

**Historic District Commission  
Minutes Meeting  
November 27, 2018 @7:30 pm  
Town Hall First Floor Meeting Room**

**Members Present:**

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

**Members Absent:**

Elena Beleno Carney

**Others Present:**

Kevin Smith, Smith Contracting, Theresa Piotrowski, Transformation Medical Weight Loss Terri Ragot, First Parish Church, Jason Dupre, Lifeway Mobility

**Staff**

Maureen Adema, Admin Asst.

**Called to Order 7:30 pm**

**7:35 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, 2<sup>nd</sup> floor of Town Hall.

**Per request of applicant the hearing is continued to December 18, 2018 @ 7:35pm**

**103-1 Main Street Roof Replacement Approval**

Kevin Smith Contractor

Kevin Smith, Smith Contracting, agent for owners at 103-1 Main Street requested approval to replace the roof at 103-1 Main Street. Mr. Smith provided the Commission with samples of the roofing material he would like to use and a spec and product booklet. The shingle proposed is an architectural shingle black in color.

**HDC Comments and Questions**

- Are you replacing the whole roof? *Yes*
- Both sides? *Yes*
- Do you have approval from the Condo Association to do work? *Yes, I will submit a copy of the approval paperwork to the Building Department to be added to the building permit application.*

**George Wheatley made a motion to grant approval to replace the roof at 103-1 Main Street on both sides of house with an architectural black shingle. Greg Premru seconded the motion. The motion passed 6 to 0.**

**195 Main Street- New Business Sign**

Transformations Medical Weight Loss and Aesthetics – Theresa Piotrowski

Theresa Piotrowski owner of Transformation Medical Weight Loss and Aesthetics introduced herself and stated that Transformation Medical Weight Loss and Aesthetics currently operates at the hospital but will be moving to 195 Main Street, Groton. She stated she was seeking direction on establishing a new business sign for her business. Dr. Piotrowski presented a mock sign of her business logo, in brand colors, silver and green stating business name and phone number.

Dr. Piotrowski's thought was to have a sign placed flat on the building of 195 Main Street, on the outside on the second story between the two existing windows. She believes there was a sign there before, because there appears to be wiring for/from something in that location. Dr. Piotrowski told the Commission that she has hired a sign maker who has done many signs in the district and will be meeting with her at the end of the week.

#### **HDC Comments and Questions**

- Not sure if flat on the building works for the district.
- Too bad Wink and Bruno's have individual signs.
- One sign stand for the three businesses would be best at this location.
- Many businesses on Main Street have a bracket sign. Have you considered a bracket sign? *No.*
- Would a bracket sign be too high?
- Would it look strange on the second story?
- Maybe walk down Main Street and photograph some bracket signs to get a sense of what other businesses have for signage. *I will do that.*
- Would a sign flat on the door work? *No, not well because business is on second floor and would not be able to see from the street.*

Commission is agreeable to a black bracket sign to be hung on second story on front of the building. Dr. Piotrowski will work with sign maker on design and submit paperwork to HDC for Certificate of Appropriateness. Will likely be heard at next meeting.

#### **Approved of Minutes**

Minutes will be reviewed at next meeting

#### **1 Powderhouse Road – First Parish Church- Accessibility Ramp**

Terri Ragot, Church Rep, Jason Dupre, Lifeway Mobility

Laura Moore recused herself from discussion

Ms. Ragot and Mr. Dupre presented samples of a silver metal/aluminum material that is proposed for an accessibility ramp construction at First Parish Church, 1 Powderhouse Road. They stated, they would like to install an accessibility ramp as soon as possible. Ms. Ragot provided the Commission with diagram showing the size of the ramp. 4 sections, 5x5, 5x4, 4x48, 4x48. She stated the desired location is on the front of the Parish House that is used for the Church offices and Religious Education.

#### **HDC Comments and Questions**

- The HDC members unanimously agreed that the material presented would not be approved for use in the district. The Church is a historic building, built in the 1600's and the HDC is charged with being consistent with decisions on changes/additions to such a building and all buildings in the district. It is certain that other owners/businesses in the district, abutting properties etc.... would not be happy with an accessibility ramp installed as presented because an aluminum ramp is not in sync with the look of the district.

- Does the ramp need to be outside? *Contractor will look at the building tomorrow to see if work can be done on the inside to achieve the goal they wish to achieve.*
- There are ramps that can be looked at around town for ideas on what works in the districts. I.e. Lawrence Academy, Town Hall. These ramps are made from agreeable materials such as brick and granite.

Maureen A. informed Ms. Ragot that per the Town/HDC By-laws a public hearing would need to be held allowing public input on the project. The public hearing is part of the process in achieving a certificate of approval/appropriateness for all permanent structural changes in the historical districts. Abutters are notified through this process. Maureen A. also stated that Michelle Collette, the Town's ADA Coordinator wished she could have attended the meeting to speak to ADA regulations regarding accessibility ramps. Ms. Collette asked Maureen A. to communicate to the Commission that the applicant would have to meet ADA regs would have to be met regarding the construction of the ramp.

Ms. Ragot stated that there is a parishioner who is in need of the ramp now, asking if a temporary ramp could be approved.

Commission communicated concerns and reservations about granting approval for a temporary ramp. They would not want the ramp to become a long lastly temporary ramp. The Commission believes having the project done once and correctly with the intent of a permanent structure/solution is the best course of action. Taking the proper steps and following procedure is most desired, a temporary ramp built in the materials presented are concerning to the HDC.

After additional discussion the Commission made the decision to work with Ms. Ragot, pending the input and approval from Michelle Collette, Town ADA Coordinator and Ed Cataldo, Building Commissioner and Zoning Enforcement Officer for a temporary accessibility ramp.

**Greg Premru made a motion for First Parish Church 1 Powderhouse Road to install a temporary accessibility ramp at front door for no more than six months, from December 15, 2018 to June 15, 2018 pending approval and proper permitting from Michelle Collette, ADA Coordinator and Ed Cataldo, Groton Building Commissioner and Zoning Enforcement Officer. George Wheatley seconded the motion. The motion passed 5 to 0.**

The Commission discussed working on ways to follow up with approved/authorized work. The Commission could start using the Town's online permitting system to request photos of work done/completed. Before and after pictures will be desirable for record keeping.

The non-approved propane tanks on Broadmeadow should be addressed. Maureen A. will write a letter to be mailed in January to the owners of the property communicating the concerns the HDC has with the location and look of the propane tanks. The letter should ask about landscaping, fencing etc.... Work recently approved that could use a follow up are 51 Hollis Street, 41- 43 Main Street and 186 Main Street.

#### **Admin Updates**

- Planning Board approved tree removal at Boynton Meadows
- Working on Town Report, due to Town Manager's office January 25, 2019.

**George Wheatley made a motion to adjourn the meeting at 8:47pm, Laura Moore seconded the motion. The motion passed 6 to 0.**

**Next meetings** December 18, 2018, January 29, 2019