

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
APRIL 20, 2010 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Cole, Sarasin, Mitchell
Alternates Present: None
Staff: Quinn, Galetta

Chairman Nado called the meeting to order at 7:00 p.m. Cole read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 10-08 – 168 High Street; Charles & Nancy Perini, owners/applicants; Fence. PIN #261918313365 – Continued

Charles Perini, owner of 168 High Street, presented to the Commission seeking permission to install a white cedar fence. He is proposing a set back from the property line on the south elevation to make the fence look more like an architectural feature and provide more space for plantings. The applicant would like to put the fence approximately 27' to 28' from the east side of the porch and make it 6' tall to. There is a retaining wall where the property falls off and the fence will be higher than 6' at that point. The Commission was concerned about the height of the fence. Commission members would have difficulty approving a front portion taller than 4'. The applicant stated that the fence will be custom built and that he would stipulate to a 4' front section. The Commission felt that a 4' front section and a 6' back section that was set back would be appropriate. It was also stipulated that the lattice work will be a 1' section.

The following exhibits were presented:

- Drawings

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:23 p.m.

HDC 10-09 – 7 Gravel Street; GRVL, LLC, owner; Robert Robotham, applicant; Gate. PIN #261918411233 – Continued

Robert Robotham presented to the Commission for GRVL LLC owners of 7 Gravel Street. He is proposing a 4' high, black wrought iron gate between 5 & 7 Gravel Street. The custom built gate will be smooth on top with ½" square pickets and 2" x 2" posts. It will be latchable but not lockable. The applicant brought a sample section of gate for the Commission to inspect.

The following exhibits were presented:

- Drawing
- Section of gate

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:28 p.m.

HDC 10-11 – 36 West Main Street; Jerome Properties I LLC, owner; Jeffrey Pan, applicant; Signage. PIN #261918319084

Jeffrey Pan presented to the Commission regarding signage at 36 West Main Street. He has designed a sign for his studio which is the same size as the other signs already on the façade of the building. He is using an existing bracket to mount it. The body of the sign is the same height as the others and six inches wider. The sign will not be illuminated.

The following exhibits were presented:

- Photographs

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:31 p.m.

HDC 10-12 – 27 High Street; Denise T. Wakim, owner/applicant; Fence. PIN #261806392984

Denise Wakim, owner of 27 High Street, presented to the Commission regarding the installation of a fence in the back of her property. The fence will run along the property line inside the trees and retaining wall. It will be a black, Jerith style, wrought iron design with two curved 4' wide gates. The height of the fence will be 4' and it will have staggered picket tops. The most visible part of the fence will be in front of the shed. The applicant feels the fence is appropriately proportioned for the house.

The following exhibits were presented:

- Plot plan
- Photographs
- Jerith fence brochure

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:36 p.m.

HDC 10-13 – 7 Gravel Street; GRVL LLC, owner; Michael Robotham, applicant; Windows. PIN#261918411233

Michael Robotham presented to the Commission for GRVL LLC owners of 7 Gravel Street. The applicant is proposing removing the existing storm panel over 3 transoms on the first level. On the second floor he would like to replace the glass of the fixed picture windows with thermal pane. He plans to rout and double pane the plain glass and place a storm panel over the leaded glass. The exterior will have traditional glazing. The Commission felt the leaded glass is a unique situation and of such historical significance that it should not be covered up. They suggested that the thermal pane could be put on the inside of the window. Energy panels will be put into the original sashes. The second floor windows will be treated the same. Original sashes and counter weights will stay with new thermal pane glass.

The following exhibits were presented:

- Photographs

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:50 p.m.

HDC 10-14 – 15 Burrows Street; Patrick & Julie Terrell, owners/applicants; Trim. PIN #261918216151

Patrick Terrell presented to the Commission regarding adding window trim to his house. Commission Secretary Elaine Cole, a neighboring property owner, recused herself for the hearing. The owner is making the sills out of wood and at the suggestion of the Commission will use cedar. The depth of the sills was discussed.

The following exhibits were presented:

- Photographs
- Drawing

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:59 p.m.

HDC 10-15 – 2800 Gold Star Highway; Robert Keyes, owner; Mystic Solar, applicant; Ground mount solar. PIN #271014236690

The applicant was not present at the hearing.

The public hearing closed at 8:00 p.m.

HDC 10-16 – 27 West Main Street; Jerome Properties 27-29 LLC, owner; Cameron Bortz, applicant; Signage. PIN #261918400894

Cameron Bortz, of Finest Kind Signs, represented Mystic Psychic with a request for additional signage at 27 West Main Street. The applicant talked with staff and was informed that second floor tenants are allotted the same amount of signage as first floor tenants. He designed the sign to match those already in place.

The following exhibits were presented:

- Drawing

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 8:02 p.m.

HDC 10-17 – 380 High Street; Charles Nado, owner/applicant; Shed addition. PIN #261914332412

Historic District Commission Chairman Chuck Nado, owner of 380 High Street, presented to the Commission after recusing himself. He is proposing a lean-to addition to an existing shed to increase storage space on his property. The addition will be on

the south side and visible at a distant view from the street. A door will be on west side. The trim will be somewhat unsymmetrical to allow an overhang and will be made of white cedar. The addition will consist of white cedar shakes with white cedar shingles. The roofing material will match the existing, charcoal colored, 3-tab shingles. The dimensions of the addition are 5'6" x 14' 10" approximately.

The following exhibits were presented:

- Plot Plan
- Drawings
- Photograph

The Commission asked for comments in favor or against and there were none. The public hearing closed at 8:23 p.m.

HDC 10-18 – 36 West Main Street; Jerome Properties I LLC, owner; Cindy McClelland, applicant; Signage. PIN #261918319084

Philip Pavone presented to the Commission for the applicant Cindy McClelland owner of Cynthia Macs. She is proposing to replace existing signage because her store name is changing to "She". Existing brackets will be used for the new hanging new sign. A flat metal sign will be used under the awning. The dimensions will stay the same but the shape will change.

The following exhibits were presented:

- Drawings

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 8:04 p.m.

HDC 10-19 – 6 West Mystic Avenue; Samantha Farenden, owner/applicant; Door & windows. PIN #261805199894

Samantha Farenden owner of 6 West Mystic Avenue presented to the Commission regarding changing a door and two windows on her home. She is planning to use Marvin aluminum clad windows. They will be four over four with 7/8" muntons and a white exterior. The same size muntons will be used for the door.

The following exhibits were presented:

- Photographs

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 8:16 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 10-08 – 168 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1733.

HDC 10-09 – 7 Gravel Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Cole, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1734.

HDC 10-11 – 36 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Sarasin, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1735.

HDC 10-12 – 27 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1736.

HDC 10-13 – 7 Gravel Street

Motion made by Sarasin, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1737.

HDC 10-14 – 15 Burrows Street

Motion made by Mitchell, seconded by Sarasin, 3 in favor, 1 abstention (Cole). Motion passed. Issued Certificate of Appropriateness #1738.

HDC 10-15 – 2800 Gold Star Highway

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

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

HDC 10-16 – 27 West Main Street

Motion made by Sarasin, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1739.

HDC 10-17 – 380 High Street

Motion made by Cole, seconded by Sarasin, 3 in favor, 1 abstention (Nado). Motion passed. Issued Certificate of Appropriateness #1740.

HDC 10-18 – 36 West Main Street

Motion made by Cole, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1741.

HDC 10-19 – 6 West Mystic Avenue

Motion made by Sarasin, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1742.

III. PRE-APPLICATION HEARINGS

Bob Myers of Chelsea Groton Bank the owners of 61 West Main Street and Neal Jeppesen the general contractor appeared before the Commission regarding the next phase of improvements for the property. They are installing a parking area with an entry from the west side of the property and an exit down to the existing bank parking area. They plan to maintain the historic look of the area by keeping as much of the landscaping as possible. They will install a new blue stone sidewalk which will give it a colonial look. They have already gone before the Planning Commission and to the State and received the necessary approvals. The Commission had concerns about replacing natural landscaping with an asphalt parking lot and felt it would be very detrimental to the historic district to do so. Currently there is a grassy area around the structure and the Commission was concerned about allowing it to be removed and replaced with asphalt. The feeling is that asphalt is a permanent change to the landscaping. The property reads as a residence even though it is operated as commercial. Reconfiguring the proposed parking area towards the back of the building and bringing the grass landscaping toward the front is more desirable. The applicants will discuss the changes with the engineers. The handicap parking area, ramp and railing were discussed. Additionally, an existing metal garden shed will be removed.

Jay Pandit owner of 126 High Street appeared before the Commission. He is installing an in ground pool in the back of his house and he is seeking to put a fence around the pool. The height of the fence will be 48” which is the minimum fence height for a pool. He will use a black disappearing fence.

IV. PUBLIC COMMUNICATIONS

Commission members received letters from the CT Trust for Historic Preservation regarding “Circuit Rider” presentations being held in the near future.

V. APPROVAL OF THE MINUTES OF April 6, 2010

MOTION: To approve the minutes of April 6, 2010

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

VI. OLD BUSINESS

The Commission requested the status on the fence at 15 Gravel. Staff has drafted a letter to property owners.

Commission requested the status on 23 Library Street. A stipulated agreement was arrived at. The property owner must get rid of all demolition debris, rough grade the lot and neatly place brick and blue stone in the back near the garage.

Staff updated the Commission regarding the Desmarais appeal. The Judge ruled that he needs to collect more information. A hearing will be held on May 10th in Superior Court.

Commission requested the status on 219 Library Street with regard to the structural changes from the approved building plans.

Staff updated the Commission regarding skylights at 39 Pearl Street. He has requested that the Town Attorney contact Attorney Tom Collier who represents the property owner.

VII. NEW BUSINESS

Staff will contact the homeowner of 208 High Street at the request of the Commission regarding changes to the roof pitch from the plans that were approved.

VIII. ADJOURNMENT

Motion to adjourn at 9:37 p.m. made by Mitchell, seconded by Cole, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda C. Galetta, Office Assistant II