

**Historic District Commission
Minutes Meeting
September 18, 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, Greg Premru

Others Present:

Linda Davis, Steve Hebert, Bob Collins, Art and Claire Thomas
Other members of the public

Staff

Maureen Adema, Admin Asst.

Called to Order 7:33 pm

7:35 pm

Public Hearing Linda and Benjamin Davis, Trustee of Benjamin Davis

Chair Peter Benedict read the Public Hearing Notice into the record

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, The Groton Historic Districts Commission will hold a Public Hearing on Tuesday, September 18, 2018, at 7:35 pm at the Town Hall, 173 Main Street, Groton to consider the application submitted by Linda and Benjamin Davis, Trustee of Benjamin H. Davis V Trust for a Certificate of Appropriateness for removal of newer chimney off the rear addition of the house, repair roof with like roofing shingles, replacement of nine two over one double hung windows, with six over six double hung to match original windows. Add era appropriate lanterns/sconces at front door. Removal of one side door, former entrance to an apartment, and replace with siding or with appropriate window. Add veneer chimney, on the front right of the house, to match existing chimney on the left of the home to return property to original 1834 appearance and add a fence to the property at 43 Main Street, Assessors Map 114-16, Groton, MA. Property owners: Linda and Benjamin Davis 43 Main Street, Groton, MA

Linda Davis gave the Commission members a presentation packet consisting of photos and narratives of the projects and work she plans to have done at 43 Main Street. Proposed work to be discussed consisted of removal of chimney, followed by roof repair, window replacements, new sconces to either side of front door and possibly side door, removal of second apartment door, replace with small window, add fence sections to the remaining part of the front yard and faux chimney to the right side of the home.

Mrs. Davis proposes to add sconces to either side of the front door and if visible, the side door. Originally the plan was to install gas lanterns that would be truer to the time period of when the home was built, but after consulting with a contractor the gas lanterns are not feasible. Therefore, sconces from Brass Traditions, a dark bronze in color electric light has been chosen for the front of the house. The sconces will measure 19 ¾ H x 5 ¾ W x 6 1/2 D. The Davis' propose to replace the newer two over one windows with six over six windows. The windows on the home will be replaced with storm windows. The windows will be purchased from one of three quality manufacturers, Andersen Windows, Marvin Windows or Pella Windows.

Mrs. Davis has not completely decided on the window choice but looking at windows similar to the new attic windows. They are wood tilt-in windows with vinyl glides storm windows. There is an Andersen window that has simulated divided light with wood inserts that would be a desired option if allowed by the Commission. The house will become a single family residence when the renovation is complete. The door used as the apartment entrance will be replaced with a small window. The fence in the front is missing a section, a replacement section to match existing fence will be installed.

Comments and Questions

Is the fence wood? Yes

How many sections need to be added to the fence? Four

Please keep the Commission updated and involved when changes are made to any part of the outside of the property.

Did you state the windows have not yet been purchased?

The windows have not yet been purchased.

Please provide cut-sheets when the window purchase/decision has been made.

There was a discussion about the chimney replacement. The Commission asked Mrs. Davis to email the proposed chimney replacement to the Commission for review. The Commission would like to discuss/weigh in at a future meeting regarding the chimney.

Chair asked if there were any abutters present that wished to speak

None

Greg Premru made a motion to close the hearing. George Wheatley seconded the motion. Vote unanimous to close hearing

Greg Premru made a motion to grant a certificate of appropriateness and approval to Linda and Benjamin Davis, Trustee of Benjamin H. Davis V Trust 43 Main Street Assessors Map 114-16 to add electric sconces to the front door of the house and side door that are dark bronze in color, 19 ¾ H x 5 ¾ W x 6 ½ D , along with roof repair, replacement with like shingles, replacement of nine two over one double hung windows with six over six over double hung windows to match original windows, removal of one side door to be replaced with siding or with appropriate window and add four matching sections to fence in front of the house. George Wheatley seconded. Vote 5 in favor, Moore and Beleno-Carney abstained. Motion passed.

7:45 pm

Groton Historic Districts Commission Public Hearing

113 Main Street – Joan and Patrick Parker-Roach –

Hearing Postponed to October 10, 2018 @ 6:30pm

7:50 pm

2-8 Hollis Street – Steve Hebert, Maynard Door and Window for Dennis Murphy

Discussion for replacement windows

Steve Hebert, of Maynard Door and Window introduced himself to the Commission and provide each member with a packet of product information for windows he would like to install at 2-8 Hollis Street, along with a current photo of the property. Dennis Murphy is owner of record of 2-8 Hollis Street; he

was not able to attend the meeting. There are potentially 62 windows to be replaced at the property. There is one large bay window that may or may not be replaced/changed. Mr. Hebert requested input from the Commission on their preference for the replacement windows. There is no commitment from the owner at this point, Mr. Hebert stated cost would be a factor and the work may have to be done over time. The windows would be storm windows, wood like material, 6 over 6 windows are most desired. The hope is to keep casings, the color will be white. There will be no disruption to the existing frame or trim. Mr. Hebert believes the doors will be remaining.

Mr. Hebert showed two salesman samples to the members. The Commissioners were generally agreeable to the 400 series tilt-wash window, white interior and exterior. 6 over 6 divided lights.

Comments and Questions

Composite material okay if white

Please come back to the HDC for approval of final window selection.

186 Main Street, Bob Collins representing Donna and David Ward

Bob Collins presented the Commission with a plan showing the roof components, with cut sheets for the shingles being used on the sloped portions of the roof, a membrane roofing material being used on the flat sections, and the raised seam copper being used on the overhang over the new door being added to the rear façade. The color of the shingles and membrane material will be black. He also presented a cut sheet showing the half round gutters being used and a cut sheet for the Boral composite clapboards. Mr. Collins spoke about the shutters from New England Shutter Mills, the same units used on the Groton Inn. He provided cut sheets. And Mr. Collins provided cut sheets for the windows being purchased from Marvin Windows.

Mr. Collins updated the Commission stating the concrete walk will be removed and replaced with red brick pavers.

Mr. Collins also stated that there is no update regarding the fence. He believes once more work is done at the property and clean up in the yard, both the Commission and his clients will agree on the fence.

Comments and Questions

Commissioners thanked Mr. Collins for the update, and look forward to speaking about the fence at a later date.

8:10 pm 8-10 Hollis Street –

Veterinary Health Care of Groton – Art and Claire Thomas, discussion of new sign

The Thomas' propose to install a new commercial sign in the same location as current sign. They provided a mock-up of the proposed sign(s) and property photo showing location of sign.

The new sign is replacement of the temporary sign. The new sign will be a new permanent sign in front of 8-10 Hollis Street. The new sign will be a multi-tenant sign. The sign will be 10' tall, 5'x5' square with multiple sign panels, 3 in total. The top most panel will be 8"x 48" with an animal paw image in gold and with address of 8-10 Hollis Street in blue vinyl letters. The second panel will state Veterinary Health Care of Groton with logo and phone number. The logo and lettering will be white. The 3 lower panels are 10"x48" for additional tenants. The sign will have light, the light stills needs to be determined.

Comments and Questions

Will the sign a light?

Yes, still working on the lighting, most likely the lighting will be from the ground and on a timer, still working on the final plan for the light.

Can the paw prints be addressed/removed on the asphalt be addressed? Yes, they are there to help with directions. Will remove. We are working on new directional signs.

The Thomas's will submit an HDC application for a public hearing to be heard on October 23, 2018, requesting a certificate of appropriateness for the proposed sign.

Administrative Matters

- *The Commission agreed to schedule an additional meeting to hear the Public Hearing for 113 Main Street to install two accessory structures on the property. The Commission will meet on October 10, 2018 @ 6:30pm. Maureen will notify the Groton Herald, abutters, post the meeting and confirm a meeting room.*
- *The Land Use Director is sending a letter to the Groton Herald stating the importance of Legal Hearing Notice being published as requested.*
- *The Regular monthly meeting will be held on October 23, 2018.*
- *Confirmed Demolition By-law change support letter was written and picked up.*
- *Dan Chasse completed the new house at 188 Broadmeadow Road. He asked for Commission comments, input and approval prior to selling the house at the end of the month. Dan could not attend the meeting; prior meeting minutes were reviewed for approvals. Dan answered the below question via email.*

The Commission questioned the following:

Q. Are the shutters wood? A. Yes

Q. Did we approve the light fixtures on the front of the house?

A. The light fixtures are the same as on the home next door. The meeting minutes from 2017 did not confirm or deny the approval of the light fixtures

Q. The landscaping seems to be minimal in scale of the house.

A. There will be additional landscaping done.

Comment

. The roofing is not black or gray, does not look nice on the house, there appears to be Purple colors in the roof. Maureen will mention to Mr. Chasse about the roof, although the Commission realizes there is nothing that can be done at this time.

George Wheatley made a motion to accept the minutes of August 21, 2018. Elena Beleno Carney seconded the motion. Vote was unanimous.

George Wheatley made a motion to adjourn the meeting at 9:35 pm. Greg Premru seconded the motion. Vote was unanimous.

Next meetings October 10, 2018

October 23, 2018