

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
OCTOBER 6, 2009 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Mitchell, Cole, Gilly, Vaughn (7:05 pm)
Alternates Present: None
Staff: Quinn, Silsby

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

I. PUBLIC HEARINGS

HDC 09-34 – 208 High Street; Jonathan & Ann Rodgers, owners/applicants; Single family dwelling. PIN #261918314766

The applicants Jonathan and Ann Rodgers as well as their Architect Rusty Sergeant, gave a presentation outlining the details to construct a single family dwelling at 208 High Street in Mystic. They reviewed the site plan and photos, spoke about the positioning of the house, surrounding houses, and spoke about elevations. Rodgers noted that the square footage is just under 2700 square feet, which is a requirement of his deed restrictions.

Changes from the original plan were noted in detail in regards to the garage, gables, and windows. Discussion followed about the gables, building size, and elevations.

Rodgers reviewed the detail section of the plan, some of which included the hardi plank siding, wood corner boards, and window styles and sizes. Other topics covered were about the grills, muttuns, doors, and lighting.

Concerns were raised about the length of the house and the eve detail on the garage. The members complimented the applicants for doing a good job on their presentation. The Commission felt that the house would fit nicely in the historic district.

The following exhibits were presented:

- Sketches (4)
- Subdivision Plan
- Plot Plan
- Photo Booklet
- Architectural Plans (4)

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

HDC 09-35 – 239 High Street; Mark Tiesinga, owner; Rusty Sergeant, applicant; Addition & renovations. PIN #261918321024

Owner Mark Tiesinga of 239 High Street and his Architect Rusty Sergeant reviewed the proposed changes to the front and rear of the house. Minor changes to the front would include the installation of a window and remove the small porch roof and replace with copper/metal one. Major changes would include building a small addition to the rear of the one-story house.

Details were given about the porch area on the north side, the roof, dormer, door, brick face, and a bump-out. Sergeant explained the comparability to other nearby houses. Windows in the addition would match the current windows and current windows will be repaired.

Concerns were raised about the look of the columns.

Nado explained why he would not want a large addition added to this house, noting that preservation is key in the historic district.

Discussion followed about the roof pitch, the windows, and the massing. In all fairness and in light of the fact that many new changes have been presented tonight, the members would want to view the property again. Other members concurred, noting that the proposed changes at the back are drastic and highly visible by the public.

Tiesinga explained his intent with the new changes. Discussion ensued about the copper roof, gutter, and overhang.

The owner and applicant were okay with the Commission viewing the property again. Issues with the ganging of windows and massing were raised. It was noted that the length of the house is 32 feet and 34 feet, with an additional 19 more feet being proposed.

The public hearing was continued until the next regularly scheduled meeting on October 20, 2009.

HDC 09-36 – 7 Gravel Street; GRVL LLC, owner; Michael Robotham, applicant; Renovations. PIN #261918411233

Architect John Walsh, AIA and applicant Bob Robotham of Crossroads Builders, LLC., were present for the public hearing. Walsh reviewed the proposed renovations for 7 Gravel Street. He stated that the elevator will be moved to the back of the building and noted that the south side stairway has been removed, as well as the fire escape. The front will stay as originally approved. Walsh is proposing to replace the lower windows. He spoke in detail about the windows and trim. He is looking for approval of the side and rear elevations but will come back with information on the front windows.

Discussion ensued about the windows, the elevator, and electric service. Concerns were given by members about windows. Some members felt that the proposed window is too much for the structure meaning that there is too much glass.

The members had no problems with the changes being proposed to the back portion of the house and stated that that section could be voted on tonight. Options were discussed. The Commission clarified that changes to the front of the house would not be acted on tonight.

Walsh hand wrote the changes on the plan, agreeing to only change the west and south elevations only.

The applicant will return to another public hearing to propose changes to the front and North side of the house.

The following exhibits were presented:

- Plans

- Architectural Elevations

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 9:19 p.m.

HDC 09-37 – 42 Clift Street; Michael Glasfeld & Kristin Vaughn-Glasfeld, owners; Kristin Vaughn-Glasfeld, applicant; Install fence. PIN #261918329126

Applicant Kristin Vaughn-Glasfeld requested a continuance to the next meeting.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 09-34 – 208 High Street

Concerns were raised about the length of house. Most members felt that the house, as a whole, will fit nicely into the historic district.

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Vaughn, so voted 4 in favor, 1 opposed (Nado). Issued Certificate of Appropriateness #1711.

HDC 09-35 – 239 High Street

MOTION: To continue this public hearing to the next regularly scheduled meeting

Motion made by Vaughn, seconded by Mitchell, so voted unanimously

HDC 09-36 – 7 Gravel Street

MOTION: To grant a Certificate of Appropriateness for the south and west sides of the building only.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1712.

HDC 09-37 – 42 Clift Street

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

Motion made by Gilly, seconded by Cole, so voted unanimously

III. PRE-APPLICATION HEARINGS (began at 9:27pm)

Tod Schaefer of Harbour Towne Development, owner/applicant, 15 ½ Water Street, Powerhouse Condos, requested to replace 7 windows like for like. He explained that the current windows are warped and have deteriorated. He noted that it had been suggested that he use vinyl clad due to their proximity to the water. He noted that the trim will be very similar to what is currently in place. An application was submitted and the public hearing will be held on October 20, 2009.

Bob Danaher of 23 Gravel Street is looking to pave his driveway and is requesting guidance from the Commission in regards to the most appropriate hard surface material that

could be used. Pictures of the driveway were reviewed, as he noted that he has a three bay garage. He explained that he would like to pave approximately 1000 square feet with asphalt. Discussion followed about the large amount of surface that Danaher wants to pave and concerns were raised about paving such a large driveway. Using other options was discussed, such as using chip seal instead of asphalt. Members explained that the chip seal would look very similar to what is currently there and would look appropriate to the district.

Rod Desmarais referred to the Tift building at 6 West Main Street and spoke about the necessary approvals that are required. He referred to his meeting with the town manager and planner. He gave the specifics about the remaining bollards, fencing, lights, and dumpster enclosure. Discussion ensued about using wood for the bollards and Desmarais noted that the Planning Commission would prefer to see granite used. An option of using pilings was brought up but the Commission explained that wood would be their first preference and granite their second choice. They added that the style and size would have to be considered for the appropriateness to the district. Discussion followed about Desmarais' request to extend the 6 foot screening fence an additional 10 or 15 feet. Members will take a look at the location to determine the appropriateness of the length of the fence. Desmarais proposed installing four staggered lights as shown on the site plan. It was noted that the lights will be in four different locations. The size and illumination of the lights was discussed. Desmarais presented pictures of the proposed dumpster for 18 West Main Street and showed the exact location on the plan. This will go to a public hearing on October 20, 2009.

Susan Keach, 59 Pearl Street explained that she has no off-street parking and would like to install a driveway next door to 57 Pearl Street. Mr. Keach explained the options and reasons for requesting a driveway. They explained the proposed location and size. The Keach's asked the Commission's input to attain off-street parking at the house. Discussion followed about the appropriateness of installing a driveway. Other options were discussed. Mr. Keach stated that the proposed location has been staked out. Members will go out to view the property.

Eric Harrington/applicant for Robert and Eleanor Ritzie of 49 Pearl Street, Mystic, explained the owner's request to replace 16 of the 6 over 1 windows with 6 over 6 windows. Photos were presented as Harrington explained that an addition at the back of the house currently has 6 over 6 windows. He noted that a vinyl sash would replace the wooden sash. He explained that the windows are drafty and don't operate correctly. He added that the triple tracks would be removed. Nado would not be in favor of a vinyl window and also expressed concern for switching to a 6 over 6 window. Background information about the addition was given. The Commission stated that aluminum clad could be an option. Harrington noted that the current windows are not historic and requested input from the Commission. The Commission explained why they would be opposed to a 6 over 6 window but instead would prefer 6 over 1.

Lawrence Reiter, 32 West Mystic Avenue, requested to re-roof his house and to install architectural shingles on the 3rd floor dormers and front porch, in order to match the garage and the new rear addition. Photos were presented from different views. It was requested that the applicant bring the photos and a brochure of the shingles to the public hearing on October 20, 2009.

Jason Nier, 22 Bank Street, proposed to replace the roof with architectural shingles and to install a ridge vent. Examples were presented. It was requested that the applicant bring the necessary to the public hearing on October 20, 2009.

IV. PUBLIC COMMUNICATIONS - None

V. APPROVAL OF THE MINUTES OF September 15, 2009

MOTION: To approve the minutes of September 15, 2009

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

VI. OLD BUSINESS

Quinn distributed a memo regarding the temporary sign proposal going before the Zoning Commission on 10/7/09, which states that the Historic District Commission does not endorse this application.

VII. NEW BUSINESS

Quinn distributed the proposed 2010 meeting schedule.

MOTION: To adopt the 2010 Historic District Commission meeting schedule.

Motion made by Mitchell, seconded by Gilly, so voted unanimously

VIII. ADJOURNMENT

Motion to adjourn at 10:55 p.m. made by Mitchell, seconded by Cole, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Robin M. Silsby, Office Assistant II