

**Historic District Commission
Minutes Meeting
May 22, 2018 @7:30 pm
Town Hall First Floor Meeting Room**

Members Present:

Peter Benedict, Maureen Giattino, Laura Moore, George Wheatley, Elaine Chamberlain, Elena Beleno Carney

Member Absent:

Greg Premru

Others Present:

Damon Irby, Waddy Francis, Ben Davis, Linda Davis, Amie Preston, Michael Preston

Staff

Maureen Adema, Admin Asst.

Called to Order 7:33 pm

7:35pm Public Hearing The Groton Inn – 128 Main Street – Damon Irby and Waddy Francis

Damon Irby and Waddy Francis of The Groton Inn provided new mock-ups of the two proposed, double-sided monument signs for The Groton Inn and Forge & Vine Restaurant to commission members. The materials and size of the proposed signs have not changed since first discussed. The new proposal indicated that the signs will have raised lettering and the borders will also be raised. The Inn logo will be on both signs.

The signs are proposed to be installed at the locations indicated on the provided site plan and discussed at previous a meeting. The Groton Inn sign will be at Main Street entrance and the Forge & Vine Restaurant sign will be at southern end of property closest to Lawrence Academy.

The first sign will have two panels, The Groton Inn and Forge & Vine Restaurant. The first sign will have The Groton Inn sign will be larger and on the top panel and the Forge & Vine Restaurant will be smaller and on the bottom panel. The second sign will be the main sign for The Groton Inn.

Comments and Questions from the Commission

- *The Commission questioned the size of the signs. The signs will be approximately 25 to 27 square feet. The size approval for the signs is being requested under the provision of M.G.L. Chapter 40C and the code of the Town By-law Chapter 196-8 Unique and Special Circumstances. The signs are to scale with the buildings.*

George Wheatley made a motion to grant a certificate of appropriateness to The Groton Inn 128 Main Street, Groton, MA in accordance with M.G.L. Chapter 40C and the Town of Groton By-law 196-8 Unique and Special Circumstances for two monument signs as presented. One for The Groton Inn, and one for The Groton Inn/ Forge & Vine Restaurant. The first monument sign one will have two panels, the larger and first panel for The Groton Inn, the smaller and second panel for Forge & Vine Restaurant. The second monument sign will be the main sign of The Groton Inn sign. The signs will be located as presented and indicated on the provided site plan. The signs are double sided, will have raised lettering, raised borders and will display The Groton Inn logo. Capital Sign Group, LLC will manufacture the signs. Laura Moore seconded the motion. The vote was unanimous.

Public Hearing The Groton Inn – 128 Main Street – Directional/Find Way Signs, - Damon Irby and Waddy Francis

Damon Irby and Waddy Francis representing The Groton Inn presented the proposed directional and find way signs for The Groton Inn. The proposed signs are to direct deliveries, restroom locations and the like at the property. Mr. Irby presented mock-ups of the proposal signs that were prepared by Capital Sign Group, LLC. Mr. Irby also presented a site plan showing the locations of the proposed signs. The Capital Sign Group, LLC has been contracted to manufacture the signs and stands. The panels are ½” white painted PVC, with 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, fitting the feel of the property. The signs are proposed to be white and with black lettering. Mr. Irby provided a sheet of signs from town locations with white backgrounds with black lettering. He stated the Inn believed the white background with black lettering is a classic look. He stated many signs in Groton have a white background with black lettering. He stated the The Inn management desires the white background with black lettering and the look complements look works with the The Inn property.

Comments and Questions from the Commission

- *A couple of members stated they preferred a black background with white lettering vs a white background with black lettering.*

George Wheatley made a motion to grant a certificate of appropriateness to The Groton Inn 128 Main Street, Groton, MA for directional and way find signs, 75ft on to the property. The signs will be white with black lettering. The posts are 3’x3’ black PVC posts with a cap, single sided. Laura Moore seconded the motion. The vote was unanimous.

47 Hollis Street – Michael and Amie Preston

Michael and Amie Preston request approval to install a white picket fence, arbor, plantings and flowers at 47 Hollis Street, their property. The Preston’s presented the Commission with a site plan and photos of the proposed fence and arbor. The proposed fence will be similar to others on the street, 36 inches high. The total fence would be 30 feet across the front yard with additional 5 feet section, to run down the driveway and other edge of property. They would like to install a wooden arbor at the front walkway of entrance.

Comments and Questions from Commission

- *Commission does not have to approve plants and/or flowers. Although recommend that the planting is 1.5 ft. back onto the property, so the sidewalk snowplow does not cause damage.*
- *Will the arbor have a gate? No*
Proposed style is nice, appropriate for the neighborhood, same as some of the neighbors
- *What kind of post will be used? The post will match the fence, installed with the post hidden behind the fence*
- *Will the fence be wooden? Yes*

Maureen Giattino made a motion to approve a 36 inch high wooden picket fence in the front of 47 Hollis Street consisting of 30 ft. of fence in the front of the house with additional 5 ft. of the fence down the driveway with the posts behind fence and a white wooden arbor at the front walkway of entrance. Elena Beleno Carney seconded the motion. Vote was unanimous.

41-43 Main Street – Linda and Ben Davis

Linda and Ben Davis are purchasing 41-43 Main Street. The property is currently a two-family, the Davis' plan on remodeling the home and making it a one family. The two side doors will likely be replaced with one door or a window when property becomes one family home. The apartment will be converted into to master bedroom. The spiral staircase off the back of the house will be removed. There will be a deck added off the kitchen during the remodel. Future changes the Davis' have planned include adding period appropriate lanterns either flanking the front door or on a granite or square wood decorative post. They are thinking about adding plants to the front of the house. In the future they may paint the house white and have black shutters. A new roof is needed and would be replaced sooner than later, the roof color will stay the same. The front door may be re-painted the color is not yet decided but will select a historic color. There are plans to replace the chicken wire in the back and side of the property with fencing.

Linda Davis told the Commission she is very interested in the history of the house. She has done research on the property and had a home inspector, who specialized in antique homes look at the house. The home inspector told her the home was moved from another location which may be why the year the house was built has been difficult to determine. Research indicates that the land the house is on was owned by Jonas Prescott in the late 1600's/early 1700's. Ms. Davis will be working with Matt Cummings, a historic preservationist who specialized in first and second period home to help determine the age of the home.

The Commission told Mr. and Mrs. Davis not all of the proposed plans for the home would need approval from the HDC. They told the Davis' any cut sheets, mock-ups, paint chips or site plans made available are of great assistance in determining certificates of appropriateness. Peter Benedict spoke to the gas lanterns, informing the Davis' of his knowledge on them. The Davis' will attend a meeting in the near future after home purchase and plans are developed.

Administrative Matters

Open Space and Recreation Plan –

The OSRP kick-off meeting occurred on May 10, 2018. Maureen A. attended. Nikolis Gualco, Groton Conservation Agent is the town point person for the new Open Space and Recreation Plan. The old plan expired in 2017. Nik asked Maureen A. to ask the HDC members if there was a member interested in being a member of the OSRP Advisory Group. And he also wanted Maureen A. to ask if the Commission would assist in the HDC aspects of the OSRP. He was hopeful the commission could form a working group to discuss HDC aspects of the OSRP during regular scheduled meetings. Laura Moore said she would be interested in talking to Nik about the Advisory Group and look into becoming a member. Maureen A. will put Nik in touch with Laura.

Peter Benedict stated a working group during regular scheduled meeting to assist the OSRP would be fine. The next OSRP meeting is scheduled for June 14, 2018.

HDC Expiring Terms –

Town Manager's office will be sending an email to members whose terms are expiring asking if they are interested in re-appointment.

The Commission discussed the HDC membership. When the HDC was established the membership was to consist of two Historical Society members, one Massachusetts State Chapter of the American Institute of Architects and/or one Boston Society of Landscape Architects, one resident of the district, and two members without designation. Achieving this makeup has been challenging over the past few years. Commission re-organization will be votes at next meeting.

George Wheatley made a motion to accept minutes of April 24, 2018. Elaine Chamberlain seconded. Vote was unanimous

Peter Benedict made a motion to adjourn the meeting. George Wheatley seconded. Vote was unanimous

Adjourned at 8:50 PM

Next meeting June 19, 2018