

**EASTERN POINT HISTORIC DISTRICT COMMISSION
SPECIAL MEETING MINUTES
THURSDAY, FEBRUARY 4, 2020**

**MUNICIPAL BUILDING
VIRTUAL MEETING
4:30 PM**

Member Kunkemoeller read the notice of new business:

In response to State of Connecticut Executive Order No. 7B “Protection of Public Health and Safety During Covid-19 Pandemic and Response – Further Suspension or Modification of Statues”, dated March 14, 2020, suspending in-person open meeting requirements, all public meetings will be closed to the public at this time.

The City of Groton Eastern Point Historic District Commission will hold a virtual meeting on February 4, 2021 at 7:00 p.m. to hear and act on the following matter: Application #226, Matthew and Marilyn Maginniss, property located at 197 Shore Avenue seeks to Construct 2 story addition over existing garage approximately 26x30. Build new entry foyer through existing garage, adding 6 feet to existing garage.

PIN #168707595062

Written communications relative to the above will be received by January 28, 2021 by 12:00 noon to patrickd@cityofgroton-ct.gov . A copy of the application is on file for public inspection on the City of Groton website, www.cityofgroton.com under Public Notices, in the EPHDC folder.

Dated at Groton, Connecticut this 26th day of January 2021.

The City of Groton

Eastern Point Historic District Commission

Mark Whalen, Chairperson

City Clerk Patrick introduced Joe Summers to the members of the commission.

I. ROLL CALL

Present Via Zoom: Bernadette Kunkemoeller, Cheryl Auerbach, Marcia Gipstein and Mark Granatosky

Excused: Mark Whalen

Also present: Staff, Building & Zoning Official Joe Summers, Building Inspector Walter Woycik and City Clerk Debra Patrick

Via Zoom: Applicant Marilyn Maginniss, Architect Russell Sergeant, and Mark Jaken, JEM Builders

Chairperson Pro Tem Cheryl Auerbach called the meeting to order at 7:01 p.m.

II. APPROVAL OF MINUTES

Approval of Special Meeting Minutes November 5, 2020 regular meeting.

Motion: Marcia Gipstein

Second: Bernadette Kunkeloeller

Decision: Approved, 3-0-1 with M. Granatosky abstaining

III. RECEIPT OF CITIZEN WRITTEN COMMUNICATIONS

None.

IV. PUBLIC HEARINGS

None.

V. OLD BUSINESS

None.

VI. NEW BUSINESS

Mr. Sergeant went through the Powerpoint presentation noting the work previously done in the early 1980's noting they were working with a dilapidated cottage that they contemporized. He went over the scope of the work to be done, the planned use of the addition and noted the size and design of many of the neighboring homes.

Ms. Auerbach asked if the upper deck would be wood.

Mr. Sergeant said it would match the rest.

Ms. Auerbach asked Mr. Summers if he saw anything that would be out of line in the plans.

Mr. Summers said he and Mr. Woycik would closely review the building plans.

There was discussion regarding the setback, whether roofing would all be replaced (it will so it all matches), the carriage house garage door, the half light front door, the elevator, that the new windows will match existing, and the roofline.

There was discussion on the flood zone, that the meters would not have to be moved, sightlines from the street and the timetable for the build and interior work to be completed as they pertain to the regulations.

The presentation closed at 7:54 p.m.

Deliberations:

Ms. Auerbach said she feels what they're presenting is very compatible to what they have, and they're doing. They did a nice presentation of conforming to what is already present is what I'm seeing right now.

Ms. Kunkemoeller said she doesn't feel it is incongruent with the neighborhood in any way.

Ms. Gipstein said the only thing she was concerned about which doesn't concern us in the Context of the historic commission is the view for the people across the street.

I know that raises the house up quite a bit so I think that's part of the zoning problem not the commission.

Ms. Auerbach said it's probably not what we're here to discuss just the historic, does anybody have any discussion about any of the materials, it looks like they're conforming to what is already present.

Mr. Granatosky asked if there is anything in the handbook that addresses the view. After some discussion it was determined it is not addressed in the handbook and isn't regulated.

Motion: Bernadette Kunkemoeller moved to Construct 2 story addition over existing garage approximately 26x30. Build new entry foyer through existing garage, adding 6 feet to existing garage with the materials presented.

Second: Marcia Gipstein

Decision: Approved, 4-0-0

VIII. ADJOURNMENT

Chairperson Pro Tem Auerbach adjourned the meeting at 7:59 p.m.

Debra Patrick, City Clerk