

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
MAY 18, 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 10-15 – 2800 Gold Star Highway; Robert Keyes, owner; Mystic Solar, applicant; Ground mount solar. PIN #271014236690 – Continued

Mike Riley of Mystic Solar presented to the Commission for Robert Keyes owner of 2800 Gold Star Highway. The proposal is to install a top of pole ground mount array for solar. The structure will not be attached to the house but rather placed on the property which has a large yard. The size of the total array is 10' x 18'. The arrays will consist of two 10-panel and two 12-panel arrays placed two feet apart. This will break up the appearance and the structure will not look as large. They will be placed 12" – 24" off the ground to maintain energy efficiency and because of high wind zone requirements. There is a movable tilt that will be set at 35 degrees. Trees will need to be removed from the property in order to place the arrays. The frames have an aluminum anodized coating that comes in silver or black. The Commission felt that keeping the arrays away from the structure was a good compromise for energy efficiency without diminishing the integrity of the historic structure. It was stipulated that the panels would not be higher than 18" off the ground and the frame would be black.

The following exhibits were presented:

- Site diagram
- Photographs

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:19 p.m.

HDC 10-21 – 61 West Main Street; Chelsea Groton Savings Bank, owner/applicant; Site improvements. PIN #261918305771

Dick Strouse, of CME Associates, and Bob Meyers, of Chelsea Groton Bank, presented to the Commission regarding site improvements to the Bank's property at 61 West Main Street. A handicap ramp with a black, metal pipe rail is being added to the building. Vertical balusters, which were part of the original design, have been removed. The Commission felt this will give the rail a more invisible read. The rail must be at 17" and 36". The top surface of the ramp will be made from bluestone slabs and any exposed sides will have granite veneer slabs to match the existing foundation stones. The reconfigured parking lot and driveway were discussed. Three parking spaces were eliminated on the side of the building. The driveway width remains 14' because this is a

zoning regulation but it will narrow further onto the sight. The Mystic Streetscape Project will provide a new concrete apron and granite curbing. The curbing is eliminated on the west side and easterly side. This leaves approximately 23' of grass space remaining. The new catch basins will be three feet by four feet and will be depressed. Zoning requirements for landscaping the site were discussed. The Commission asked if the painted directional arrows could be moved down toward the end of the driveway. Mr. Strouse will have them reviewed prior to re-submitting plans to DOT or Planning. If there are no objections the arrows will be moved more toward the exit to the drive. The Commission felt the changes were appropriate and in keeping with the residential read to the property.

The following exhibits were presented:

- Plans and specs
- Photographs

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:44 p.m.

HDC 10-22 – 27 Gravel Street; Michael Sarasin & Renee Mattison, owners; Michael Sarasin, applicant; Replace window. PIN #261918422097

Historic District Commission member Michael Sarasin, owner of 27 Gravel Street, recused himself then presented to the Commission regarding the installation of an attic window. The window frame and trim are existing. He plans to replace the sash using mahogany which he will paint. The window will have antique glass with exterior muntons. He will leave the exterior to weather without a storm.

The following exhibits were presented:

- Pictures
- Window drawing

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 8:15 p.m.

HDC 10-23 – 42 Clift Street; Kristin Vaughn-Glasfeld & Michael Glasfeld, owners; Kristin Vaughn, applicant; Fence. PIN #261918329126

The applicant was not present at the hearing.

The public hearing closed at 8:16 p.m.

HDC 10-24 – 84 High Street; Eleanor Wenderoth, owner/applicant; Siding & windows. PIN#261918303478

Charles Wenderoth presented to the Commission for Eleanor Wenderoth the owner of 84 High Street. He is appearing before the Commission for approval of a factory applied color on previously authorized Hardie plank siding. The color he is requesting to use is Woodland Cream. The longevity of the clapboard is approximately 20 years. He will need to repair or replace the exterior trim when the siding is done. If replaced it will be like for like. The applicant is also proposing to replace the 29 windows in the

structure. He would like to use a Harvey, vinyl replacement window which is double hung, six over six. The grills will be placed between the glass. The house was built in 1843. The Commission was not in favor of muntions sandwiched between the glass on a historical structure. The homeowner feels that exterior muntions are cost prohibitive. The Commission stated that cost is not a factor that they can consider. The guidelines state that projects must maintain or enhance the District. The Commission is not in favor of vinyl windows particularly on a house that is very visible from the Historic District. The windows that the applicant is proposing would not be appropriate to the house. Additionally, the Commission had concerns with the removal of original windows from the structure. The homeowner will see if the muntions can be adhered to the outside of the windows he has chosen. The Commission requested alternatives to the vinyl window presented. The applicant withdrew the replacement windows from the application and will submit a new application for windows only at a later date.

The following exhibits were presented:

- Clapboard colors

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 8:08 p.m.

HDC 10-25 – 2 Fort Rachel Place; Catherine Lutz, owner; Peter Giordano, applicant; Remove siding. PIN #261806393531

Peter Giordano presented to the Commission for Catherine Lutz owner of 2 Fort Rachel Place. The applicant is proposing to remove the asbestos square siding and bring it back to the original clapboard. The clapboard and exterior trim may need to be repaired. The Commission informed the applicant that repair of insignificant areas, like for like, is allowed. The applicant will submit another application if the reveal shows the clapboard is in disrepair and must be removed completely.

The following exhibits were presented:

- Photographs

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 8:10 p.m.

## II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 10-15 – 2800 Gold Star Highway

The Commission felt that there is uniqueness to the property in question that lends itself to the solar array. There are not many properties within the Historic District for which the Commission would find the array appropriate.

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1744.

HDC 10-21 – 61 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Cole, seconded by Sarasin, so voted unanimously. Issued Certificate of Appropriateness #1745.

HDC 10-22 – 27 Gravel Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, 3 in favor, 1 abstention (Sarasin). Motion passed. Issued Certificate of Appropriateness #1746.

HDC 10-23 – 42 Clift Street

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

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

HDC 10-24 – 84 High Street

MOTION: To grant a Certificate of Appropriateness with stipulations.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1747.

HDC 10-25 – 2 Fort Rachel Place

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1748.

### III. PRE-APPLICATION HEARINGS

Wendy and Mike Hille, owners of 277 Noank Road, appeared before the Commission regarding installing a small picket fence between their yard and a neighbor's yard. The fence will be L-shaped and run from the tree line to the corner of the house. It will be three feet high with a gate three or four feet wide. They have owned the property for about three years and discussed a number of other questions with the Commission about future projects.

Scott and Cheryl Beaulieu, owners of 219 Library Street, appeared before the Commission to discuss changes made to the engineered plans of their home which is under construction. They provided the Commission with the original approved plans and highlighted the changes that occurred during construction. The homeowners stated that they have agreed to remove the skylights on the garage. Their contractor is waiting for the weather to improve before removing them. The Commission also reviewed the building plans. The Commission explained that the property owners will need to come back for a public hearing on the changes. The applicants will need to show what was approved and what was changed. The Commission also requested close-up photographs to show the differences clearly. The most prominent changes are the skylights and the

three windows that were put in. The Commission would like to see the progression of what was approved, what the engineered building plans show, and what is currently existing on the house.

Donna Williston, owner of The Finer Line Gallery at 48 West Main Street, appeared before the Commission regarding the expansion of her business to an upstairs studio for students. The Fire Marshall and Staff have told her that she must provide proper egress via an external staircase and door. In order to assess the visual impact to the District, the Commission requested more information about the proposed staircase and door. The applicant requested guidance from the Commission. The Commission suggested that she submit drawings of the stairwell with dimensions such that a contractor could build from them. She would like to use a split door with windows. There was some discussion regarding what will actually be visible from the Historic District. Additionally, the applicant is proposing signage for the studio. The sign will be mounted on the building rather than hanging. Commission requested dimensions for the public hearing.

Bob Robotham appeared before the Commission for GRVL, LLC owners of 7 Gravel Street. He is proposing to pave the parking area at the back of the property. The paving will be only in the designated parking area in the back. The driveway will consist of two strips of cobbles that are each two feet wide. Either a fence or plantings will be placed along the property line. The Commission asked about the placement of the propane tank.

Susan Ehrlich, owner of 19 West Mystic Avenue, appeared before the Commission regarding removing the clapboard siding on her home. When her home was built in 1987 the clapboard siding was treated with a wax-like product to which paint will not adhere. She is proposing to remove the siding and replace it with pre-dipped Maibec shingles. The Commission suggested she consider Hardie plank clapboard because it may be a more appropriate match to the existing siding. The applicant would also like to remove the decal trim over the front doorway.

Peter Springsteel appeared before the Commission regarding property at 126 High Street owned by Jay Pandit. The applicant is proposing to remove the existing siding from the garage and replace it with clapboard. The homeowners would like to use Hardie plank material for siding. A double swinging door will be added. They intend to use a simple board door that will look like a barn door. The interior use of the structure will be as a pool house. The existing cupola will be removed. A proposed window will be aluminum clad with exterior muntons. The cornerboards will be Azek trim.

#### IV. PUBLIC COMMUNICATIONS

Staff read a letter, from Town Attorney Michael Carey, thanking Commission members Nado and Vaughn and former Commission member Seager for attending the court appearance in the Desmarais case.

#### V. APPROVAL OF THE MINUTES OF May 4, 2010

MOTION: To approve the minutes of May 4, 2010

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

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VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 10:05 p.m. made by Mitchell, seconded by Cole, so voted unanimously.

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Elaine Cole, Secretary  
Historic District Commission

Prepared by Lynda C. Galetta, Office Assistant II