

**Minutes Regular Meeting
April 24, 2018 @7:30 pm
Town Hall First Floor Meeting Room**

Members Present:

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

Member Absent:

Elena Beleno Carney

Others Present:

Bob Collins, Sherri Robinson, John Amaral, Damon Irby, Patrick Mulligan, Steve Lieman, Ray Murphy, Bob DeGroot

Maureen Adema, Admin Asst.

Meeting Called to Order 7:32 pm

7:35 pm, 186 Main Street – Bob Collins representing owners David and Donna Ward
Certificate of Appropriateness

Bob Collins stated that the Wards are seeking Certificate of Appropriateness for 186 Main Street to restore the house and carriage house exterior and site changes as shown on the plans prepared by Lincoln Architects, Inc. and Ducharme and Dillis, Inc. that were presented to the Commission at the February 27, 2018 meeting. Since that meeting, the Planning Board requested some additional lighting for the proposed parking area, therefore adding two additional fixtures that will be added on either side of the barn door on the carriage house. The fixtures will match the fixtures installed at the rear door. The lights are LED lights.

The Commissioners were shown the cut sheets for the windows, the door and light fixtures for the remodel.

The windows will be replaced as needed. The doors on Hollis Street will be converted into windows. The picture window from the 1940's will be replaced with two windows designed to match the existing windows.

Mr. Collins stated the owners would like to remove the fence and not replace it. The current fence is not in scale with the house, very short and does not fit with the look of the house, adding no value. The granite posts will remain. Mr. Collins believes once the yard is landscaped and looking better, the fence will not look right with the property.

The siding will be removed, the brick steps in front will be repaired and the Carriage House will be cleaned up, and the lean-to will be removed.

Comments and Questions from Commission

- *What, if anything is going to happen to the chimneys?
The chimneys don't work, but will remain. They will be capped off.*
- *What, if anything is going to happen with the shutters?
The shutters are in good shape, will be replaced/restored if needed/ as needed, they are wood.*
- *What, if anything is going to happen to the roof?
The roof will be replaced and be black*
- *Will the driveway be the same size and what material?
The driveway will be paved, same size as existing, although a dead tree will be removed as requested from the Planning Board and the Mayfield side will be moved away from the*

Wetlands. The driveway will be 8 to 10 feet wide, not wide enough for two cars to pass. The traffic pattern will be towards Mayfield.

- Will the Wards reuse their current business sign and will it be a lighted sign?
Yes, they will change the address on sign and reuse it. The sign will be have a light operating only during business hours. The sign will be installed on left side of driveway.

Abutters

Sherri Robinson, 176 Main Street stated she thought the fence was important part of the property and should stay on the property. It has been there for a really long time. She was concerned about the LED lights. Ms. Robinson expressed that this address is not in a business district and hopes that the Wards remember people live and have their homes here.

The Commission informed Ms. Robinson, they will require the lights to be on timers, and operate only during business hours with an automatic shut off at 5 p.m.

The Commission was undecided, about whether or not the fence should remain. Bob Collins will talk with the Wards for input on the fence. All agreed to discuss the fence at a future meeting.

Maureen Giattino made a motion to issue a Certificate of Appropriateness to 186 Main Street, Ward Holdings, LLC for restoration of house and carriage house exterior and site changes as show on plans prepared by Lincoln Architects, Inc. and Ducharme and Dillis, Inc. The restoration and improvements proposed and shown on plans include a black roof, paved driveway, replacing the doors in back with matching windows, replacement of wood shutters as needed, replacement of siding, removal of 1940's picture window to be replaced with two matching windows. Windows will be custom wood 6 over 6 double-hung with grilles.

Lights will be on timers, on during business hours only. The fence on the property will be discussed at a future meeting. George Wheatley seconded. Vote was unanimous.

7:45 pm 364 Farmer Row, Groton School "Norton House" – Bob Collins

Bob Collins proposed a plan to replace the cedar fence at 364 Farmers Row that has deteriorated over time with a new cedar fence matching the fence previously approved by the HDC. The proposed new fence will be the same cedar material and same size as previous fence, 6 ft. in height and 60 ft. long. The fence will have a total of 8 sections. The fence is about 40 feet set off from the street. Mr. Collins presented photos of the fence and property to the Commission.

Greg Premru made a motion for the proposed repair/replacement in kind for a 6 ft. x 60 ft. cedar fence at 364 Farmer Row, Groton School "Norton House" as shown in presented photos. George Wheatley seconded. Vote was unanimous.

7:50 pm Public Hearing The Groton Inn – 128 Main Street –John Amaral

Peter Benedict, Chair read the Public Hearing Notice into the record.

John Amaral, representative for The Groton Inn requested to continue the hearing until May 22, 2018.

The Commission granted the request to continue the Public Hearing for The Groton Inn – 128 Main Street to May 22, 2018 at 7:35 p.m.

The Groton Inn – 128 Main Street – Directional/Find Way Signs, discussion - Damon Irby

Damon Irby representing The Groton Inn presented the proposed directional/find ways signs for The Groton Inn. The proposed signs are to direct deliveries, restroom locations and the like.

Mr. Irby presented mock-ups and a site plan showing the locations of the proposed signs. Capital Sign Group has been contracted to manufacture the signs and stands. The panels are ½” white painted PVC, black 3M copy first surface. The posts are 3’x3’ black PVC posts with a cap. The signs are proposed to be 75ft on to the property, nice and smaller in size. The signs are proposed to be white and with black lettering.

Comments and Questions from the Commission

- *Are the posts PVC? Yes, best material for the weather conditions.*
- *What is the finish, what is the look of the sign? The finish is a matte finish and the look is wood grain.*
- *What is the proposed position of the signs? The signs will be straight on the road, straight to the face the Inn.*
- *Have you considered a black sign with white lettering?*

The certificate of appropriateness will be determined at the next meeting.

Old Meetinghouse restoration update – Steve Lieman

Laura Moore recused herself from discussion

Steve Lieman informed the Commission that the Old Meetinghouse CPC application was not approved to move on to Town Meeting. The CPC concluded that the issue of CPC funds being used on a building that has a religious function/purpose could open the Town for a legal challenge. There is currently a legal challenge of this nature in the Town of Acton. The Commission discussed other funding possibilities such as private donations and grants.

217 Main Street, Certificate of Appropriateness for temporary sign – Patrick Mulligan continued

Patrick Mulligan requested permission, to hang a temporary sign at 217 Main Street for his real estate business Northeast Realty and Co. The proposed sign will consist of the business name and logo in the business colors. Mr. Mulligan set up a couple of mock signs on his property, per suggestion of the Commission at the last meeting, concluding that he would like the sign to be two sided and installed parallel/ straight on the street. The post would be a 4x4 wood post with an attractive cap. Mr. Mulligan informed the Commission that he and his wife have discussed the possibility of putting their home on the market, so the sign may be up only for a few months. The placement of the sign would be 10’ off the house and 10’ off the driveway. The sign will measure 2’Wx3’L. The background color is a deep gray and the lettering will be white.

George Wheatley made a motion to approve a temporary real estate sign, deep gray background with white lettering, 2’Wx3’L in size on a 4x4 wood post for Patrick Mulligan, Northeast Realty and Co. to be installed at 217 Main Street for no more than one year. Greg Premru seconded the motion. Vote was unanimous.

134 Main Street, Body, Mind, Spirit, Certificate of Appropriateness – Ray Murphy

Ray Murphy, owner and manager of Body, Mind, Spirit presented mock-ups for the proposed Body, Mind Spirit, salon and day spa signs, one for the business building and one for monument panel. MarJoy, LLC purchased the commercial condominium at 134 Main Street, Unit 1B from the Bliss Bakery. Bliss Bakery closed in September of 2017. The space is being renovated to become the new location of Body, Mind,

Spirit. It is currently located at the Mill Run Plaza. The proposed signs for Body, Mind, Spirit will replace the Bliss Bakery signs at 134 Main Street. The building sign is on the north facing side of the building toward the The Groton Inn. The dimensions of the sign are approximately 8 feet in length by 9 inches. The sign will have black lettering on a white background. The lettering style is shown on the mockup of the sign. The Boynton Meadows monument sign has panels on each side, facing in each direction on Main Street. The current panel (Bliss Bakery) is 5 feet long by 5 inches in width. The proposed panel for Body, Mind, Spirit will be the same size. The sign panels will have black lettering on a white background. The proposed lettering style is shown on presented mockups.

George Wheatley made a motion to approve the proposed signs for Body, Mind, Spirit, salon and day spa at the location of 134 Main Street, in the vacated Bliss Bakery sign locations. The signs will be have black lettering on a white background; the size of the signs will be the same as the signs being replaced. Elaine Chamberlain seconded the motion. Vote was unanimous.

Prescott House – Bob DeGroot

Bob DeGroot, Chair Historical Commission, via an invitation from Peter Benedict, Chair HDC, met with the HDC to discuss the Prescott House. Bob stated he would like to save the Prescott House, and not have it torn down. He stated he was aware the HDC's discussion of making the Prescott House a Historic District. He stated he believed that it was not possible because the time had passed and Indian Hill Music owns the house. The saving of the house is difficult because the Town no longer owns it. The house has a Groton connection, not an Indian Hill Music connection, so it is not a priority for Indian Hill Music to preserve the house. Greg Shephard of Indian Hill Music told Al Collins there are no immediate plans for the house, other than the remove of the murals. Mr. DeGroot told the Commission that there is a working article from the Historic Commission for the fall Town Meeting to change the Demolition By-Law from 6 months to a longer time period, 12 or 18 months. The remove of the murals may open possibilities on what can be done with the house after the murals are removed. But things like the structure of the building would need to be assessed, if someone wanted to relocate it, could it "be moved" and cost of what could and might be done looked into.

The Commission discussed the fact that many towns' people are interested in saving the Prescott House. Al Collins has been in a dialog with Indian Hill Music because of the CPC application to remove the murals. Peter will speak with Al Collins and coordinate a meeting, to include Bob DeGroot and Indian Hill Music to work on a common goal for the Prescott House.

Administrative Matters

- *Fitchburg State's invitation to participate in a Groton Historical Documentary film - Peter Benedict, will contact the students.*
- *HDC expiring terms – place as an agenda item for next meeting.*

George Wheatley made a motion to accept minutes of March 20, 2018. Maureen Giattino seconded. Vote was unanimous

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

Adjourned at 9:10 PM

Next meeting May 22, 2018