

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
OCTOBER 20, 2009 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Mitchell, Cole, Gilly
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 09-35 – 239 High Street; Mark Tiesinga, owner; Rusty Sergeant, applicant; Addition & renovations. PIN #261918321024 – Continued

Chairman Nado reopened the public hearing at 8:19 p.m. Rusty Sergeant appeared before the Commission regarding 239 High Street, owned by Mark Tiesinga. The applicant is proposing modifications to the front of the house and an addition on the rear of the house. Brackets and detail in addition to a cut glass window will be added to the gable end. A canopy will be added over the front door. The rear of the house is currently 1½ story's high. The plan is to create a master bath and bedroom over the existing first floor addition. The expanded addition will have a porch in the back, the three ganged windows will be replaced with two double-hung and the back of the house will be toned down. The existing brick foundation will be extended and the windows will match the existing ones. The depth of the addition will remain the same as the existing house. The Commission felt that the current street view did not seem compatible with the house. The addition will read as an addition. The house is a simple house and the Commission had concerns about the massing of the addition.

The following exhibits were presented:

- Architectural drawings
- Photographs
- Permacast Column Brochure

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 8:43 p.m.

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

The applicant was not present at the hearing.

HDC 09-38 – 15 ½ Water Street; Tod W. Schaefer, owner/applicant; Replace windows. PIN #261918307079 0009

Tod Schaefer, of 8 Prospect Street, Mystic, owner of 15 ½ Water Street, Unit #9 appeared before the Commission. He is proposing to replace windows on the third floor of his condominium unit. He will be using Andersen 400 Series casement windows. The windows are double-hung with white vinyl exterior coating and no muntins. The Commission felt they were appropriate to the building.

The following exhibits were presented:

- Window brochure
- Photographs
- Material list

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:12 p.m.

HDC 09-39 – 6 West Main Street; Jerome Properties I LLC, owner; Rod Desmarais, applicant; Bollards, fence and lighting. PIN #261918319084 and 18 West Main Street; Poker Flats LLC, owner; Rod Desmarais, applicant; Dumpster enclosure. PIN #261918412081

Rod Desmarais, of 81 High Street, Mystic appeared before the Commission regarding elements of a Site Plan presented to the Planning Commission that require Historic District Commission approval. He is representing 6 West Main Street, owned by Jerome Properties I LLC. The Planning Commission has requested granite bollards rather than wooden bollards for the parking lot. The dimensions are 40-inches tall x 8-inches square. The applicant presented an alternative oak bollard with an ornate indent that closely matches the granite bollards. He stated that it is a matter of esthetics whether the Commission prefers granite or wood since they will provide equivalent protection. The Commission felt that there is a softer and less formal feel to the wood than the granite bollards. The lighting will consist of four 250 watt high pressure lamps. They will have a shoe box head with a square post. They will be made of anodized aluminum, copper or brown in color. The location of the lights is indicated on the site map. The applicant plans to use fencing to match an existing fence on a neighboring property. It will be approximately 5-feet high and give the property a more uniform look.

Rod Desmarais also represented 18 West Main Street, owned by Poker Flats LLC. The Site Plan before the Planning Commission requires 15 additional bollards for protection of pedestrians and vehicles. The bollards would encompass the parking lot. The applicant is requesting permission to use granite bollards. There will be a dumpster enclosure that the applicant plans to match to a similar enclosure located behind the Ancient Mariner restaurant. The enclosure will be made with unpainted cedar and allowed to weather out.

The following exhibits were presented:

- Architectural drawings
- Photographs

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:43 p.m.

HDC 09-40 – 32 West Mystic Avenue; Lawrence A. & Elizabeth A. Reiter, owners; Lawrence A. Reiter, applicant; Addition & roof shingles. PIN #261805280285

Lawrence Reiter owner of 32 West Mystic Avenue appeared before the Commission regarding the replacement of his existing roof shingles. He also stated that he is not proposing an addition but simply matching the new shingles to an existing addition. The shingles are Timberland in the color charcoal. The Commission preferred that the ridge vent be run along the entire length of the roof. The applicant will advise his contractor to do so.

The following exhibits were presented:

- Photographs
- Timberland shingle brochure

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:16 p.m.

HDC 09-41 – 42 Clift Street; Michael Glasfeld & Kristin Vaughn-Glasfeld, owners; Kristin Vaughn-Glasfeld, applicant; Bluestone cap. PIN #261918329126

The applicant was not present

HDC 09-42 – 22 Bank Street; Jason Nier, owner/applicant; Roof shingles. PIN #261918316527

Jason Nier owner of 22 Bank Street appeared before the Commission to propose a roof replacement with new shingles. The shingles will be Landmark Woodscape Premium in Weathered Wood. The Commission preferred that the ridge vent run the entire roof and the applicant was amenable to this suggestion.

The following exhibits were presented:

- Shingle brochure
- Contract and material list

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:08 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 09-35 – 239 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Cole, seconded by Mitchell, so voted 3 in favor, 1 opposed (Nado). Issued Certificate of Appropriateness #1717

HDC 09-37 – 42 Clift Street

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

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

HDC 09-38 – 15 ½ Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1713

HDC 09-39 – 6 West Main Street and 18 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Gilly, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1714

HDC 09-40 – 32 West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Cole, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1715

HDC 09-41 – 42 Clift Street

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

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

HDC 09-42 – 22 Bank Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1716

III. PRE-APPLICATION HEARINGS

Rod Desmarais, of 81 High Street, Mystic, represented 18 West Main Street, owned by Poker Flats LLC regarding the addition of a handicap ramp. The ramp will be made of timber. The slope and length will be dictated by Building Code. The ramp decking will be consistent with the decking on the public walkway. The handrails will be a stainless steel cable and run the distance of the ramp. Using a solid wood structure was discussed. The Commission requested the previously approved plans to review for the public hearing. The applicant is also proposing exterior wall lamps for the side of the building. The model being used is a Seascape lamp. It is very utilitarian and appropriate to a waterfront building.

Susan Keach of 59 Pearl Street presented to the Commission regarding a fence cut to allow a driveway on the property. The applicant would like a 10 – 11 foot driveway. There is an existing 22-inch fence in front of the property that needs a 13 foot cut in order to provide the swing into the driveway. The Commission had concerns about a cut in the fence that would change the linear continuity of the wall. They preferred the wall be set back so cars could parallel park in order to keep a barrier between the road and the property. The Commission also had concerns about the outbuilding on the property and the impact to the character of it that a driveway would make.

Bob Robotham and John Walsh appeared before the Commission regarding 7 Gravel Street, owned by GRVL LLC. The applicants were present to discuss the north elevation. A previously approved application had two awning windows on the north elevation. The architect, John Walsh, reduced the number of windows. The remaining elevation design will stay the same.

Jonathan Rodgers, owner of 208 High Street, appeared before the Commission to propose windows and a door for a walk out from the basement of an approved single family dwelling. The door would be on the south side. A total of six awning style windows will be put on the north and south sides. Exterior grills will be used. The glossy finish of the bulkhead was a concern for the Commission.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF October 6, 2009

MOTION: To approve the minutes of October 6, 2009, as amended

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

VI. OLD BUSINESS

Staff stated that the demolition at 23 Library Street has started. Additionally, the issuance of the permit has been appealed by the property owner to allow the first floor deck and two chimneys to remain.

Commission requested a status on the skylights at 39 Pearl Street. Staff stated that the property owner has been in contact and said that he is working with the architect to scale back the project.

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 9:33 p.m. made by Mitchell, seconded by Cole, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II