. Lisa Squires, owner of 22 Bank Street, presented to the Commission to propose replacing a wooden picket fence with an iron picket fence. The fence will be replaced in the same location and an additional area around new construction up to a retaining wall. The existing fence is approximately 3½' high and the new fence will be 4' in height.

The following exhibits were presented:

- Fence detail
- Plot plan
- Site detail
- Photographs

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 18-17 – 20 Bank Street; Monica Marandola, owner/applicant; Exterior renovations. PIN #261918316521

Monica Marandola, owner of 20 Bank Street, presented to the Commission to propose multiple exterior changes to her house. She plans to replace nearly all the existing windows with 400 Series Andersen windows. The new windows will be configured similarly with the exception of 6 casements which will be reduced to 5 to help mitigate water damage that is occurring. The vinyl siding will be replaced with a HardiePlank siding. Where necessary the trim will be repaired using Azek; however, the ornamental trim design will not change. An existing rear deck, which is still visible from the public way, will have new stone piers at the corners and Azek insert panels. A new trash enclosure will replace the existing one in the same location. The design of the enclosure will be slightly different and Azek is the building material proposed.

The following exhibits were presented:

- Plot plan
- Photographs
- Site plan
- Elevations
- Window and siding details

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:29 p.m.

HDC 18-18 – 4 Pearl Street; Leo Roche, owner/applicant; Replace siding & windows.
PIN #261918319034

Leo Roche who is the owner of 4 Pearl Street, which is the location of Harp & Hound, presented to the Commission to propose replacing the existing windows and siding on the building. He is proposing to use Andersen Silverline six over six true divided lights that will match the look of the existing windows. The siding will be replaced with HardiePlank and the trim will be Azek.

The following exhibits were presented:

- Photograph
- Window detail
- Plot plan

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:31 p.m.

HDC 18-19 – 11 Pearl Street; St Marks Parish of the Protestant Episcopal, owner/applicant; Entry stairs. PIN #261918318460 E

Commissioner Everett disclosed that he attends St. Marks Church. Bruce Vandal presented to the Commission regarding 11 Pearl Street, which is owned by St. Marks Church. They are proposing to replace deteriorated stone stairs with granite stairs. At this time, only the tops will be changed to granite. If the exterior stones need to be replaced Vandal will revisit this with the Commission.

The following exhibits were presented:

- Photographs
- Arial plot plan

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

HDC 18-20 – 15 Water Street; Ozziev LLC, owner/applicant; Balcony & French doors.
PIN #261918307079 0009

Judi Caracausa and Joe Collelo presented to the Commission to propose a balcony addition to Unit #9, which is owned by Ozziev LLC. The balcony will be 39' in length and identical in style to the balconies already existing on the building. A double French door will be installed to provide access to the balcony.

The following exhibits were presented:

- Photographs
- Balcony and rail elevation plan
- Balcony location plan
- Plot plan

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:37 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 18-13 – 15 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2146.

HDC 18-14 – 42 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Moriarty, seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #2147.

HDC 18-15 – 77 High Street

MOTION: To continue the application to the next public hearing.

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

HDC 18-16 – 22 Bank Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Moriarty, so voted unanimously. Issued Certificate of Appropriateness #2148.

HDC 18-17 – 20 Bank Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2149.

HDC 18-18 – 4 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2150.

HDC 18-19 – 11 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2151.

HDC 18-20 – 15 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2152.

III. PRE-APPLICATION HEARINGS

Mary Grace Sponn appeared before the Commission to propose a fencing plan for her property at 7B West Mystic Avenue. Her plan is to fence the rear yard with a Locust split rail fence that will have 4 gates. Her house is a 1950-style home and she discussed fencing options for the front with the Commission. The existing wrought iron fence on the porch will remain.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. February 20, 2018
2. March 20, 2018
3. April 3, 2018

Approval of the minutes was postponed to the next meeting.

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Meeting adjourned at 7:59 p.m. motion made by Brewer, seconded by Moriarty.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
JUNE 19, 2018 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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

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

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 18-24 – 229 Clift Street; Ann & Peter Filardi, owners; Renewal by Andersen, applicant; Replacement windows. PIN #261914226567 – Continued

The applicant representative was not present at the hearing.

HDC 18-26 – 12 Water Street; Factory Square, LLC, owner; Mark Comeau, applicant; Exterior renovations. PIN #261918305500

Commissioner Brady recused himself from this application. Gary Hobert presented to the Commission to propose exterior renovations to 12 Water Street, which is owned by Factory Square, LLC. Brady noted that 6 fixed, garage doors have been previously approved. Hobert explained that there will be a change to the front entrance in order to make it centered. This entrance is between door 2 and door 3. A knee wall planter will also be added. In the rear the plan is to build an addition approximately 13' x 16'. This is mainly to provide for storage and a walk-in cooler. A Nano-door, which is accordion-like, will also be installed. The restaurant kitchen will remain on the second floor level.

The following exhibits were presented:

- Plot plan
- Elevation plans
- Photograph

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:10 p.m.

HDC 18-27 – 171 Candlewood Road; Wellspring Bible Fellowship, owner/applicant; Replace windows. PIN #179020818594 E

John Clifford, representing Wellspring Bible Fellowship, presented to the Commission regarding 171 Candlewood Road. The church is proposing the replacement of 10 existing windows. They will all look relatively the same with the exception of 2

small ones on the south side that will have no grids. The windows are 6 over 6 aluminum alloy.

The following exhibits were presented:

- Window details
- Photograph
- Plot plan

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

HDC 18-28 – 268 High Street; Susanne Furay, owner; Renewal by Andersen, applicant; Replacement windows. PIN #261918323350

A Renewal by Andersen representative presented to the Commission on behalf of Susanne Furay the owner of 268 High Street. The homeowner would like to replace all the windows, which total 19. The windows will have grilles between the glass. The windows will be inserted into the window jam.

The following exhibits were presented:

- Photographs
- Window details

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

HDC 18-29 – 277 Noank Road; Wendy A. Hille, owner/applicant; Fence. PIN #261805284356

Wendy and Michael Hille presented to the Commission to propose the installation of a fence on their property at 277 Noank Road. The plan is to use a 4-foot picket, white cedar fence. The fence will have 4 x 6 panels and flat capped posts. The fence will be painted white.

The following exhibits were presented:

- Photographs
- Plot plan
- Fence details

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:26 p.m.

HDC 18-30 – 137 Noank Road; Laurence Potter, owner/applicant; Replace door. PIN #261806391664

Larry Potter, owner of 137 Noank Road, presented to the Commission to propose the replacement of an exterior door as part of a kitchen renovation. They plan to install a Marvin aluminum clad door and an exterior screen. Staff noted the Commission does not have jurisdiction over screen doors.

The following exhibits were presented:

- Photographs
- Plot plan
- Marvin door details

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:25 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 18-24 – 229 Clift Street

MOTION: To continue to the next regularly scheduled public hearing.

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

HDC 18-26 – 12 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Levenson, 3, 0, 1 (Brady). Issued Certificate of Appropriateness #2158.

HDC 18-27 – 171 Candlewood Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #2159.

HDC 18-28 – 268 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2160

HDC 18-29 – 277 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #2161

HDC 18-30 – 137 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #2162

III. PRE-APPLICATION HEARINGS

Scott Schroeder owner of 19 New London Road appeared before the Commission to propose adding an auxiliary apartment and a garage on his property. The structures will have clapboard siding, asphalt roof shingles and 6 over 6 windows to match the existing house. The garage will have a concrete slab foundation and the apartment will have a dug concrete foundation. The homeowner will have plans drawn by an architect to present at a subsequent hearing.

Architect Robert Mercer, appeared before the Commission representing the owner of 9 Rathbun Place. He is proposing the installation of a fence to obscure a rental property on the subject location. The fence will be Cedar with 4 x 4 posts running 6 feet apart. There is an existing privacy screen running along rear of property which is intended to screen trash cans. The owners have a landscaping plan to soften the look of the fence.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. February 20, 2018

MOTION: To approve the minutes of February 20, 2018, as written

Motion made by Moriarty, seconded by Levenson 3-0-1 (Brady). Motion passed.

2. April 17, 2018

Approval of the April 17, 2018 minutes was postponed to the next meeting.

3. May 1, 2018

MOTION: To approve the minutes of May 1, 2018, as written

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

4. May 15, 2018

MOTION: To approve the minutes of May 15 2018, as written

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS

Staff noted starting July 1, 2018 the Town will be rolling out a new agenda packet system and briefly explained how it will work.

Staff stated that Donna Brewer has tendered her resignation from the Commission, effective immediately. Staff and Commission discussed new member appointments.

Staff told the Commission that an email has been received from Rick Gleason regarding repaving on High Street and the preservation of existing granite curbs and hitching posts. Staff noted that the paving is taking place within the Town right-of-way so the Commission has no jurisdiction; however, it may wish to make a recommendation to Gary Schneider, Director of Public Works, about replacing them as is when the work is completed. The Commission will draft a letter strongly recommending preserving and enhancing these important pieces of the fabric of the district.

VIII. ADJOURNMENT

Meeting adjourned at 8:05 p.m. motion made by Brady, seconded by Moriarty.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II

NOT APPROVED