

## 11. CPAPROJECT APPLICATION FORM

[CPC Use Only: Date Received 1/18/2018 By: Robin Eibye  
Assigned CPC # 2019-02 @ 11:5am

Please answer all questions, use "N/A" if not applicable.

1. a.) Applicant Name and Organization: Last Lieman First Steve  
Organization Old Groton Meeting House Advisory Committee, First Parish Groton

b.) Regional Project: Yes ? or No? X

2. Submission Date: January 18, 2018

3. Applicant Address: St. 8 Elm Street  
City/ State: Groton, MA ZIP: 01450

4. Ph. # 978-302-130  
Email: steve.lieman@gmail.com

Co- Applicant Name and Organization: Last DiMola First Louis  
Organization ) Old Groton Meeting House Preservation Fund (501c3)  
536 Longley Road, Groton, MA 01450  
PH. # 978-857-6384  
Email: info@oldgrotonmeetinghouse.org  
louis@amtransportation.com

5. CPA Purpose. Check all that apply:

Community Housing        (Affordable Housing:       ) Historic Preservation: X  
Open Space:        Recreation       

6. Town Committee or boards participating: Letters of Support for Phase1 & Phase 2 (See Exhibit)

7. Project Location/Address: Old Groton Meeting House, Powderhouse Road, Groton, MA 01450

8. Project Name: Old Groton Meeting House Preservation 2018 Phase 2

9. Additional Responsible Parties (If applicable):

Role (specify)	Name	Address	Ph. (w) (cell)	Email
Property/Site Owner	First Parish Groton, UU Mary Jennings, Chair – Board of Trustees	P.O. Box 457 Groton, MA 01450	978-448-5381	atheyjennings@verizon.net
Property/Site Owner	First Parish Groton, UU James Moisson, Chair–Buildings & Grounds	P.O. Box 457 Groton, MA 01450	(cell) 617-448-0477	james.moisson@gmail.com
Property/Site Owner	First Parish Groton, UU Steve Lieman, Chair Old Groton Meeting House Advisory Committee	8 Elm Street Groton, MA 01450	(cell) 978-302-1301	steve.lieman@gmail.com
Project Manager	Al Collins HABITAT ADVISORY GROUP	P.O. Box 54 Groton, MA 01450	978-502-4789	acollins@habitatadvisory.com
Architect/Consultant	Lynne Spencer, Spencer & Vogt	1 Thompson Sq., Suite 504 Boston, MA 02129	(w) 617-227-2765	www.spencervogt.com lspencer@spencervogt.com
Project Contractors	Paint Failure & Window Preservation –TBD Clock - TBD			
Project Consultants	See Exhibits - Phase 2 Project Team			
Project Cost Estimator Paint & Windows	Bud Killam Painter's Pride	801 Waverly Street; Framingham, MA 01702	508 875-0069 ext. 22	bkillam@painterspride.net
Project Cost Estimator Clock	D'Avanza Clock Repair	440 East Dunbarton Road Goffstown, NH 03045	603-497-2256	phil@davanzaclocks.com

10. As appropriate, indicate if proposal requires P&S agreement N/A Deed N/A  
Option agreement N/A
11. a.) Assessor info. (map/ block/ lot id.(s)): 116/11/3169 b.) Tax classification type: Non-profit
12. Permits required: Zoning:\_\_\_ Historic Preservation: Massachusetts Historic Commission (MHC)

In 1986, as part of a grant to help restore and re-stabilize the failing foundation of the Meeting House, First Parish granted the MHC a Historical Preservation Restriction **in perpetuity** to ensure the Meeting House's architectural and historical integrity.

As a result of this Restriction, First Parish will give notice to, and obtain the necessary approval from, MHC for any work we intend to carry out on the building for the Phase 2 Meeting House Preservation.

13. Historic Commission Approval signoff (when required): We will share plans with HDC and determine whether signoff is necessary. Date: \_\_\_\_\_

14. Funding: a.) Requested from CPC: \$65,000  
b.) Committed from other sources: \$68,276 for a project total of \$133,276.  
CPA funds amount to approximately 50%.

- c.) Annual anticipated total income :\$ N/A d.) Annual anticipated total expense: \$ N/A  
d.) Anticipated net income (loss): \$ N/A e.) Estimator name/company: N/A

15. CCP Objectives - use codes from **Section 5** to indicate all that apply: \_\_\_\_\_

Section 5.1.2: Protect Cultural and Historic Resources - This includes Restoration, Rehabilitation, and Preservation of the Historic Old Groton Meeting House

This project provides public benefit by satisfying the following Historic Preservation Objectives listed in the Groton Community Preservation Plan 2010:

- Hist. 4. To protect the historic resources of the Groton Center, Hollis Street, and Farmers Row historic district.
- Hist. 5. To protect the historic, archeological, and cultural resources of the entire Town.
- Hist. 11. To preserve and restore significant historic buildings throughout the Town

16. Project Timelines: Proposed Start Date: July 1, 2018  
Projected Complete Date: December 31, 2018

17. Estimated Delivery Date of Completion Report to CPC: January 31, 2019



First Parish Church of Groton, Unitarian Universalist  
*Organized in 1655*

One Powderhouse Road • P.O. Box 457  
Groton, Massachusetts 01450-0457  
978-448-6307  
Rev. Elea Kemler, Minister

January 18, 2018

Groton Community Preservation Committee  
Town Hall  
173 Main St.  
Groton, MA 01450

Dear Community Preservation Committee,

Attached, please find our full draft application for a Community Preservation Act grant for the First Parish's Phase 2 Project to Rehabilitate the Old Groton Meeting House.

If you have any questions, please contact me at 978-302-1301 or by email at [steve.lieman@gmail.com](mailto:steve.lieman@gmail.com).

Sincerely yours,

Steve Lieman

Chair, Old Groton Meetinghouse Advisory Committee

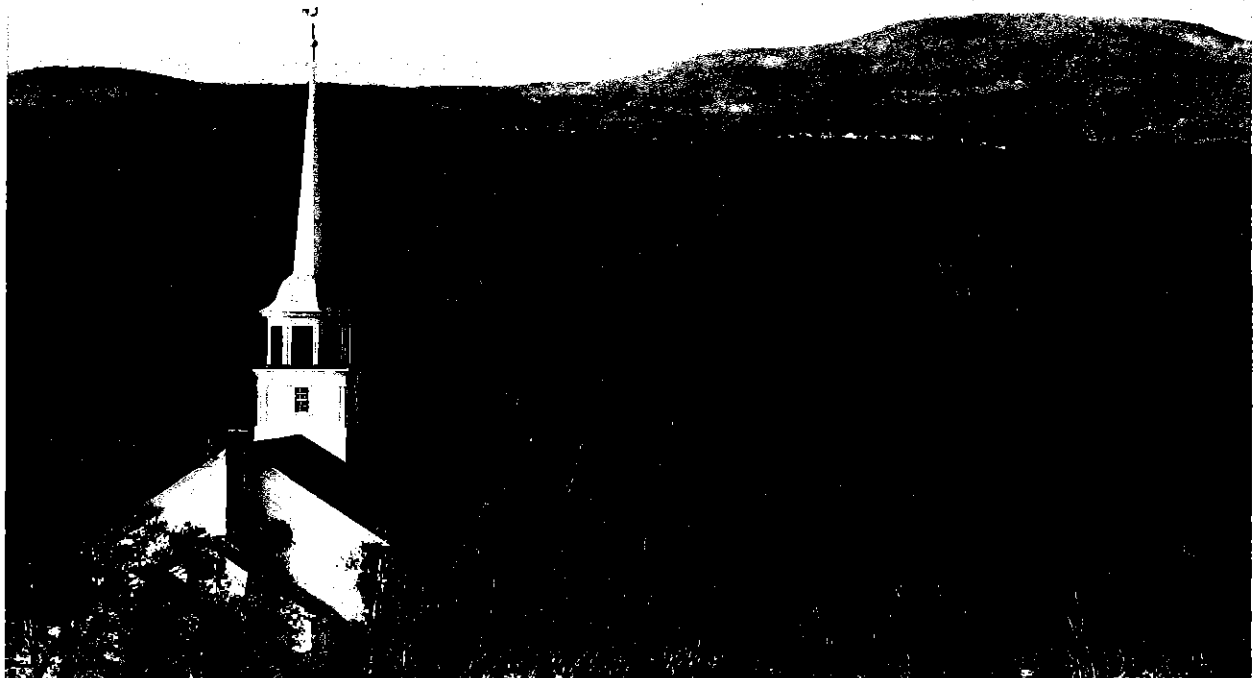
PS. Please note that the electronic copy of the Spencer and Vogt Group's **Conditions Assessment and Maintenance Planning (CAMP) Report** can be downloaded from Dropbox at:

(<https://www.dropbox.com/s/bpwtkmYo5gqub6w/OGMH%20CAMP%20Report.pdf?dl=0>). This document is a fundamental resource and a road map for the Phase 1 and Phase 2 Rehabilitation Projects. A bound hard copy of this report was provided to the CPC with our Phase 1 Application.

# **Community Preservation Act Application**

## **Phase 2 Rehabilitation of the Old Groton Meeting House**

January 18, 2018



### **PROJECT GOAL**

**To ensure the preservation of the Old Groton Meeting House, an essential and iconic element of Groton's historic landscape.**

## 18. Project description and explanation (attach additional sheets as needed):

**Ongoing Preservation of the Old Groton Meeting House:** The Meeting House sitting at the top of Minuteman Common is an iconic historic Groton structure. The Phase 2 Project is the latest in an ongoing series of projects to take up this worthy preservation mission.

**Oldest Public Building.** For 263 years, the Old Groton Meeting House has functioned in both a secular and sacred role in the Town of Groton. It is now Groton's oldest continually functioning public building, and from where it sits at the head of Minuteman Common, poised across from the library, it serves as gatekeeper to Main Street.

**Meeting House History:** The Meeting House has been an integral part of Groton's town fabric since it was built in 1755 as a gathering place for town meetings and other important political and social events.

This iconic building, featured on the Town of Groton's list of historical structures (<http://www.townofgroton.org/Town/GrotonHistory.aspx>) and on our town's Wikipedia page ([https://en.wikipedia.org/wiki/Groton, Massachusetts](https://en.wikipedia.org/wiki/Groton,_Massachusetts)) was a focal point for both Town government and religious observances until 1859 when Town Hall was built.

**Stewardship:** Since then, the congregation of First Parish has been and continues to be the principal steward of the Meeting House. As steward, the congregation maintains and preserves this historic building. The Meeting House still serves the community and benefits the Town of Groton and its residents. The First Parish congregation invites residents to use the facility for community purposes as they arise. Many local groups make use of regularly-scheduled space for their meetings, including monthly Groton Community Dinners, Nashoba Nursing and Hospice Memorial Services, and meetings of 4H, TADS, and AA.

**Spencer & Vogt's "CAMP" Report.** The Phase 2 Project will complete the preservation work begun on the Old Groton Meeting House with the successful Phase 1 Preservation Project (2015 – 2017). Phase 1 covered approximately 2/3rds of the recommendations made by the Spencer and Vogt Group (Preservation Architects) in their Conditions Assessment and Maintenance Planning (CAMP) Report on the Meeting House. That CAMP report was funded completely by \$17,500 in private donations. Since then the CAMP Report has served as the road map for organizing preservation efforts (Phases 1 and now Phase 2).

Phase 1, costing a total of \$341,000, was supported by \$203,333 in CPA funds (**Project # 2016-03**). It included essential structural repairs to the attic, major and significant repair to the bell tower, correcting paint failure above the roof line, the installation of copper roofing on the bell tower, and the repair and restoration of "Buddy", the 260 year old Meeting House Rooster/Weathervane. Buddy's reinstallation mid July 2017 was celebrated with much fanfare from the Groton Minutemen's muskets, pipes and drums. You can relive the experience with the YouTube video of the event ([The Return of Buddy](https://www.youtube.com/watch?v=Wy7Q_4kN-wM&feature=em-comments)) at: [https://www.youtube.com/watch?v=Wy7Q\\_4kN-wM&feature=em-comments](https://www.youtube.com/watch?v=Wy7Q_4kN-wM&feature=em-comments) :

**The Necessity for Phase 1B.** As we carried out the work specified for Phase 1 we were faced with the unexpected need for additional major repairs to the structural integrity of the bell tower. These priority repairs increased the estimated project cost by over

\$70,000. As a result, two elements of Phase 1 were postponed due to lack of available funds. These elements, now referred to as "Phase 1B", include

1. Correcting paint failure on the front face of the Meeting House
2. Masonry rehabilitation at the front entrance (granite, bricks, drainage).

**Phase 1B Will Be Funded Separately.** The Phase 1B project will be carried out simultaneously with Phase 2 in the summer of 2018. Phase 1B has an estimated price tag of \$51,974. It is important to note that no additional CPA funds are sought for this work. Funding for Phase 1B will come entirely from private donors, from other (non-CPA) grants, and from First Parish Groton funds it has set aside for major building projects.

**Completing the Full List of Recommendations.** The goal of the Phase 1B and Phase 2 Projects working together will be to complete the remaining 1/3<sup>rd</sup> of the project work recommended in the 2015 Spencer and Vogt CAMP Report.

**Major Elements of the Phase 2 Project:** Phase 2 includes 3 main elements.

A. Correcting widespread excessive paint buildup and alligatoring (paint failure) below the Meeting House roof line on the North, South, and East faces.

B. Carrying out historic window preservation (repair, restore, reglaze) on the 13 very large windows on the sanctuary level and the 9 smaller windows on the ground floor of the Meeting House.

C. Repair, rehabilitate, and restore the 1809 Tower Clock and bell strike mechanism.

For Phase 2, we are asking for \$65,000 (or about half of the project) in CPA funds out of a total projected cost of \$133,276. The balance of funds (\$68,276) will be provided by a combination of

- Private donations by First Parish congregation members
- First Parish reserve funds dedicated exclusively to building projects.

For the Phase 2 Project and this grant application, First Parish is delighted to be joined as a co-sponsor in stewardship efforts by the newly formed 501c3 non-profit: **The Old Groton Meeting House Preservation Fund** (<http://oldgrotonmeetinghouse.org/>). This Groton-based Preservation Fund is dedicated to the restoration and preservation of the Old Groton Meeting House and to advancing recognition of the significant role the Meeting House has played in the history of the Town. Although the Preservation Fund is in its nascent stage, they will be counted on in the near future to support First Parish stewardship efforts and share in the funding for future structural needs of the Meeting House.

**Nomination to the National Register:** The Meeting House serves as the beacon to the Groton Center Historic District, and it is listed individually on the Massachusetts Register of Historic Places. The Massachusetts Historical Commission (MHC) recently deemed it eligible for listing on the **National Register of Historic Places**. This lengthy nomination process is now underway thanks to Groton CPA Grant #2018-07 co-sponsored by the Groton Historical Commission and First Parish. This grant of \$7,800 is funding historical research on the Meeting House and the creation of the required and detailed nomination papers. Lynn Smiledge, Preservation Planner for the Spencer & Vogt Group, will be submitting our application to the MHC by the middle of March, 2018 as the next step

in this important project. The goal is to attain National Historic Register status by the summer of 2019.

**Stewardship Record:** First Parish has executed its stewardship with diligence. Over the years, the congregation has accrued a record of accomplishments, funding and completing major preservation and improvement projects for the Meeting House. These include 4 major projects in the last 50 years.

- In 1972, the spire was found to be in dangerous condition and was removed and replaced after the belfry was reinforced. Bob Hargraves captured an 11 minute, 8 MM video of the event which you can view at this link: <http://share.yesvideo.com/s/ZVInDKaQLoeQpAee>
- In 1986, the failing foundation was replaced with support with a grant from the Massachusetts Historical Commission.
- In 2001, a fire suppression sprinkler system was added to protect the Meeting House; an elevator was installed to improve accessibility; and a stylistically-compatible, historically-appropriate addition was constructed on the east side with the approval of the Massachusetts Historical Commission.
- In 2015-2017, about 2/3rds of the preservation recommendations from the Spencer and Vogt's CAMP report were implemented with the Phase 1A Preservation Project, as noted above. For that project, 2/3rds of the estimated cost of \$305,000 was covered by the Town of Groton's CPA grant of \$203,333. The remainder was funded by a grant from a Massachusetts Historical Commissions Preservation Fund Grant and by over \$50,000 in private donations. \$36,000 in additional costs due to the unexpected repairs required for the bell tower was provided from the First Parish congregation's building reserve funds.

Thanks to this ongoing stewardship by First Parish, and especially the recent Phase 1A efforts to catch up on what had been a growing backlog of deferred preservation projects, the Meeting House has been maintained in relatively sound condition. Looking ahead we know that caring for a two-and-one-half-centuries-old structure of this size is a significant, costly, and ever ongoing responsibility.

The proposed Phase 2 project fits the CPC categories **Historic Preservation** and **Historic Rehabilitation and/or Restoration**. This project will provide much-needed rehabilitation of the Meeting House structure and its façade and will play a key role in helping protect this historic treasure for years to come. The preservation of the historic Meeting House has had wide support around town, as evidenced by the many letters of support for our Phase 1 efforts and for our plans to nominate the Meeting House for the National Historic Register.

Based on First Parish's extensive background of stewardship and the commitment of both co-sponsors to continue these efforts, we respectfully request the Groton Community Preservation Committee consider recommending a grant of \$65,000 for the Phase 2 project at the April 2018 Town Meeting. Such a continued demonstration of town-wide support for the rehabilitation and preservation of The Old Groton Meeting House will ensure the building's future while safeguarding this key element in the essential character of Groton into the future.

## 19. Feasibility:

First Parish has had a long and successful history as steward of the Old Groton Meeting House. Over the years, it has successfully financed and managed many major preservation projects, as noted previously. See exhibits for more details.

## 20. List of attachments:

See the Table of Contents for the Exhibits attached to this application. Please make special note of the detailed management plan, and the scope of work, showing the specific items to be rehabilitated during Phase 2.

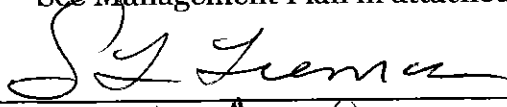
## 21. Additional Information:

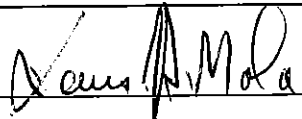
a. Public Benefit of this Project. See Exhibits

b. Chapter 44B, Section 12. Additional permanent restriction on the use of the land is not required. Town Counsel David Doneski advised us (in an email dated February 23, 2015, cc: Town Manager) that the Old Groton Meeting House Rehabilitation Project would not be subject to the Chapter 44, Section 12 requirement because no real property interest would be acquired with monies from the Community Preservation Fund.

Further, the Meeting House, as noted above, is already subject to a Historic Preservation Restriction in perpetuity. These facts are unchanged since that time, so no additional permanent restriction is needed for Phase 2.

22. Management Plan: See Management Plan in attached exhibits.

23. Applicant Signature:  Date: 1/17/18

Co-Applicant Signature:  Date: 1/16/18



# **Old Groton Meeting House**

## **Phase 2 Preservation 2018**

### **Exhibits**

Exhibit 1 – Letters of Support

Exhibit 2 - Feasibility

Exhibit 3 - Management Plan

Exhibit 4 - Project Team

Exhibit 5 - Groups using Meeting House

Exhibit 6 - Budget

Exhibit 7 - Timeline

Exhibit 8 - Scope of Work

Exhibit 9 - 1986 Preservation Restriction & MGL 44B

Exhibit 10 - Assessor's Information

Exhibit 11 - Title to the Meeting House

Exhibit 12 - Public Benefit

**Exhibit 1**  
**Letters of Support**  
**for Meeting House Preservation Projects Phases 1 & 2**  
**and for Nomination to the National Register of Historic Places**

Beginning with the Phase 1 Meeting House Preservation Project in 2015, continuing with our project begun in 2017 to nominate the Meeting House to the National Register of Historic Places, and now with our Phase 2 Preservation Project, we have received letters of support from numerous sources.

Collectively they paint a picture of widespread appreciation of the Meeting House as a cultural and historic treasure.

Exhibit 1 includes a summary of the letters of support from the Phase 1 Project.

Exhibit 1 will be supplemented with letters of support specifically for the Phase 2 Project.

**Exhibit 1 - Summary of Previous  
Letters of Support from Around Town for the  
Phase 1 Meeting House Rehabilitation and Preservation Project (2015 – 2017)**

**1) Groton Historic Districts Commission, Daniel Barton AIA** - The Commission recognizes the architectural and cultural significance of this building. ... The Advisory Committee ... along with their professional consultants [Spencer and Vogt Group] have dutifully identified and prioritized work that must be accomplished to preserve and protect the building. ... We further recognize that the responsibility for achieving and sustaining necessary repairs must extend to the broader community. ... Building such as the Old Groton Meeting House are rare and represent authentic, tangible and living examples of our New England heritage. They deserve our collective efforts to ensure their lasting presence as an educational resource and as a symbol of our values.

**2) Groton Historical Commission, Robert DeGroot** - The Historical Commission has documented the First Parish Meeting House as a very important Groton historic asset. ... It stands proudly as a symbol of Groton's historic past. ... The members of First Parish have been and continue to be the principal stewards of this historic building. ... Aspects of this project do fall within the Groton Historical Commission's historic preservation effort and meet many objectives in the Town of Groton's Community Preservation Plan, Sustainability Plan and 2020 Master Plan.

**3) Groton Historical Society, John Ott** - The Groton Historical Society is acutely aware of both the historical importance and physical significance of the Groton Meeting House to our community ... The building is a visual, physical and historical asset, an architectural artifact that should be protected and preserved at all costs. ... The stories and images of the Meeting House have been the focus of almost every major event in Groton's history, from Shay's Rebellion and the American Revolution to decisions made at Town Meeting assemblies gathered there, decisions that shaped the look and character of this community over time.

**4) Groton Board of Selectmen: Peter Cunningham** - The Board believes that the First Parish Meeting House is a very important Groton historic asset. ... It stands proudly as a symbol of Groton's historic past. ... Every effort should be made to preserve this building, since its stately existence is the heart of Groton.

**5) Michael Bouchard, Town Clerk** - If this important resource could talk, it would tell unparalleled stories of debates, discussions and decisions made at town meetings, elections, Selectmen's meetings, ... and more. ... Twenty three Town Clerks conducted town governance from the Old Meeting House, including Thomas Tarbell, Jr., Oliver Prescott, Samuel Lawrence, Caleb Butler and George Boutwell. ... This grand old building, a symbol of both Groton and New England history from before the Revolutionary War, is still revered by Groton townspeople and others today. ... The Old Meeting House clock and steeple are currently used to showcase Groton on the town web site, and adorn many local postcards, photos, and paintings. ... Every effort must be made to preserve this building for future generations to study and connect with its historical significance.

**6) Lawrence Academy, Dan Scheibe** - It is impossible to imagine the master planning process or the aesthetic future of our area of town without a well-founded Groton Meeting House at our side, just as it has been for centuries. ... Anything that can be done to preserve and protect the building will be an enormous benefit to the community, of which Lawrence Academy is a proud and involved partner.

**7) Sheila Harrington, MA State Representative, First Middlesex District** - I wholly support the efforts of the Old Groton Meeting House Advisory Committee to restore and preserve the Meeting House. The Meeting House is now Groton's most significant historic, architectural, and cultural landmark. The Meeting House has become synonymous with Groton, and has been prominently featured on postcards, in paintings, and even on the cover of Life Magazine as a symbol of New England Puritanism. ... It is about preserving a piece of 250-year old history that is essential to the story of Groton, Massachusetts and the story of America. I have read the committee's comprehensive studies detailing the work that will need to be undertaken to restore the First Parish Meeting House. I admire so much the committee's dedication to this cause, and applaud their authoring of a thorough, sensible plan to restore the building. ... The restoration of the Meeting House is very important to me. I have attended countless weddings, funerals, concerts and events at the Meeting House, and I hope it remains a part of this community for years to come. The First Parish Meeting House represents the geographical center, the cultural soul, and the historical legacy of the Town of Groton. It is imperative that this landmark be preserved and restored in an appropriate fashion at all costs.

January 12, 2018

Old Groton Meeting House Preservation Fund  
c/o Louis DiMola  
536 Longley Road  
Groton, MA 01450

Dear Mr. DiMola,

The Groton Historic Districts Commission strongly supports the efforts of the Old Groton Meetinghouse Preservation Fund to preserve and restore the Meetinghouse. As the entity charged with protecting and preserving the Town's rich historic character, the Commission is aware of the architectural, cultural, and historic significance of this structure and its prominence given where it sits in Groton's center. Not only is it valued by the Town, but it is also listed on the State's Register of Historic Places.

Buildings such as the Meetinghouse are rare and tangible evidence of our New England heritage and deserving of our efforts to ensure their lasting presence. We are grateful to and in full support of your diligent work to raise awareness of the building's significance and to inspire the Town to steward its treasure for posterity.

Please let us know if the HDC may be of assistance in your ongoing efforts.

Respectfully,

GROTON HISTORIC DISTRICTS COMMISSION

*Peter Benedict*  
*ma*

Peter Benedict  
Chair

## Exhibit 2

### Line 19 - Feasibility

The Old Groton Meeting House is an essential part of the Groton Center Historic District and a quintessential example of “the delicately spired New England meeting houses of its period,” as *Life Magazine* noted when the building was featured on the cover of the November 23, 1942 issue that exhorted a wartime populace to remember “The Puritan Spirit.”

Time has taken its toll on various components of the Meeting House, now the town’s oldest continually functioning public building. These areas of concern are documented in detail in Spencer & Vogt Group’s Conditions Assessment and Maintenance Planning (CAMP) Report. Despite its age, the building is in sound shape and can be maintained and structurally improved by continuing to follow the recommendations of that report.

Following those recommendations proved successful for Phase 1 and now we are turning our attention to the remaining recommendations that make up about 1/3<sup>rd</sup> of the total work. While this is a substantial project (paint failure, windows restoration, and clock repair) each step is straight forward and can be handled by experienced contractors supervised by an experienced Project Manager.

Given our Management Plan to deploy a strong Project Manager, it appears well within our reach to tackle the work outlined in the scope of work. This approach is buttressed by knowledgeable leadership individuals within First Parish and the wider community (see **Phase 2 Project Team Exhibit** which lists key individuals and project consultants).

First Parish has been the principal steward of the Meeting House since 1859. As steward, it has successfully provided both financial resources and project management to oversee many separate large-scale projects that benefitted the Meeting House. Most recently in the past 45 years, these included the replacement of the steeple (1972), the repair of the foundation (1986), the addition of a sprinkler system to protect the Meeting House (2001), and Phase 1 Preservation (2015-2017).

**Environmental Assessments:** One key element of this project will be safely dealing with lead paint buildup on all the Meeting House surfaces below the roof line. Similar to our extreme care exercised with Phase 1 lead paint safety for our work above the roof line on the Bell Tower and Steeple, First Parish will require the project contractor and workers to have the necessary Lead Removal Licenses and to follow all safety requirements spelled out by national, state, and local bodies.

**Permits and Approvals:** As part of the Groton Historic District First Parish will apply for Historic District Commission permits and approvals before beginning work on the Meeting House.

**Historic Preservation Restrictions:** As a result of a grant in 1986 to help replace the Meeting House foundation, the Massachusetts Historical Commission (MHC) holds a preservation restriction over the Meeting House in perpetuity. First Parish will share its plans for this project with MHC to allow them to verify that the plans “ensure the architectural and historical integrity” of the Meeting House as required by this restriction.

The Phase 2 Rehabilitation is feasible. It can be accomplished in a timely, responsible manner and serve as another step in preserving an essential element of Groton’s viewscape and historic legacy.

## Exhibit 3

### Line 22 – Phase 2 Management Plan

As an essential ingredient to ensure successful project completion, First Parish will employ an experienced Project Manager for the Phase 2 Preservation of the Meeting House. The Project Manager will work closely with the Contractor and with project representatives from First Parish. The Project Manager will have day-to-day oversight of the project.

**A. Project Notebook:** The Project Manager will prepare a Project Notebook to include:

1. project plan and schedule
2. contact list for all contractors
3. project library of project references including contractor bid documents

The project plan and schedule shall detail work activities, sequence of events, milestones, starting and completion dates, and personnel allocations for all elements within the project.

**B. Work Plan.** With the Project Manager in an oversight role, the project will be executed according to the agreed-upon project schedule, to deliver the project to a successful on-time completion. If issues arise, the Project Manager will sound alarms as necessary and bring the issues back to the responsible parties for further discussion and action. The work schedule will identify milestones which will act as triggers for payment of contractor invoices. These milestones will be tied to physical products such as work inspections done by the CPC Project Liaison, or the appropriate subtrade inspector and documented by pictures and vendor/subtrade invoices. Submissions for payment to the CPC will include copies of municipal inspector signoffs (if appropriate), the monthly requisition approved for payment by the Project Manager, pictures documenting work completed, a project progress narrative, an updated project schedule and budget, any challenges encountered, proposed corrective action for any challenges, and any additional remarks that will help keep the CPC informed.

**C. Invoicing.** The Project Manager will review all invoices for each milestone, and in conjunction with the Contractor and the Community Preservation Committee's Project Liaison, will certify that the work invoiced has been satisfactorily accomplished. The Project Manager will produce a written summary of all work performed during the reporting period for each task, as well as an updated schedule and revised budget allocation noting any problems encountered and listing all proposed corrective actions.

**D. Regular Progress Meetings with CPC Project Liaison.** The Project Manager, CPC Project Liaison, and a designated First Parish Representative will participate in regular progress meetings during the project.

**E. Regular Meetings with First Parish Representatives.** The Project Manager will meet regularly with representatives of First Parish's Building & Grounds Committee and/or Old Groton Meeting House Advisory Committee to discuss pending work, schedule updates, budget, specifications, vendor/subtrade and material selection.

**F. Communicating with the General Public.** Based on inputs from and discussion with the Project Manager, the Old Groton Meeting House Advisory Committee will prepare articles for the *Groton Herald* and the *Nashoba Valley Voice* in the course of the project. These articles will describe the project, identify goals, progress and other items of interest to the general public, and will be distributed to the media by the Old Groton Meeting House Advisory Committee.

**G. Documenting Work Progress.** The Project Manager will document and report on work progress through both written reports and digital pictures of the work in progress. Both forms of documentation will be provided on a regular basis in digital format to the CPC and to First Parish. At the conclusion of the project a full set of all such documentation shall be provided in digital format to both parties.

**H. Standards of Work.** Along the Project Manager will be responsible for overseeing that the Contractor's work complies with the Massachusetts State Building Code and with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

**I. Written Specifications.** The Project Manager will work with First Parish representatives from Buildings & Grounds and the Old Groton Meeting House Advisory Committee to produce detailed plans and specifications for the work to be performed. These will be incorporated into the final contract documents sent out to bid.

**J. Material Selection and Approval.** The selected Project Contractor with assistance from the Project Manager, will research materials and present material selections to First Parish Representatives for approval.

**K. Contract Documents.** The Project Manager will incorporate the detailed plans and specifications into final detailed versions of the contract documents (CDs). Once the CDs have been written, the Project Manager will distribute them to identified subtrades, soliciting bids for the various tasks.

**L. Recommending Vendors.** The Project Manager will review all qualifying bids in response to the CDs and present recommendations to First Parish for selection of vendors/subtrades. Bids and qualifications will be reviewed and verified with final selection being made in conjunction with First Parish Representatives

**M. Insurance and Safety.** The Project Manager will secure insurance certificates and lien waivers from all vendors/subtrades. With oversight from the Project Manager, the Project Contractor will institute a safety program which will be adhered to throughout the project and ensure the project progresses cleanly and quietly with minimal impact on the neighbors and the neighborhood.

**N. Project Status Updates.** The Project Manager and representatives from First Parish will attend CPC meetings upon request to give project updates.

**O. Prudent Spending.** The Project Manager will lead the project through a detailed and efficient process to ensure monies are spent prudently according to the needs of the building and project.

**P. Day-to-Day Oversight.** The Project Manager will have a part-time presence on the job site and will oversee the day-to-day activities on the job site. The Project Manager will ensure that the Project Contractor secures the materials needed to execute the project and that the Contractor makes certain the project site is adequately clean, secure, and does not pose any safety hazard to workers or the public. The Project Manager will coordinate any and all municipal inspection to ensure all work complies with mandated codes.

## **Exhibit 4**

### **Meeting House Phase 2 Project Team**

In order to insure a successful Phase I project, First Parish has assembled a team of contributors and consultants to assist us at each step along the way. These include: Al Collins, Owner's Project Manager (OPM), and

- Jim Moisson, Chair, First Parish Buildings and Grounds (B & G)
- Steve Lieman, Chair, Old Groton Meeting House Advisory Committee (OGMHAC)
- Allen King, OGMHAC and B & G

Other members of the First Parish community will serve as contributors and consultants. These include Deborah Johnson, Greg Premru, Ed O'Rourke, as well as other members of B & G and/or the Old Groton Meeting House Advisory Committee.

For the past four years, Lynne Spencer of the Spencer & Vogt Group (SVG) has served and continues to serve as an advisor on preservation matters to First Parish. SVG played an essential role in the very challenging technical demands for structural integrity during Phase 1. We have asked SVG to be available for consulting as needed for Phase 2.

First Parish has had a long and successful history as steward of the Old Groton Meeting House. Over the years it has successfully financed and managed many major preservation projects, including the replacement of the steeple in 1972, the repair of the foundation in 1986, and the addition of sprinkler protection for the Meeting House in 2002. We are assembling another strong team to work with our Project Manager, Al Collins, to help insure the success of the Phase 2 Meeting House Rehabilitation Project.



## **Exhibit 5**

### **Meeting House Preservation - Phase 2**

#### **Groups & Organizations that have benefited from the Meetinghouse**

First Parish warmly welcomes the use of both the Meetinghouse and the Parish House by community groups and organizations and by individuals for weddings. In many cases, the fees for use by non-profit organizations are waived.

Over the course of the past few years, many community groups have taken advantage of this welcome including the following Meeting House users:

- Monthly Groton Community Dinners
- Weekly AA Meetings
- Remembrance Services led by Nashoba Nursing and Hospice
- Daily Sunshine School pre-school and pre-K programs during the school year
- Approximately 8 weddings each year for couples who are not members of First Parish.
- Occasional Lawrence Academy events.
- Weekly sessions of Friendly Yoga
- Once per year Groton Dunstable Regional Middle School Historical Debate
- Monthly 4H meetings
- Girl Scouts meetings
- Nashoba Arts meetings

The Parish House in recent years has hosted the following groups:

- Weekly AA Women's Discussion
- Weekly AA Mixed Discussion
- Weekly AA Men's Step Meeting
- Weekly Meditation Group
- Teenage Anxiety and Depression Solutions (TADS)
- Weekly Debtors Anonymous
- Weekly Families Anonymous
- Monthly LaLeche League
- Groton Conservation Trust Offices
- Weekly Nashoba Valley Business Group Meeting

First Parish is pleased to be able to offer the use of our historic buildings and grounds to other local groups to host their meetings or events.

# Exhibit 6

## Meeting House Preservation - Phase 2

### Estimated Budget

Phase 2 Meeting House		Meeting House Paint, Windows, Clock	
<b>CORRECT WIDE-SPEAD PAINT FAILURE</b>		Everything below the roof line. Deal with excessive paint build up.	
Meeting House rear gable (EAST)	\$6,380	Includes 10 hrs carp & \$200 matl; Incudes lift. Assumes lift phase 1B	
Meeting House (NORTH and SOUTH)	\$49,240	Includes 40 hrs carp & \$800 matl	
Strip columns Front entrance	\$6,500	Painter's Pride estimate. \$2,500 - \$4,000 per column.	
<b>HISTORIC WINDOW PRESERVATION</b>		Repair, Restore, Reglaze, Preserve	
Sanctuary Windows (NORTH and SOUTH)	\$16,000	10 large windows	
3 Large Windows in Front (WEST)	\$4,800	3 large windows	
Small Windows on Ground Floor	\$3,600	9 small windows. 4 SOUTH, 5 NORTH	
<b>CLOCK RESTORATION</b>		Historic 1809 Tower Clock	
Clock, Bell Strike Rehabilitation & Repair	\$16,000		
<b>Phase 2 Construction Budget</b>	<b>\$102,520</b>		
Contingency	\$20,504	20% of construction budget	
Project Management	\$10,252	10% of construction budget	
<b>Meeting House Phase 2 Total</b>	<b>\$133,276</b>		

We will be updating these figures once we have gone out to bid with an RFP for this work.

## Exhibit 6

### Meeting House Preservation

#### Phase 1B – Budget (for Reference Purposes)

##### PHASE 1B Meeting House

Originally part of Phase 1. Postponed due to lack of funds.

No additional CPA Funds sought for Phase 1B

Meeting House Front (WEST) Paint Failure	\$22,980	
Masonry Rehabilitation Main Entrance	\$17,000	
<b>PHASE 1B Construction Budget</b>	<b>\$39,980</b>	
Contingency	\$7,996	20%
Project Management	\$3,998	10%
<b>Meeting House Phase 1B Total</b>	<b>\$51,974</b>	

Simultaneous with Phase 2, we are also planning to carry out Phase 1B's work on the West Face (front) of the Meeting House and on the brick and granite masonry at the main front entrance to the building. These elements were originally part of Phase 1 but were postponed due to insufficient fund as a result of the extensive and unexpected additional major repairs required for the continued structural integrity of the Bell Tower.

No additional CPA funds are being sought for this work. Funding will be provided from individual donors, and from other grant applications in process.

## Exhibit 7

### Old Groton Meetinghouse Phase 2 Rehabilitation Project Timeline

DATE	ACTIVITY
18-Jan-18	Submit Complete CPC Draft Proposal for Old Groton Meetinghouse Phase 2 Rehabilitation project
Thursday, February 1, 2018	Submit RFP to competitive bidding with option to bid on single bid package or individual elements
Monday February 12, 2018	Public Hearing to discuss CPC feedback on proposal
Thursday, March 1, 2018	Identify contractors with preferred bids for project elements
Thursday, March 15, 2018	Submit Final Proposal for Old Groton Meetinghouse Phase 2 Rehabilitation to CPC
Monday, March 26, 2018	Final CPC vote Deliver recommendations for town warrant
Monday, April 23, 2018	Vote on CPC funds at Groton's Spring Town Meeting
April or May 2018	Agreement between First Parish & CPC on Phase 2 Project
Monday, July 2, 2018	Construction begins on Phase 2
End of December 2018 or sooner	Phase 2 project work complete
End of January 2019 or sooner	Final report to CPC

## **Exhibit 8**

### **Meeting House Phase 2 2018**

#### **Scope of Work** **(including Phase 1B for which no CPA funds are requested)**

#### **Painting, Windows Restoration, and Clock Repair and Preservation**

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The Congregation of First Parish Church of Groton Unitarian Universalist is referred to hereinafter as "The Owner".

This draft evolved from recommendations presented in the Conditions Assessment and Maintenance Planning (CAMP) Report prepared by the Spencer & Vogt Group dated January 2014, updated based on the work completed for Phase 1, and updated further based on preliminary cost estimates obtained from Bud Killam of Painter's Pride for windows and paint failure issues, and by Phillip D'Avanza of D'Avanza Clock Repair for the tower clock and bell strike mechanism.

##### Meeting House Façade (West) – (Phase 1B)

Remove louver; repair louver as needed; clean out bird nest and other debris; install screening; oil prime all bare wood then reinstall with stainless steel screws.

Replace all rotted missing wood casings, trims, or corners with mahogany or cedar to original thicknesses and details.

Replace all cracked, rotted, or missing clapboards with custom-milled cedar or mahogany clapboards with 45 degree, back bevel scarf joints.

Repair damaged column bases utilizing wood hardeners such as Abatron Liquid Wood or equal and wood epoxy, new wood, and appropriate epoxy fillers.

##### Meeting House Façade (South, North, East)

Replace all cracked, rotted, or missing clapboards with custom-milled cedar or mahogany clapboards with 45 degree, back bevel scarf joints.

Repair damaged column bases utilizing wood hardeners such as Abatron Liquid Wood or equal and wood epoxy, new wood, and appropriate epoxy fillers.

##### Masonry (Phase 1B)

Front entry portico area – remove & salvage brick; remove infill down 12"; install drainage matt to weeps installed at steps; install 8" crushed stone and dust; top with 4" sand; and reinstall bricks pitched to drain at 1/4"/ft at steps of portico.

Reset right set of granite steps.

Install mortar/grout to head joint crack at northwest corner of foundation and pin stone into place.

Install mortar/grout to head joint crack at northeast corner of foundation.

Create granite-lined areaway on north and south foundations for 6 vent openings.

## Painting

Historic structure preservation requires careful, specific use of caulking. Contractors shall follow guidance provided in CAMP Report appendices. All caulking to be latex first quality, such as Big Stretch by Sashco or equal.

Paint shall be Benjamin Moore, highest quality, exterior alkyd oil primer, or equal, and Benjamin Moore, highest quality, exterior latex paint, or equal.

The painters shall call to the Owner's Project Manager's (OPM's) attention all wood in questionable condition before proceeding with preparation or painting.

All lead abatement rules and methods must be strictly followed. A Lead Renovator's license is required, as are correctly trained personnel.

All surfaces shall receive oil primer and 2 coats of finish.

## Window Restoration (13 Large and 9 smaller Meeting House windows) Repair, restore, re-glaze

### Clock and Bell Strike

Disassemble James Ridgeway 1809 Tower Clock

Clean and repair clock mechanism.

Repair all gears, shafts and bearing blocks as required.

Clean wood beam clock frame

Perform stabilization repair being careful to retain original paint.

Repair bell hammer.

Address items on "Clock Work List" dated 3/12/12.

Repair work to duplicate original components.

Document repair work.

Assemble clock and synchronize three dials with bell strike on the hour.

Pivots of gear shafts to be trued and polished in lathe

Make new 2nd strike shaft and pinion gear

Make new bearing blocks where required

Test run clock in shop

Deliver components to location, install and set-up

Synchronize clock faces and set to correct time

Provide oil and instruct personnel on maintenance of clock

## **Exhibit 9**

### **1986 Historical Preservation Restriction and MGL 44B**

In 1986, the Massachusetts Historical Commission (MHC) provided a grant that helped fund a major project repairing & replacing the failing foundation of the Old Groton Meeting House. As a result of this grant, First Parish agreed to a Historical Preservation Restriction.

As a result of this restriction, First Parish will give notice to, and obtain the necessary approval from the MHC for the work we intend to carry out on the building as part of the Phase 2 Meeting House Preservation Project.

During our grant application for Phase 1, the CPC asked whether the provisions of MGL 44B (regarding the need for permanent restriction) might apply to the Phase I project and our grant request to CPC.

### **Compliance with MGL 44 B, Section 12**

Section 12 of 44B reads that a permanent restriction needs to be executed only when a "real property interest" is being acquired, i.e. ownership in fee interest, easement, mortgage, or option to purchase.

It was the First Parish opinion that 44B did not apply since the purpose of the CPA grant sought by the First Parish was to rehabilitate the historic Meeting House's structural integrity and façade appearance.

This opinion was confirmed by Groton Town Counsel David Doneski in an email dated February 23, 2015, cc: Mark Haddad.

The Meeting House is currently under a Historical Preservation Restriction granted to the Commonwealth of Massachusetts through the Massachusetts Historical Commission to "ensure its architectural and historical integrity." This restriction is in perpetuity and by its specific terms does not prevent First Parish from seeking financial assistance from any source available.

**Exhibit 10**  
**Assessors' Information**

The Groton Assessor's Information for the Old Groton Meeting House is attached.



# 1 POWDERHOUSE RD

**Location** 1 POWDERHOUSE RD

**Assessment** \$1,664,200

**Mblu** 116/ 11/ 3169/ /

**Appraisal** \$1,664,200

**Acct#** 3169

**PID** 3169

**Owner** FIRST PARISH CHURCH OF  
GROTON

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$1,505,600	\$158,600	\$1,664,200
Assessment			
Valuation Year	Improvements	Land	Total
2014	\$1,505,600	\$158,600	\$1,664,200

## Owner of Record

**Owner** FIRST PARISH CHURCH OF GROTON

**Sale Price** \$0

**Co-Owner**

**Book & Page**

**Address** P.O. BOX 457  
GROTON, MA 01450

**Sale Date**

## Ownership History

Ownership History	
No Data for Ownership History	

## Building Information

### Building 1 : Section 1

**Year Built:** 1775  
**Living Area:** 13138  
**Replacement Cost:** \$2,824,360  
**Building Percent** 53  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$1,496,900

Building Attributes	
Field	Description
STYLE	Churches
MODEL	Commercial

Grade	Good (+)
Stories:	2
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Plastered
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Steam
AC Type	None
Bldg Use	Church/Temple C
Total Rooms	00
Total Bedrms	00
Total Baths	00
Fireplaces	
Bsmt Gar:	0
1st Floor Use:	906C
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	14
% Conn Wall	0

## Building Photo



(<http://images.vgsi.com/photos/GrotonMAPhotos/\00\00\30\68>).

## Building Layout



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	6569	6569
FUS	Upper Story, Finished	6569	6569
FOP	Porch, Open, Finished	480	0
UAT	Attic, Unfinished	566	0
UBM	Basement, Unfinished	6569	0
		20753	13138

## Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
ELE1	ELEV-PAS	3 UNITS	\$8,700	1

## Land

### Land Use

### Land Line Valuation

**Land Use**

**Use Code** 9602  
**Description** Church/Temple C  
**Zone** RA  
**Neighborhood** C20  
**Alt Land Appr** No  
**Category**

**Land Line Variation**

**Size (Sqr Feet)** 21780  
**Frontage**  
**Depth**  
**Assessed Value** \$158,600  
**Appraised Value** \$158,600

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$1,171,100	\$158,600	\$1,329,700
2012	\$1,171,100	\$158,600	\$1,329,700
2011	\$1,171,100	\$163,500	\$1,334,600

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$1,171,100	\$158,600	\$1,329,700
2012	\$1,171,100	\$158,600	\$1,329,700
2011	\$1,171,100	\$163,500	\$1,334,600

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## **Exhibit 11**

### **Certificate of Title to the Old Groton Meeting House**

#### **Clarification of Legal Status of Ownership of the Old Groton Meeting House**

In a process begun in the 1960s and concluded on March 20, 1986, First Parish and the Town of Groton formalized its relationship. By the Land Court of the Commonwealth land registration process First Parish was granted the fee or ownership of the Old Groton Meeting House and the land surrounding it by Certificate of Title No. 176094 recorded in Book 1010 page 144. The title to the Meeting House contains a condition clause requiring that the building be used for religious or educational purposes. If the property were not so used, the ownership would revert to the Town of Groton.

The attached Certificate of Title in this Exhibit shows that:

“First Parish of Groton, Unitarian, an unincorporated religious organization ... is the owner in fee simple [of the Old Groton Meeting House] so long as the premises hereby registered are used for religious or educational purposes, and upon the cessation of such use title shall vest in the Town of Groton subject to all mortgages and other encumbrances then affecting the title thereto”.

In the same proceeding the title to the Minuteman Common (known in the governing document as the “Play Area”) in front of the Meeting House was granted to the Town, with the First Parish congregation being able to use and enjoy the Common as its members had in the past.

The title to the building known as the Parish House was granted to First Parish with no conditions by Land Court Certificate of Title No. 176095 recorded in Book 1010 page 145.

church

*Extract from Chapter 183, Section 46, of the General Laws, as amended.*

Every plaintiff receiving a certificate of title in pursuance of a judgment of registration, and every subsequent purchaser of registered land taking a certificate of title for value and in good faith, shall hold the same free from all encumbrances except those noted on the certificate, and any of the following encumbrances which may be existing:

First, Liens, claims or rights arising or existing under the laws or constitution of the United States or the statutes of this commonwealth which are not by law required to appear of record in the registry of deeds in order to be valid against subsequent purchasers or encumbrances of record.

Second, Taxes, within two years after they have been committed to the collector.

Third, Any highway, town way, or any private way laid out under section twenty-one of chapter eighty-two, if the certificate of title does not state that the boundary of such way has been determined.

Fourth, Any lease for a term not exceeding seven years.

Fifth, Any liability to assessment for betterments or other statutory liability, except for taxes payable to the commonwealth, which attaches to land in the commonwealth as a lien; but if there are easements or other rights appurtenant to a parcel of registered land which for any reason have failed to be registered, such easements or rights shall remain so appurtenant notwithstanding such failure, and shall be held to pass with the land until cut off or extinguished by the registration of the servient estate, or in any other manner.

Sixth, Liens in favor of the United States for unpaid taxes arising or existing under the Internal Revenue Code of 1954 as amended from time to time and any other federal lien which may be filed in the commonwealth.

Seventh, Liens in favor of the commonwealth for unpaid taxes arising or existing under the laws of the commonwealth, effective January 1, 1985.

**CERTIFICATE  
OF  
TITLE.**

Book 1010 Page 144

No. 176094

DATE OF REGISTRATION

March 20, 1986

First Parish of Groton, Unitarian  
Church - Owner

176094, Vol. 91450

JOHN P. ZAMPARELLI, ESQ.  
REGISTER OF DEEDS  
ASSISTANT RECORDER

LAND COURT  
MIDDLESEX SOUTH REGISTRY DISTRICT  
CAMBRIDGE, MASS., 02141

IMPORTANT  
See Note on back.

**IMPORTANT**

\* LAND REGISTRATION OFFICE  
SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY  
(EAST) CAMBRIDGE, MASSACHUSETTS.

**Note**

This certificate must accompany every voluntary instrument relating to this property which is presented for registration at ★ this office.

This certificate should be mailed or delivered to ★ this office upon request when an involuntary instrument affecting this property is registered, so that the same may be noted hereon.

If this certificate is lost, a petition for a new one should be filed at once in the Land Court at Boston.

When a certificate owner dies, a petition for a new certificate after death should be filed in the Land Court at Boston, if the property goes to heirs or devisees.

# Owner's Duplicate Certificate

BR.1010 PG.144

No. 176094

Entered pursuant to a decree of the Land Court, dated at Boston, in the County of Suffolk and Commonwealth of Massachusetts,

the fourteenth day of March in the year nineteen hundred and eighty-six and numbered 32536 on the files of said Court,

## Copy of Decree.

COMMONWEALTH OF MASSACHUSETTS, SUFFOLK, ss.

LAND COURT,

In the matter of the Petition of

First Parish of Groton, Unitarian

numbered 32536 after consideration, the Court doth adjudge and decree that said

First Parish of Groton, Unitarian,  
an unincorporated religious  
organization located in

Groton in the County of Middlesex and Commonwealth of Massachusetts  
is the owner in fee simple so long as the premises hereby registered are  
used for religious or educational purposes, and  
upon the cessation of such use title shall vest  
in the Town of Groton subject to all mortgages  
and other encumbrances then affecting the title  
thereto

of that certain parcel of land

situate in Groton

in the County of Middlesex and Commonwealth of Massachusetts, bounded and  
described as follows:

Northerly by Lowell Road, three hundred seventy-six and 45/100  
(376.45) feet;  
Easterly by land now or formerly of The Trustees of the Lawrence Academy  
at Groton, fourteen (14) feet;  
Southerly by lot 2, two hundred thirty-seven and 88/100 (237.88) feet;  
Southwesterly by land now or formerly of The Trustees of the Lawrence  
Academy at Groton being a line in a Way, fifty-nine and 50/100  
(59.50) feet; and  
Westerly by land now or formerly of Town of Groton being a line in a  
Way, one hundred thirty-eight and 83/100 (138.83) feet.

All of said boundaries are determined by the Court to be located as shown on a  
plan drawn by Charles A. Perkins Co., Inc., Surveyors, dated December, 1968, as  
modified and approved by the Court, filed in the Land Registration Office, a copy  
of a portion of which will be filed with the original certificate of title issued  
on this decree and shown thereon as lot 1.

So much of the land hereby registered as is included within the areas marked  
"Way," approximately shown on said plan, is subject to the rights of the public  
for travel as set forth in a stipulation between petitioner and the Town of  
Groton filed with the papers in this case on May 31, 1967, a copy of which will  
be filed at the Middlesex South District Registry of Deeds with the copy of this  
decree (and registered as Document No. 702750).

So much of the land hereby registered as is included within the limits of the  
Electric Lines, approximately shown on said plan, is subject to such rights as  
may exist at the date of this decree.

So much of the land hereby registered as is included within the limits of the  
Water Line, approximately shown on said plan, is subject to the terms of a  
stipulation between petitioner and the Groton Water Company filed with the papers  
in this case on June 29, 1967, a copy of which will be filed at said Registry  
with the copy of this decree (and registered as Document No. 702751).

So much of the land hereby registered as is included within the areas marked  
"Way" as set forth in a stipulation between petitioner and The Trustees of the  
Lawrence Academy at Groton filed with the papers in this case on May 20, 1965, a  
copy of which will be filed at said Registry with the copy of this decree (and  
registered as Document No. 702752).

Certificate No. 176094 cont'd.

There is appurtenant to the land hereby registered rights in the Play Area, shown on said plan, and in said areas marked "Way" as set forth in a stipulation between Petitioner and the Town of Groton filed with the papers in this case on May 31, 1967, a copy of which will be filed at said Registry with the copy of this decree.

The land hereby registered is subject to the rights of the public in the travelled way, approximately shown on said plan.

And the Court doth adjudge and decree that said land be brought under the operation and provisions of Chapter 185 of the General Laws, and that the title of said

First Parish of Groton, Unitarian

to said land be confirmed and registered subject, however, to any of the encumbrances mentioned in Section forty-six of said Chapter which may be subsisting; and subject also as aforesaid.

Witness, MARILYN M. SULLIVAN, Esquire, Justice of the Land Court, Department of the Trial Court, at Boston, in said County of Suffolk

the fourteenth day of March in the year nineteen hundred and eighty-six  
at ten o'clock and thirty minutes in the forenoon.

Attest, with the Seal of said Court, JEANNE M. MALONEY, Deputy Recorder SEAL

A true copy.

Attest, with the Seal of said Court, JEANNE M. MALONEY, Deputy Recorder SEAL

Received for Transcription at Middlesex County South Registry District,

March 20, 1986 at 8 o'clock and 17 minutes AM

A true copy. Attest, with the Seal of said Court.

.....*J. H. J. J. J.* Assistant Recorder

Address of owner: c/o Francis A. Read, Treasurer, Groton, Massachusetts 01450

Land Court Case No. 32536

LD# 0772b OK# 0129b

Decree  
9025

# Memoranda of Incumbrances

No. 176094

## DOCUMENT

702750      KIND:                      Stipulation  
IN FAVOR OF:      First Parish of Groton, Unitarian  
                                 with Town of Groton  
TERMS:                      See Document  
DATE OF INSTR:      - -  
DATE OF REG:      Mar. 20, 1986      TIME OF REG: 8:17 AM  
SIGNATURE:      ..... *John P. Fargnoli* ..... Asst. Recorder

702751      KIND:                      Stipulation  
IN FAVOR OF:      First Parish of Groton, Unitarian  
                                 with Groton Water Company  
TERMS:                      See Document  
DATE OF INSTR:      - -  
DATE OF REG:      Mar. 20, 1986      TIME OF REG: 8:17 AM  
SIGNATURE:      ..... *John P. Fargnoli* ..... Asst. Recorder

702752      KIND:                      Stipulation  
IN FAVOR OF:      First Parish of Groton, Unitarian  
                                 with Trustees of the Lawrence Academy at Groton  
TERMS:                      See Document  
DATE OF INSTR:      - -  
DATE OF REG:      Mar. 20, 1986      TIME OF REG: 8:17 AM  
SIGNATURE:      ..... *John P. Fargnoli* ..... Asst. Recorder

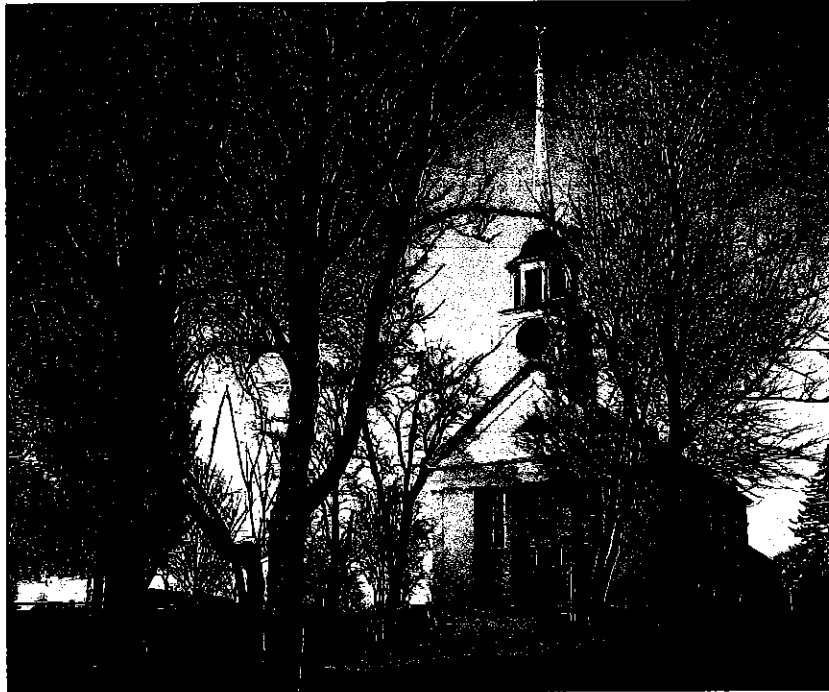
705033      KIND:                      Imposing of Restriction  
IN FAVOR OF:      Commonwealth of Massachusetts  
                                 (Massachusetts Historical Commission  
TERMS:                      Imposing of preservation restrictions on within  
                                 described land.                      See Doc.  
DATE OF INSTR:      Mar. 20, 1986  
DATE OF REG:      Apr. 15, 1986      TIME OF REG: 3:59 PM  
SIGNATURE:      ..... *John P. Fargnoli* ..... Asst. Recorder



## **Exhibit 12**

### **Public Benefit of the Old Groton Meeting House Project**

**PROJECT GOAL:** to ensure the preservation of the Old Groton Meeting House, an essential and iconic element of Groton's historic landscape.



**Wide Support Around Town:** The idea that substantial public benefit can be achieved through preservation of the Meeting House has wide support around town, as evidenced by the letters of support included in Exhibit 1 of this application and by the ongoing success in seeking private funding for the Phase 1 Project and now the Phase 2 Project.

The ongoing public benefit of rehabilitating, restoring, and preserving the Meeting House is twofold.

1. Given the prime location, aesthetic presence, and rich 260+ year story, this iconic structure, a town treasure, can be universally considered a quintessential example of what it means to be an historic building worth preserving. It is exactly the kind of structure that the Massachusetts Community Preservation Act (CPA) grants for historic purposes are intended to assist.
2. Throughout its 260+ year history, the building has served and continues to serve the community by making its meeting spaces available for public use and public benefit. Many local groups already make use of meeting rooms in the building, as detailed in Exhibit 5, and First Parish warmly encourages other community groups to take advantage of all the Meeting House has to offer. Preservation of this structure will allow these benefits to continue to accrue.

January 12, 2018

Old Groton Meeting House Preservation Fund  
c/o Louis DiMola  
536 Longley Road  
Groton, MA 01450

Dear Mr. DiMola,

The Groton Historic Districts Commission strongly supports the efforts of the Old Groton Meetinghouse Preservation Fund to preserve and restore the Meetinghouse. As the entity charged with protecting and preserving the Town's rich historic character, the Commission is aware of the architectural, cultural, and historic significance of this structure and its prominence given where it sits in Groton's center. Not only is it valued by the Town, but it is also listed on the State's Register of Historic Places.

Buildings such as the Meetinghouse are rare and tangible evidence of our New England heritage and deserving of our efforts to ensure their lasting presence. We are grateful to and in full support of your diligent work to raise awareness of the building's significance and to inspire the Town to steward its treasure for posterity.

Please let us know if the HDC may be of assistance in your ongoing efforts.

Respectfully,

GROTON HISTORIC DISTRICTS COMMISSION

Peter Benedict  
Chair