

**Historic District Commission
Minutes Meeting
October 23, 2018 @7:30 pm
Town Hall Second Floor Meeting Room**

Members Present:

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

Members Absent:

Elaine Chamberlain, Elena Beleno Carney

Others Present:

Bob Andersen, Claire Thomas

Staff

Maureen Adema, Admin Asst.

Called to Order 7:30 pm

Approve of Minutes

George Wheatley made a motion to accept the minutes of 9-18-18 and 10-10-18. Greg Premru seconded the motion. The motion passed 5 to 0.

7:35 pm

Public Hearing Veterinary Health Care and Tenants Art and Claire Thomas –

Permanent Sign Business Sign

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 (GHDC) will hold a Public Hearing on **Tuesday, October 23, 2018 at 7:35 p.m. at Town Hall**, 173 Main Street, Groton, MA to consider the application submitted by 2-8 Hollis Street, LLC, Art and Claire Thomas for a Certificate of Appropriateness for replacement of temporary sign with 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 gooseneck light at the top, illuminating both sides of the sign. The light will be on a timer. Art and Claire Thomas 8-10 Hollis Street, Groton, MA. **Assessors Map 112-136**. Copies of the application and supporting materials are available for review by contacting the GHDC via the Land Use Department, 2nd floor of Town Hall.

Claire Thomas, owner of Veterinary Health Care of Groton was present and spoke to the proposed new permanent sign for the business located at 8-10 Hollis Street. Dr. Thomas had a sample of the material and lettering for the desired sign for the Commission to review. Along with documents regarding the proposed lighting for the sign.

The desired sign will have a dark blue background. The material is PVC plastic, Dr. Thomas changed the lettering to be a carved lettering from original proposal, for a sharper look. The sign is proposed to be 10 ft tall, (120") and 3ft wide.

HDC Comments and Questions

10ft tall seems to be very tall, 9ft tall would be more agreeable. Remax sign is not that tall – not that wide

Height is needed because of the other businesses, 3ft off ground for easy snow removal

Is the Remax sign staying? *No.*

Why top lighting? How is to installed?

The light will not get damaged if light is on top i.e. by snow plows.

Light is a straight bar as shown in sheet passed out. The lights are mounted through the top of the post.

Bottom lighting is used more in the district.

Are the other businesses at this location known?

The other tenants/ tenant signs have not yet been determined.

Would it better to have no additional signs/panels until the businesses are determined. Add the sign boards later.

Current quote for the sign is \$6000, the signs/panels for the other businesses are included.

The silver color of light housing is not favorable to the district. Black would be better.

The color can be changed to black.

The double post adds size to the sign. Planting/landscaping would be helpful to soften the look/size.

Comments and Questions

Chair asked if there were abutters that wish to comment or ask questions.

No abutters were present.

Dr. Thomas informed the Commission that the Veterinary Health Care has a new logo and would like to have the new logo printed on their signs. The new logo is a dog and cat, pictured in the sign mock up.

Hearing Closed

Maureen Giattino made a motion to grant a Certificate of Appropriateness to 2-8 Hollis Street, LLC, Art and Claire Thomas for a replacement of a temporary sign with a new permanent business sign in front of 8-10 Hollis Street. The sign will be 9ft tall, (108”) with three, 3ft wide rectangular panels, to be added in the future. The sign will be blue, white and gold, with top of sign stating the address with paw print logo on the top. The background will be dark blue. The sign will have a top light. The light will be black with warm bulbs, LED Saber lights with a timer to coordinate with the parking lot lights. George Wheatley seconded the motion. The motion passed 5 to 0.

7:45 pm

Public Hearing Veterinary Health Care – Art and Claire Thomas - Directional Signage

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 (GHDC) will hold a Public Hearing on **Tuesday, October 23, 2018 at 7:45 p.m. at Town Hall, 173 Main Street, Groton, MA** to consider the application submitted by 2-8 Hollis Street, LLC, Art and Claire Thomas for a Certificate of Appropriateness for replacement of existing directional sign 36” x 18” with white lettering and graphics at 10 Hollis Street with similar sign, with updated company logo. New sign will be same size and colors with new logo mounted in same location as previous logo at 10 Hollis Street. Art and Claire Thomas 8-10 Hollis Street, Groton, MA. **Assessors Map 112-136.** Copies of the application and supporting materials are available for review by contacting the GHDC via the Land Use Department, 2nd floor of Town Hall.

Dr. Thomas informed the Commission that the Veterinary Health Care has a new logo and would like to have the new logo printed on their signs. The new logo is a dog and cat, pictured in the sign mock up.

Maureen Giattino made a motion to grant a Certificate of Appropriateness to 2-8 Hollis Street, LLC, Art and Claire Thomas to replace current logo graphic with new logo graphic on main business sign. George Wheatley seconded the motion. The motion passed 5 to 0.

Dr. Thomas requested to install a handicap parking spot sign in front the vet office.

Laura Moore made a motion to grant a Certificate of Approval for a standard handicap parking sign on a white 4x4 PVC post in plastic or wood installed at standard height for such sign in compliance with ADA regulations. Maureen Giattino seconded the motion. The motion passed 5 to 0.

After a discussion the decision was made to have applicant return at a future meeting with additional information and plans for the parking lot directional signage at 8 - 10 Hollis Street

Hearing is continued to November 27, 2018 @ 7:35 pm at the Groton Town Hall.

Prescott Common – Discussion

George Wheatley informed the Commission that Prescott Common was discussed at a Historical Commission meeting because “Prescott Common” is considering pursuing a MACRIS designation in hope of protecting it, keeping it as is. George Wheatley stated Prescott Common is protected by the HDC. Bob Anderson was in attendance. Mr. Andersson is the author of the email, sent to the Planning Board, after attending a Historical Commission meeting with concerns regarding Prescott Common applying for an application to be added to the Historical Commission MA Registry. The purpose of his email was to bring attention to Town/Commission the traffic study and Order of Conditions imposing a requirement that Indian Hill Music make the changes described in the traffic study. The Commission reviewed the traffic study. It was noted the traffic study was done by Indian Hill Music. The Commission had a brief discussion about the Prescott Common situation, making comments such as the desire for sidewalks and turn ability in and out of area. The Commission is in support of preservation of the site. No action at this time will be taken.

Boynton Meadow Condominium Trust – Tree Removal

Laura Moore made a motion to approve the request from the Board of Trustees of the Boynton Meadows Condominium Trust to remove two at risk trees at the driveway entrance to the property along with the trimming work of branches close to and overhanging the building at 134 Main Street. Greg Premru seconded the motion. The motion carried 5 to 0.

Maureen A. will inform the Planning Board and Anita Chmilariski, Board of Trustees of the Boynton Meadows Condominium Trust the HDC approved the request to remove the trees.

Administrative Updates

- The Town Clerk requested, due to the Fall 2018 Town Meeting vote to change the name of Board of Selectmen to Select Board, that Historic Districts Commission Regulations Chapter 360 in the Groton code should be formally changed from Board of Selectmen to Select Board as noted in hand out.
- 2019 meeting dates confirmed and meeting rooms reserved.

Commissioners Updates/Discussions

Laura Moore would like to have a mechanism for concerns and complaints from neighbors and others in the district to be communicated to HDC. Currently, members may hear or have discussions with individuals but there is little or no action that can be taken because there is no policy, process or procedure in place to address concerns. Although individuals can/should attend meetings, neighbors are not always comfortable with speaking at an open meeting against a neighbor. The Commission reviewed the Complaint Form used by the Land Use Department as an example of one way the HDC could address this issue.

Laura also expressed concerns about new construction projects in the District doing unapproved and unauthorized work. The HDC needs to revisit how new construction projects are managed regarding what work has been approved and what work is truly being constructed. A follow up/visit during construction would be wise. There has been new and additional work, such as propane tanks and unapproved lighting at some locations. Maureen A. will research files for past procedures used by the HDC in addressing this issue.

Greg Premru made a motion to adjourn the meeting at 9:22pm, Maureen Giattino seconded the motion. The motion passed 5 to 0.

Next meetings

November 27, 2018

December 18, 2018