

**Minutes Regular Meeting
February 27, 2018 @7:30 pm
Groton Electric Meeting Room**

Members Present:

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

Others Present:

Bob Collins, Dan Quaile, Bud Robertson, Brian McCaffrey, Cynthia Priest Swezey, Donna Grace Priest Johnson, abutters and other members of the public
Maureen Adema, Admin Asst.

Meeting Called to Order 7:32 pm

7:35 pm, 186 Main Street, owners David and Donna Ward, for Certificate of Appropriateness
Peter Benedict recused himself.

Maureen Giattino read the hearing notice for the record.

The Groton Historic Districts Commission will hold a Public Hearing on Tuesday, February 27, 2018 at 7:35 p.m. to consider the application submitted by Ward Holdings, LLC for a Certificate of Appropriateness for restoration of house and a carriage house, exterior and site changes shown on plans prepared by Lincoln Architects, Inc. and Ducharme and Dillis, Inc. at 186 Main Street (Assessors Map 113 –1) Groton, MA Property owners: David and Donna Ward 186 Main Street, Groton, MA

Bob Collins presented proposed restoration of 186 Main Street for owners Donna and David Ward. Mr. and Mrs. Ward plan a restoration of home and carriage house. The Wards hired Dan Quaile for restoration renovation plan and Stan Dillis for design site plan. Mr. Collins stated the repurposing of this property will be sensitive to its neighbors.

The Wards are submitting a citizens' petition to rezone 186 main Street from Residential-Agricultural "R-A" to Residential-Business "R-B" and include this property in the Town Center Overlay District. They would like to use the property as a law office.

The proposed changes for the exterior of the house are to bring it back to the appearance of 100 years ago. The damaged windows and trim will be replaced. The two doors, along with the staircases not original to the house will be removed; the center door will be replaced by a matching window. The aluminum siding will be removed. Gutters and downspouts will be repaired or replaced as needed.

Parking area is proposed for the back of the property. The back will be the entrance for the business. The view to the back of the property will be blocked from the street.

Mr. Collins asked the Commission for support at the Spring Town Meeting for the change of use.

Mr. Collins asked the Commission to continue the hearing to next HDC meeting.

Maureen Giattino closed hearing.

186 Main Street, Ward Holdings, LLC hearing continued to March 20, 2018 at 7:35 p.m.

7:45 pm, 179 Main Street, owner Norman R, Robertson Living Trust- for Certificate of Appropriateness
Peter Benedict recused himself from the hearing.

Maureen Giattino read the hearing notice for the record

Groton Historic District will hold a public hearing on Tuesday, February 27, 2018, at 7:45 pm to consider the application submitted by Norman R. Robertson Living Trust for a Certificate of Appropriateness for construction of a new brick veneer chimney at the southwest rear end of house. Replacement of five 1 over 1 double hung windows in the rear of the house with 6 over 6 double hung windows at 179 Main Street, Groton, MA Assessors Map 113-Parcel 63

Dan Quaille presented on behalf of Bud Robertson/Norman R. Robertson Living Trust.

The new windows will be Anderson 400 Series. Five windows will be replaced on the back of the house; two windows can be seen from Town Hall. The windows will match the house.

The brick will about 3 feet above the roof line; the chimney will be facing the barn. There will be no new lighting.

Commission questions and comments:

How high will the brick be above the roof line?

About 3 feet

Are the windows going to be installed within the current window openings?

Yes

Can the brick be white with a black cap to match the others on the house?

Yes, if that is the pleasure of the board.

Maureen Giattino closed the hearing.

Laura Moore made a motion to support the construction of new brick veneer chimney, white in color with black cap at the southwest rear end of house and replacement of five 1 over 1 double hung windows in the rear of the house with 6 over 6 double hung windows at 179 Main Street, Groton, MA, owner Assessors Map 113-Parcel 63, Norman R. Robertson Living Trust. George Wheatley seconded. Vote was unanimous.

8:00 pm, 51 Hollis Street, owners Brian and Amalia McCaffrey - for Certificate of Appropriateness

Maureen Giattino recused herself

Peter Benedict read the hearing notice for the record.

The Groton Historic Districts Commission will hold a Public Hearing on Tuesday, February 27, 2018, at 8:00 pm to consider the application submitted by Brian P. McCaffrey, Trustee for Kailua Realty Trust, for a Certificate of Appropriateness for repair and restore exterior of building. Replace existing sliding barn door on exterior with a non-operating panel which looks like existing door. Move entrance door on Hollis Street rightward about 2.5 feet to improve visual balance of house. Establish four parking spots parallel to right of house. 51 Hollis Street (Assessors Map 112-104-0) property owners: Kailua Realty Trust, Brian and Amalia McCaffrey PO Box 2044, Westford, MA.

Brian McCaffrey communicated to the Commission his proposed plans for 51 Hollis Street. He provided photos showing the current condition of the house. He also had photos of a home with the color he

would like to paint the house, Benjamin Moore, Templeton Gray. And he provided cut sheets for the replacement windows, door and light fixtures.

The front door on the home will be moved about 2.5 feet to balance the house, and a covering above the door will be added. The carriage house door will be replaced with a panel that looks like a door, closing off the entrance. The inside stairs will be rebuilt and made wider. The carriage house area will become the home's family room. The existing opening will be walled off. The foundation will be rebuilt. And the windows will be replaced with Harvey Tribute windows. There will be three windows of the same size and look on the front of house. There will be one window in a new location replacing the upper door.

The Greenhouse will be removed. Sunroom and deck will remain and will be repaired.

The rear chimney will be removed and replaced with a wooden structure. The metal chimney will be removed. The front chimney will remain.

The house will be a two family home. An entrance door will be added to the right side of the house. Four parking spaces will be established to the right of the house.

Commission questions and comments:

Will there be shutters on the house?

No

Are there any concerns regards setbacks to cemetery rock wall?

Setbacks will be met

What, if anything will be done to the roof?

Right side of roof okay, any repairs will stay in same roof line.

There can be a lot done with the faux door, to dress it up and add to the property.

Will be sure to make the faux door an asset to the house.

Peter Benedict closed the hearing.

Laura Moore made a motion to approve the application submitted by Brian P. McCaffrey, for repair and restore of 51 Hollis Street, replacing existing sliding barn door on exterior with a non-operating panel that looks like barn door, move entrance door on Hollis Street rightward about 2.5 feet to improve visual balance of house, replace windows with Harvey Tribute windows, establish four parking spots parallel to right of house, and add entrance door to right side, replace lighting and add a porch cover over front door of house at 51 Hollis Street (Assessors Map 112-104-0) property owners: Kailua Realty Trust, Brian and Amalia McCaffrey PO Box 2044, Westford, MA. Elena Beleno Carny seconded. Vote was unanimous

Priest Family – Prescott House Discussion

Letters written by Cynthia Priest Swezey and Susan Priest Dunlaevy were read. The letters detailed the history of the Prescott House and expressed the Priest Family's desire to preserve the house.

The Commission communicated that they had discussed the Prescott House and removal of the murals at past meetings. And although, the HDC is sympathetic to position of the Prescott House remaining intact, the HDC does not have any authority to intervene or block what the current owner Indian Hill Music does with the house.

Many residents spoke stating their desire to have the Prescott house stay intact. Others stated that having the murals removed and installed at the Groton Inn was in the works, with a CPC application in process to fund the project. And although relocating the murals to the Inn is not preserving the whole

house at least it is preserving part of Groton history. It was stated that Indian Hill Music had no immediate plans for the house but was involved in the mural removal and relocation to the Inn.

The Commission discussed and explored ways they could support the efforts in saving the Prescott House. The members of the Commission could reach out to Indian Hill Music for a meeting to discuss the possibilities for saving the Prescott House. Another option might be to meet with other interested Town boards to discuss a possible plan.

Minutes

George Wheatley made a motion to accept minutes of January 23, 2018 with corrections. Maureen Giattino seconded. Vote was unanimous

Greg Premru made a motion to adjourn the meeting. Laura Moore seconded. Vote was unanimous

Adjourned at 9:50 PM

Next meeting, March 20, 2018