

**TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
JUNE 21, 2005 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2**

Members Present: C. Nado, R. Seager, E. Cole  
Members Absent: R. Keyes, K. Vaughn  
Staff: M. Murphy, S. Discordia

Chairman Nado called the meeting to order at 7:00 p.m. Cole read the Call of the Hearing as it appearing in The Day.

**PUBLIC HEARINGS**

Public hearings opened at 7:03 p.m.

HDC 05-35 – 32-34 West Main Street; Mom, Jerry & Jerry LLC, owner; Carol Kanabis, applicant; installation of new windows and awning. PIN # 261918410043

Ms. Kanabis presented material sheets to the Commission and a drawing showing the new windows. The Commission viewed photos of the existing windows. There are 3 windows that are being replaced. The windows will be 48” wide. These are wood casement windows. The trim around the windows will be wood as well.

Ms. Kanabis would also like to replace two of the three doors with full glass doors. The applicant would like to keep the middle door, leading to the stairwell, so she can display her menu. There will be plain panels under the windows. The siding and the rest of the trim will remain the same, the only replacing will be like for like due to maintenance. Chairman Nado asked if there will be any outside hardware visible and Ms. Kanabis stated no.

Ms. Kanabis submitted drawings of the proposed awning to the Commission.

Seager stated he was in favor of the application as they are unifying the first and second floors and the Commission agreed.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 2 photos
- 3 drawings
- 2 materials sheets

HDC 05-36 – 360 High Street; John Graves, owner/applicant; construct a 14’ x 16’ one story addition. PIN #261914332271

Mr. Graves and his architect presented drawings to the Commission. After they removed the asbestos shingles they discovered that all the original corner boards and trim are there. Mr.

Graves submitted photos to the Commission. The architect stated that the addition would match the original porch with the same details. The architect also stated that he changed the proportion of the outside brick fireplace. Mr. Graves brought in a sample of the window unit he would use. The new windows are vinyl clad, wood windows. The railings for the new porch on the addition will match the original house's porch railings.

The Commission was pleased with the changes to this home.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 2 photos
- One drawing

HDC 05-37 – 35 Pearl Street; Bailey & Jennifer Pryor, owners/applicants; construction of storage shed. PIN #261918420217

Jennifer Pryor stated the shed will be 12' x 20'. The vendor was unable to provide a sample of the solar shingles so they will go forward with cedar shingles at this time. The east side of the shed will be seen from a public way. The outside of the shed will be board and batten. There will be window boxes. There will be stone around the foundation and the shingles will be cedar.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- One photo
- One plot plan
- 2 drawings

HDC 05-39 – 15 ½ Water Street, Unit 1; Helen Babcock & Tom Buttacavoli, owners; Joe Collelo Co. LLC, applicant; for installation of balcony. PIN #261918307079

Joe Collelo is representing the owners of this unit. He submitted pictures to the Commission of another balcony on a different unit on this building. The Commission stated that this building used to be a powerhouse for the trolleys. The Commission was concerned about breaking up the face of the building.

There was discussion of a preapproved Historic District application from 1990 for balconies on this building. Mr. Collelo showed a drawing to the Commission dated 1990 showing 16 balconies. Chairman Nado stated that this approval may have been before the regulation that gives a Certificate of Appropriateness a 5-year limit before it expires. Staff stated they would research the files and present it to the Commission at the next regularly scheduled meeting. Mr. Collelo stated that other balconies were brought before the Commission at different times

because individual owners wanted to lengthen their balconies. He showed a Certificate of Appropriateness dated July 6, 2004 approving a longer balcony on one of the units.

Chairman Nado stated he would not vote in favor of the long balcony. The Commission agreed that research needs to be done on any previous applications. The Commission members agreed to drive by and look at the building.

The Commission and applicant agreed to continue the public hearing until July 5<sup>th</sup>, 2005.

Chairman Nado asked for public comments and there were none.

No exhibits were presented.

HDC 05-40 – 9 Orchard Street; Teresa McShane, owner; Peter J. Springsteel, applicant; alterations to porch. PIN #261914332271

Staff read a letter from the applicant requesting the public hearing be continued until July 5<sup>th</sup>, 2005, at the next regularly scheduled meeting.

Public hearings closed at 8:20 p.m.

#### **DISCUSSION ON ITEMS OF PUBLIC HEARING**

HDC 05-35 – 32-34 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 05-36 – 360 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 05-37 – 35 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 05-39 – 15 ½ Water Street, Unit 1

MOTION: To continue the public hearing to the next regularly scheduled meeting on July 5, 2005.

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

HDC 05-40 – 9 Orchard Street

MOTION: To continue the public hearing to the next regularly scheduled meeting on July 5, 2005

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

### **PRE-APPLICATION HEARINGS**

T.J. Nelson is representing the owners of 2 Starr Street. There is an addition on this home that was recently approved. The owner would like to add a playroom now to the addition. Mr. Nelson showed numbered drawings and photos of different views of the home from public ways including the river. Seager stated that this home was an original Greek Revival, but with yet another addition in the same direction we're losing that historic feature. Seager stated that it should be simplified. The Commission discussed different views of the proposed additions. Cole suggested that the playroom be incorporated into the already approved addition. The Commission was not in favor of putting this addition on. The applicant suggested modifying the approved addition to include a playroom and extend it past the deck. Seager suggested that the Commission do a walk around on this property.

The Commission suggested having a special meeting and doing a walk thru. The applicant stated he would consult with the owners and set up a date and time. The applicant stated that they would try to have a new design for the Commission by the next regularly scheduled meeting.

Mr. Williams, 424 High Street, would like to replace old screens that his grandfather built with sliding windows and new screens. He would like to replace shakes with clap board and also remove the hollow columns and replace. The Commission stated they needed more detailed drawings and dimensions. The Commission suggested that the applicant come to another preliminary hearing at the next regularly scheduled meeting.

Jean Evans, 218 High Street showed the Commission a slide show of the proposed house. She also displayed out a model of the home. This is an approved 3-lot subdivision. Ms. Evans would like to construct a new home on one of the lots. Seager stated he needed a lot more information on the house and how wide the driveway is. Chairman Nado stated she needs to bring brochures and what type of siding and windows she would like to use.

An associate for Peter Springsteel represented the owner of 21 Gravel Street. The owner is applying for a modification of the addition that was approved. The applicant would like to change the east wing to include a Marvin Clad French door and add two small windows. The owner also would like to change the roofline on the east side. Cole stated she'd like to see more details on the doors. The Commission did not have a problem with the modifications but would like to know the materials proposed for the door and windows.

**CORRESPONDENCE** - None

**MINUTES**

MOTION: To approve the minutes of June 7, 2005

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

**OLD BUSINESS** - None

**NEW BUSINESS**

Staff stated that Burnett's Corners in the historic district is moving along. There is an order to board it up and at least make it safe.

Staff stated that the Department of Transportation contacted the Town regarding the renovation of the Mystic drawbridge. The gears on the drawbridge may need to be replaced as well as the control tower. Staff suggested that if the gears are replaced that we may find a suitable location in a park setting for them. Staff suggested that maybe near the Gravel Street pump station would be an appropriate setting for the old gears.

Staff stated that the "Streetscape" project is in its final stages. Staff stated that with this project there may be potential to have stubs for sewer brought up to 18-22 West Main Street which might encourage developers.

**ADJOURNMENT**

Motion to adjourn at 9:52 p.m. made by Seager, seconded by Cole, so voted unanimously.

Respectfully submitted,

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Elaine Cole, Secretary