

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.

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Todd Brady, Secretary  
Historic District Commission

Prepared by Lynda Galetta  
Office Assistant II