

TOWN OF GROTON
173 Main Street
Groton, MA 01450
Historic Districts Commission
Minutes Regular Meeting
April 23, 2019
Town Hall First Floor Meeting Room

Members Present: Peter Benedict, Maureen Giattino, Greg Premru, George Wheatley, Elaine Chamberlain, 7:34pm, Elena Beleno Carney 7:40pm, Laura Moore 7:43pm

Members Absent: None

Others Present: Natalie Greene, Suzanne Goehringer, Berta Erikson, Mary Jennings, Scott Wilson, Bob Collins, Dan Quaile, John Amaral, Dan Mangel, Cosmo Gilberti, Jason Gilberti, Anthony Gilberti, Emily Piper, Deborah Burton, Nathaniel Frisch, Kaitlin McFadden, Mary Pierce and other community members and interested parties.

Meeting Called to Order 7:30 pm

Friends of the Tree Warden – K-9 Officer Lola Natalie Greene & Suzanne Goehringer

Planting Coordinator Ms. Greene and Chair, Ms. Goehringer of the Friends of the Tree Warden were present to discuss the Memorial Plaque/Stone for K-9 Officer Lola. The Commission reviewed the mock-up of the Plaque/Stone. The memorial plaque is 9x14 in size, 2 inches high, and weighs 30lbs. It is black granite and engraved with *In Loving Memory of K-9 Officer Lola for her dedicated service to the citizens of Groton. Born August 29, 2010 E.O.W. December 4, 2018.* It also has a photo of Lola. There will be a dedication ceremony on Saturday, April 27, 2019, during the The Groton Arbor Day event at 1pm at the Charles Gordon Common next to Filho's. There will be a Pink Stella Dogwood planted at the head of the plaque in Lola's honor. They also provided the Commission and meeting attendees a copy of the Friends of the Tree Warden News, publication.

George Wheatley made a motion to approve the Memorial plaque/stone for K-9 Officer Lola as represented to be placed at Charles Gordon Common. Greg Premru seconded the motion. Motion passed 5 to 0.

Friends of Prescott – Temporary Sign – Mary Jennings, Scott Wilson, Berta Erickson

The Friends of Prescott provided the Commissioners with a mock-up of a sandwich board sign they desire to be placed outside the Prescott School. The mock-up showed a 32x48 sign stating that the building has short term and long-term leases for business offices. The spaces are currently being designed. A focus group will determine the need. The hope is to have renters within one year, leases would likely be for two years.

HDC Comments and Questions

Why not use a nice bracket sign or post similar to others in the area of the district? A suggestion might be to use something like a real estate sign with a post.

This is a temporary sign

How many rental spaces are/will be available?

Not yet determined. Focus group will determine.

How long do you want the sign up for? It should not be out overnight.

We could put wheels on the sign, to make it easy to bring in at night. We do not know how long the sign will be needed.

The max period of time for this kind of request in the past has been six months.

George Wheatley made a motion to approve the Friends of the Prescott School's temporary sign as presented for advertising short-term and long-term leases for office business spaces for a period of six months. The sign will be a two-sided sandwich board 32"x48" in size. The sign will be placed in front of the building during day time hours and moved inside overnight. Maureen Giattino seconded the motion. The motion passed 7 to 0.

Maureen A. provided a sign application to Mary Jennings. The Friends of the Prescott School must submit the application to Land Use Department, attaching a colored copy of the proposed sign. The application will be approved/sign-off at the next HDC meeting.

240 Main Street – Renovation discussion, Attorney Bob Collins and Dan Quaile

Atty Collins was present to inform the HDC that the former Donelan's Supermarket building was purchased by Kilbourn Place, LLC. Gus Widmayer. The property is located in the Village Center Business (VCB) and in the HDC. The lot is about 1.09 acres and has 1/81.8 feet of frontage on Main Street. Atty Collins presented plans/drawings for the proposed building renovation. He stated the drawings are a work in progress. Dan Quaile of Lincoln Architects has been hired to develop plans to repurpose the building into four or five retail and/or office spaces. The existing building is larger than allowed in the VCB. The idea is to have the outside façade be in the style of the old Groton Hospital. Atty Collins provided a photo of the hospital. Stan Dillis has been hired to reconfigured the parking area to function much better than the existing lot. The new parking lot layout will provide sufficient access for emergency vehicles. Atty Collins will apply for a Certificate of Appropriateness for the proposed work, to be presented to the Commission at next month's meeting.

186 Main Street – Project update, Attorney Bob Collins and Dan Quaile

A recent site visit to 186 Main Street was made to inspect the condition of the barn on the property. The original two-story timber frame barn is approximately 40'x40' with a 10'x40' lean-to addition on the southeast side that was constructed at a later date. The barn is in the rear of the property adjacent to a pond. There is a high-water table which has likely contributed to the settling. The condition of the barn is poor and unsafe. The foundation has settled in many areas, large granite blocks have become dislodged and no longer provide support. There have been many efforts to stabilize the structure to prevent it from collapsing. Mr. Quaile stated the second floor is unstable. Atty Collins stated that the outside view from the street does not tell the true condition of the structure.

The Wards would like to remove the existing carriage house and replace with a building that will be a replicate in appearance of the existing. The new building will be smaller than the current structure and shifted to meet the 15-foot side setback.

Atty Collins provided a write up and photos regarding the condition of the barn. Atty Collins suggested a site walk for view the building. He also thought the Historic Commission should attend, because they have the authority to approve requests regarding the Demolition-By-Law attend the site walk.

The Commissioners were in agreement that a site walk should be scheduled. Maureen A. will work with Atty Collins to schedule a day and time. George Wheatley will invite the members of the Historic Commission when the day and time is scheduled.

11 Lowell Road – Town Center Overlay Inclusion, John Amaral and Dan Maugel

John Amaral provided the Commissioners with a narrative, plans and photos of 11 Lowell Road. The Groton Lowell Road, LLC is the owner of the property, they are seeking inclusion in the Town Center Overlay District, (TCOD) via a warrant article at the April 29, 2019, Spring Town Meeting. The property consists of 2.07 acres of land having frontage on Lowell Road and Main Street. It is located in the HDC. Mr. Amaral was present at the meeting seeking support at Town Meeting from the HDC for the article. The desire, to have the property in the TCOD is to promote a socially and economically Town Center. Dan Maugel, Maugel Architects presented a proposed development plan. The drawings indicated proposed buildings, parking and green spaces. Groton Lowell Road, LLC has meet and presented to the Planning Board. They will also meet, if proposal to be added to the TCOD with the Conservation Commission and all other Boards and Commissions for discussion/approval of the plans. Mr. Maugel stated that Dan Barton, former Groton HDC chair will be involved in the project, if the warrant passes at Town Meeting.

Maureen Giattino made a motion to support 11 Lowell Road’s inclusion in the Town Overlay District. George Wheatley seconded the motion. The motion passed 6 to 1.

127 Main Street -Improvements/repairs to roof, owner Cosmo Gilberti

Cosmo Gilberti, along with his sons Anthony and Jason, was present seeking a Certification of Appropriateness to reroof his property at 127 Main Street. The project will use the same material as existing and the color will remain the same.

Elena Beleno Carney made a motion to issue a Certificate of Appropriateness to replace roof in-kind with no change in color or material at 127 Main Street. Elaine Chamberlain seconded the motion. The motion passed 7 to 0.

258 Main Street- window replacements, owner Deborah Burton

Deborah Burton owner of 258 Main Street was present to inform the Commission that she intends to continue with the replacement of windows at her home. She is seeking to replace about 6 windows in her home. She was before the HDC in 2015 where at that time the Commission approved home repairs from ice dam damage and 4 windows. She is looking for a new contractor for these six windows, previous contractor from 2015 is not available. The windows will be Anderson 400 Series, white clad exterior/clear pine interior, Standard double hung 6 over 6 simulated divided light.

Elena Beleno Carney made a motion to issue a Certificate of Appropriateness to replace six windows at 258 Main Street with Anderson 400 Series, white clad exterior/clear pine interior, Standard double hung 6 over 6 simulated divided light. Greg Premru seconded the motion. The motion passed 7 to 0.

280 Main Street – discussion proposed work, owner Nathaniel Fritsch, Kaitlin McFadden

Nathaniel Frisch and Kaitlin McFadden are the new owners of 280 Main Street. They were present to seek direction and understand how to proceed with projects/work at their property. Kaitlin provided photos of the property to the Commission.

The proposed work consists of new windows, refurb the bulkhead, siding and painting, repair around second floor dormers, as well as where dormers meet roof.

Maureen A. invited the couple to meet with her to work on the application(s) for a Certificate of Appropriateness.

8 Hollis Street – Remax Business Sign, agent Mary Pierce

Mary Pierce of Remax was present to address the removal of the Remax Business Sign when the Veterinary Health Care of Groton installed a new sign at 8-10 Hollis Street. Ms. Pierce stated Remax was not informed or given the opportunity to take part in any discussions regarding new signage at Hollis Street building. The landlord/owners of the property have been hands off. Remax was granted a Certificate of Appropriateness/Sign approval for their sign from the HDC on February 24, 2015. Ms. Pierce provided the Commissioners with photos of the taken down sign leaning up against the building. She stated Remax would like to use the existing sign. At first the thought was to reinstall sign and post, although now the thought is to use a panel space on the veterinary sign.

The members discussed the situation making suggestions on how to use the old sign as a panel sign to be installed on the veterinary sign. Ms. Pierce said she will reach out to a sign maker for guidance on how to design a sign/repurpose the sign for Remax.

Maureen A. will assist Ms. Pierce in the application process and prep for requesting a Certificate of Appropriateness/Sign Approval.

44 Farmers Row property use discussion

44 Farmers Row is currently for sale. Emily Piper, the owner and operator of The Maker Farm, Westford, MA is interested in purchasing the property. If she makes the purchase, she intends to move her business and family to Groton. Ms. Piper provided the Commissioners with her business services/offering, along with what the proposed changes over the next five years to the property would be. The Commission appreciated Ms. Piper taking the time to meet with them.

Jonas Prescott Stone – George Wheatley

George provided the Commissioners with a photo of the Jonas Prescott Stone imbedded in the Lawrence property stone wall. The tree also embedded in the stonewall is slated to come down this summer.

Admin Update

- First Parish Church – bench proposal discussion scheduled for next HDC meeting
- 44 Farmers Row- reviewed email from interested purchaser
- The Town's IT department is taking head shots of Commissions and Boards for the new Town Website on May 6th and May 7th
- No updated spec sheets from Platt Builders for Hollis Street
- Next meeting re-organize board.

Maureen Giattino made a motion to accept the minutes of March 26, 2019 as amended. George Wheatley seconded the motion. The motion passed 7 to 0.

Laura Moore made a motion to adjourn at 9:38pm. Maureen Giattino seconded. The motion carried 7 to 0.

Next Meeting May 21, 2019

June 18, 2019