

**TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
MAY 17, 2005 - 7:30 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2**

Members Present: C. Nado, E. Cole, R. Seager, R. Keyes, K. Vaughn (7:38 p.m.)

Members Absent:

Staff: K. Quinn, S. Discordia

Chairman Nado called the meeting to order at 7:30 p.m. Cole read the Call of the Hearing as it appearing in The Day.

Chairman Nado appointed Cole as a voting member.

PUBLIC HEARINGS

Public hearings opened at 7:32 p.m.

HDC 05-26 – 12 Burrows Street; William A. Colom, owner/applicant; for installation of fence.
PIN #261918218352

William Colom would like to install a 48-inch high, white, cedar fence around the perimeter of his property. He submitted photographs to the Commission of the fence.

Chairman Nado asked for public comments.

A neighbor of 12 Burrows Street stated he would be in favor of the fence.

The following exhibits were presented:

- 3 pictures
- One plot plan

HDC 05-27 – 7 Burrows Street; Paul & Debbie Bied, owners/applicants; for installation of fence.
PIN #261918310024

Debbie Bied submitted photos of the proposed fence and where on her property she would like it installed.

Chairman Nado asked for public comments.

A neighbor of 7 Burrows Street stated he would be in favor of the fence.

The following exhibits were presented:

- One photo
- One materials sheet

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HDC 05-28 – 2800 Gold Star Highway; Ruth Keyes, owner/applicant; for one 10' x 18' and one 10' x 12' shed. PIN #271014236690

Ruth Keyes submitted photos of her property and where the sheds would be located. She also submitted photos of the sheds.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 2 photos
- One drawing with dimensions

HDC 05-29 – 360 High Street; John L. Graves, owner/applicant; for installation of roof. PIN #271014236690

John Graves submitted a pamphlet to the Commission of the shingles he would like to use. He would like to use architectural shingles. The Commission decided that they wanted photos of the house to submit to the file before they made a decision. The applicant stated he would run home and get them and the Commission stated they would reopen the hearing on his return.

Public hearings closed at 7:48 p.m.

Chairman Nado reopened the public hearing for HDC 05-29 at 8:25 p.m.

HDC 05-29 – 360 High Street; John L. Graves, owner/applicant; for installation of roof. PIN #271014236690

John Graves submitted photos of his home so the Commission could visualize the new shingles. Seager asked the applicant if he was going to install different gutters and Mr. Graves stated on a future application.

Chairman Nado asked for any public comments and there were none.

The following exhibits were presented:

- 2 photos
- One pamphlet

Chairman Nado closed the public hearing at 8:28 p.m.

DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 05-26 – 12 Burrows Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 05-27 – 7 Burrows Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 05-28 – 2800 Gold Star Highway

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Seager, seconded by Vaughn, 4 in favor, one abstention, Keyes.

HDC 05-29 – 360 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

PRE-APPLICATION HEARINGS

Ted J. Nelson, of 2 Star Street, presented to the Commission building plans for a new addition. The owner would like to add a playroom off of the kitchen. The Commission asked for photos of the house to make a better comparison from the original. Vaughn asked for a site plan as well. Seager stated that this home is a classic, “Greek Revival” and it was the home of a famous impressionist painter. Seager stated that photos should come from all public viewpoints including from across the river at the seaport. Chairman Nado suggested putting six-foot stakes in the ground showing where the proposed addition would go. This would enable the Commission to better assess how the addition would fit with the rest of the house. Seager stated he was concerned with all the additions over the last 50 years that have been added to this house. Mr. Nelson stated that he would like to move a window to line them up properly.

Kevin Kunka, 18 Elm Street, would like to replace the stockade fence along the back and extend it. Mr. Kunka showed the Commission photos of his property. He also presented a catalogue depicting the type of fence he’d like to use. The Commission asked the applicant to consider dropping the height of the fence around the corner to soften the view.

Peter Springsteel, 6 Park Place, representing the owners, Neil and Eileen. Mr. Springsteel submitted drawings and photos of the home and the proposed addition. The Commission felt that this was quite a large addition and would give the house an institutional look. Chairman Nado stated that a one-story addition, as opposed to a two-story, would have looked better historically. The Commission and Mr. Springsteel discussed maybe a detached structure, designed like a carriage house. Seager stated that with the proposed addition as it looks now, he would be inclined to vote it down. The Commission and Mr. Springsteel discussed the variance that may be needed from zoning if they decided to expand on the garage.

Penny Havard, 85 Clift Street, previously received a Certificate of Appropriateness to rebuild her deck. Unfortunately, after demolishing the old deck, she found large granite steps that were part of the original front porch. Since these are too heavy to move without heavy equipment. Ms. Havard would like to incorporate it into her new deck.

Michael O'Dell, 34 West Main Street, would like to start restoring the Old Drawbridge Inn for the owner. They would like to put in larger windows in front. Mr. O'Dell showed photos to the Commission. Ms. Canabis would like to install windows that resemble French doors, without a grid. They would open from the inside. Seager stated he didn't like the idea of the whole front of the building being doors. Seager stated it was inconsistent with the downtown. Chairman Nado stated that it wouldn't historically fit the building. Mr. O'Dell and the Commission discussed using large windows instead of doors. The Commission stated they needed a lot more details and exactly what materials the applicants would use.

Michael Collins, 15 Orchard Lane, would like to put lattice under the front porch. He showed a picture to the Commission.

Paul and Debbie Bied, 7 Burrows Street, showed the Commission a photo and drawing of their home. They would like to put up a privacy fence of 6-feet to enclose their backyard. The fence would go to 4-feet along the side until it meets the already approved 3-foot picket fence in the front. The Commission asked the applicants to submit material sheets with dimensions at the public hearing.

John Graves, 360 High Street, would like to put on a 20 x 20 addition. The Commission did not feel that it would be a problem, but would need detail drawings at the hearing. The perspective really didn't give them a good idea of what the addition would look like. Vaughn asked that the roof for the addition be the same pitch as the original house, but Chairman Nado pointed out that he would lose the small window. The Commission agreed that they would not be opposed to a new addition and moving the chimney, but they would need detailed drawings and a materials sheet.

Bruce Blye, 15 Grove Avenue, is on the corner of Star and Grove on approximately 2 acres. It's a 206-year-old house (old Burrows house). Mr. Blye would like to build another home on the otherside of his property, which it is appropriately zoned for. The house would replicate ca. 1700. Mr. Blye stated he would like to subdivide the property and sell the original house. The Commission asked that he bring in a site plan showing exactly where he would like to put the

house on the property. They also would like to see where the driveway would be located. The Commission suggested Mr. Blye hire an architect.

Vaughn left the meeting at 10:05 p.m.

CORRESPONDENCE

None

MINUTES

MOTION: To approve the minutes of May 3, 2005

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

OLD BUSINESS

None

NEW BUSINESS

Staff reminded the Commission that the new start time of 7 p.m. would start on June 21st.

ADJOURNMENT

Motion to adjourn at 10:15 p.m. made by Seager, seconded by Keyes, so voted unanimously.

Respectfully submitted,

Elaine Cole, Secretary