

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

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

Chairperson Moriarty called the meeting to order at 7:21 p.m.

MOTION: To waive the reading of the hearing procedure.

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

Brady read the call of the hearing.

I. PUBLIC HEARINGS

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

Andrew Acton presented to the Commission for Seamus O’Brien owner of 15 Orchard Lane. He is proposing to replacing and repair an existing deck and concrete steps. The original pine deck posts have rotted and will be replaced with fiberglass posts that are essentially identical. The concrete stairs will be demolished and rebuilt with pressure treated 2x6 treads. The original pressure treated balusters and stair posts will be replaced with cedar that look the same. The decking will be straightened out so that the new posts and the roof above is level.

The following exhibits were presented:

- Plot plan
- Construction drawings
- Photographs

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

Don Armstrong, of Armstrong Chimney & Stoves, presented to the Commission for Wellspring Baptist Church, which is located at 171 Candlewood Road. The top of the chimney is falling apart down to the roof line. The proposal is to rebuild it with brick that will have some color variation but from distance will not show any difference. The chimney will be 1’ taller with an additional 8” added from the chimney cap that is required per code. The plan is to use a granite stone cap.

The following exhibits were presented:

- Photographs
- Narrative

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:30 p.m.

The public hearing portion of the meeting closed at 7:31 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 17-07 – 15 Orchard Lane

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brady, seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #2091.

HDC 17-08 – 171 Candlewood Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #2092.

III. PRE-APPLICATION HEARINGS

Frederick Haberlandt, owner of 10 Rathbun Place, appeared before the Commission to discuss replacing all the windows in his home. An application for an addition and renovations that was previously approved also included replacement of the windows. The owners chose not to go forward with the project at the time and the COA has now expired. Currently, the Haberlandt's would like to replace the windows, remove the shutters, and then case or picture frame the new windows. In all, there are 26 windows to replace with approximately 6 differing sizes. All the sizes will be replace like for like. The existing windows are Andersen with wooden sashes and they will be replaced with vinyl clad Andersen windows. A modified colonial design with dividers on top and clear glass on the bottom will be used.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. December 20, 2016

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

2. February 7, 2017

MOTION: To approve the minutes of February 7, 2017, as written

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

3. February 21, 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.

VII. NEW BUSINESS - None

VIII. ADJOURNMENT

Motion to adjourn at 7:39 p.m. made by Moriarty, seconded by Brewer, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II