

**Minutes Regular Meeting
December 21, 2017
Town Hall 2nd Floor Meeting Room**

Members Present:

Peter Benedict, Elaine Chamberlain, Maureen Giattino, Laura Moore, Greg Premru, George Wheatley

Others Present:

John Amaral, Amalia McCaffrey

Meeting Called to Order 7:32 PM

7:35 pm The Groton Inn 128 Main Street- John Amaral

John Amaral asked, on behalf of the The Groton Inn permission to place an 8' tall fence around the HVAC condenser units on the east side of the property. Mr. Amaral met with the Planning Board to discuss the request as an administrative change as the permit allowed for a 6' fence. The 8' height is required to shield the units from view of Main Street. The Planning Board expressed support for the change but asked that Inn seek approval from HDC.

Mr. Amaral presented the following documents to the Commission.

- Site Plan showing the location of proposed fence
- Photos of the proposed fence choices
- Photos of landscaping to be planted to screen the fence
- Photo of the condensers

Mr. Amaral proposed two fence designs, one with a lattice top and one with a solid top. Both would be installed at the height of 8'. Mr. Amaral prefers the design with the solid top because the panel design allows air to flow in support of operation of the condensers. It also keeps with the look of The Inn.

HDC questions

- *How many sides of the HVACs would be fenced?* Four sides with a gate to enter the enclosure for maintenance.
- *Are the units for both heating and cooling?* Yes and the number of units are related to the efficiency of heating and cooling.
- *How many units/pads are there?* There are two units, second unit not seen from street.
- *What material is proposed?* Not wood, manmade, composite material.
- *Are the panels shiny?* No
- *What are the proposed post caps?* The post caps will be square.

George Wheatley made a motion to approve the proposed 8 ft. high, composite material, white, non-shiny fence with square post caps with a gate to access unit on side with planting/landscaping to screen. Seconded by Greg Premru. Vote was unanimous

8:00 PM 51 Hollis Street

51 Hollis Street – Amalia McCaffrey potential buyer

Maureen Giattino recused herself from discussion. Ms. McCaffrey is Ms. Giattino's client.

Ms. McCaffrey plans to purchase 51 Hollis Street next week. She is thinking about converting the property from a one family home to a two family home. Hoping to create an in-law apartment for her husband's parents in the future. Maureen Giattino's services have been retained for the renovation. Ms. McCaffrey is in the process of retaining other home improvement contractors. Ms. McCaffrey did

research on the property with the Historical Society finding one photo of the house. The photo shows the house pretty much as it is today. She doesn't plan on making many major changes but would like to add a porch to the home. Plans on leaving side yard. Would like to create a two car garage – which will create 4 parking spaces – which are required for the in-law apartment. Barn has tree damage that will need to be addressed. Ms. McCaffery will make decisions over the winter regarding windows, doors, and lighting. Will be investigating the rot on the house, assess the damage with an architect engineer. Plans to improve overall look.

HDC questions/comments

Do you plan on removing the sunroom? Yes

Please note that because the back of the home abuts the cemetery, HDC would have input/approval on what is done to back of the house.

In the upcoming week, Ms. McCaffrey will be in contact with the HDC Administrative Assistant to submit an application for a Certificate of Appropriateness.

8:15 PM – Historical District Discussion to create a Fourth District (Old Ayer)

George Wheatley proposed a Fourth Historical District, consisting of Old Ayer Road. Mr. Wheatley would like to have a proposal on the warrant for the Spring Town Meeting. Mr. Wheatley stated there are homes on Old Ayer that may be part of the National Registry of Historic Buildings. The Prescott House, at 170 Old Ayer is one of these homes.

Indian Hill Music is the owner of The Prescott House. Indian Hill Music does not plan on preserving the house. The Groton History Center is applying for CPC funds to have the murals removed and relocated to the The Groton Inn. But the house will be taken down.

After the discussion, the members concluded that getting a proposal together for a Fourth Historic District in time for the Spring Town Meeting would prove to be challenging.

A discussion regarding the murals and the Prescott House continued.

Chair Peter Benedict polled the members regarding positions after discussion.

Laura Moore – Save the murals, support The Groton History Center's CPC application to remove murals

George Wheatley – Save the house, Save murals but not removing them from house

Maureen Giattino – Save the house, save the murals

Peter Benedict – Save the murals, support The Groton History Center's CPC application to remove murals

Greg Premru – Save the murals, support of a Fourth Historical District but not at this time.

Elaine Chamberlain – Save the house, save the murals but not removing them from house.

Poll results

3 to save murals

3 to save house

Further discussion, regarding the likelihood of the house being saved took place. Another poll was taken asking members about their position on supporting saving the murals.

Laura Moore – Save the murals
George Wheatley – Save the house
Maureen Giattino – Save the murals
Peter Benedict – Save the murals
Greg Premru – Save the murals
Elaine Chamberlain – Save the house

Poll results

4 to save the murals

2 to save the house

Laura Moore made a motion to write a letter of support for The Groton History Center's application for CPC funds to remove and relocate the murals from the Prescott House to The Groton Inn. Greg Premru seconded. Vote 5 in favor, 1 opposed. Motion passed 5 to 1.

Minutes

George Wheatley made a motion to accept minutes of November 21, 2017. Peter Benedict seconded. Vote was unanimous

Next meeting, January 23, 2018.

Greg Premru made a motion to adjourn the meeting. Peter Benedict seconded. Vote was unanimous

Adjourned at 9:18 PM