

TOWN OF GROTON
173 Main Street
Groton, MA 01450
Historic Districts Commission
Minutes Regular Meeting
May 21, 2019
Town Hall Second Floor Meeting Room

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

Members Absent: None

Others Present: Rick Muehlke, Bob Pine, Atty. Bob Collins, Dan Quaile, Janine LaValley,
Marcus Palmer, Doug Shaw and other interested parties.

Meeting Called to Order 7:31 pm

1. Main Street/Old Ayer Road, piping/venting Indian Hill Music
Mike Bertram, Over All Directional Drilling, LLC

Mr. Bertram did not attend the meeting.

2. First Parish Church Benches – Rick Muehlke, Bob Pine

Laura Moore recused herself from the discussion

Mr. Muehlke asked to be put on the HDC agenda to discuss a proposal for the Minuteman Green open space in front of the First Parish Church, after attending the Park Commission meeting of April 9th. Mr. Muehlke reviewed with the Commissioners a photo of the aerial view of the Common, photo of the desired granite benches proposed and hand drawn plans showing the proposed location of trees and benches. He also shared a hand drawn sketch indicating the size of the proposed benches. He stated the benches would match the granite posts on the existing fence. He stated the look proposed is a semi rustic look, not a sleek or polished look. Mr. Muehlke stated that there is no seating on Minuteman Common. The proposed benches would make the property user friendly. The trees and landscaping will provide sun and shade at the different benches.

HDC Questions and Comments:

Is the granite – reclaimed granite? ***Not yet decided***

Was a traditional bench with a back considered? ***No, a bench with back was not considered. The decision for these benches was based on input received. A bench with a back would be more comfortable but maintenance and possible thief might/could be issues. Would look into benches with a back if the Commission would like; although we feel the proposed benches fit the property.***

Was a price comparison with different styles/materials done before deciding on these benches?

No

Why five benches?

Five benches as laid out in proposed plan will direct a sense of a social space.

Greg Premru made a motion to support the look of the proposed benches and proposed landscape changes at Minuteman Common. George Wheatley seconded the motion. Motion passed 4 in favor, 1 oppose, 1 abstain.

3. EXIT Reality Sign 161 Main Street, color change request – Janine LaValley

Janine LaValley, Broadmeadow Sign Studio was present to seek approval for a color change and shape change for the EXIT Reality sign at 161 Main Street, 2nd floor. The sign will be the same size 24"x36", two-sided and hung on the existing bracket. The teal color will be dimmer than the existing sign.

Elena Beleno Carney made a motion to approve the changes of color and shape of the EXIT Reality sign at 161 Main Street, 2nd floor reusing the existing bracket as presented. Elaine Chamberlain seconded the motion. The motion passed 7 to 0.

4. Re/MAX Partners Sign, 8-10 Hollis Street, Janine LaValley

Janine LaValley, Broadmeadow Sign Studio was present to seek approval for a new two-sided sign for the freestanding 46" x 22" post sign at 8 Hollis Street for Re/Max Partners. The proposed sign is designed with the new Re/Max branding. Ms. LaValley presented two sign mock-ups. One white and one blue. The new branding has a logo of a hot air balloon that is white, red and blue. The white sign is preferred because the blue does not match the blue used in the existing "Veterinary Health Care of Groton" sign. The bottom of the sign will be 38" off the ground. Ms. LaValley stated there will be no room for a third sign. Ms. LaValley stated that working on this sign as an afterthought to the "Veterinary Health Care of Groton" sign has proved to be problematic. The change of the Hollis Street businesses' signage would have been more efficiently done, resulting in a more favorable district look if all the businesses at this location changed signage at the same time. The same blue would have been consistent with all signs.

Elena Beleno Carney made a motion to approve the proposed Re/Max Partners sign, 22"x48" in size, white background color, consistent with the new Re/Max branding depicting the red, white and blue hot air balloon logo. The sign will be installed at 8-10 Hollis Street beneath the "Veterinary Health Care of Groton" sign in the panel space available. Maureen Giattino seconded the motion. The motion passed 7 to 0.

5. 240 Main Street – Public Hearing

Certificate of Appropriateness- Atty Bob Collins and Dan Quaile

8:10 pm Peter Benedict read the Public Hearing Notice for the record

GROTON HISTORIC DISTRICTS COMMISSION, PUBLIC HEARING
Kilbourn Place, LLC, Gus Widmayer, Manager

240 Main Street, ASSESSORS MAP 112-90

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHD) will hold a Public Hearing on **Tuesday, May 21, 2019, at 8:10 pm at Town Hall**, 173 Main Street, Groton, to consider the application submitted by Kilbourn Place, LLC, Gus Widmayer, Manager seeking a Certificate of Appropriateness for the rehabilitation of the property at **240 Main Street, Assessors Map 112-90** zoned Village Center Business, in the GHDC. Site changes to include reconfigures to the parking lot, landscaping along

front of the main portion of the building, the right of the parking area and Main Street frontage. Exterior lighting of post lanterns and wall lanterns by each exterior door. The proposal for the building is brick veneer on the front with a new gable end facing the street with columns evocative of the old Groton Hospital. The large glass windows will be replaced with divided light windows. The concrete block side and rear will be covered with clapboarding. Windows will be added to the side and rear. Property owner: Kilbourn Place, LLC, Gus Widmayer, Manager 9 Orion Park Drive, Ayer, MA 01432 Certificate of Appropriateness for work at **240 Main Street, Assessors Map 112-90**. Copies of the application and supporting materials are available for review by contacting the GHDC via the Land Use Dept., 2nd floor of Town Hall.

Atty Collins and Dan Quaille were present seeking Certificate of Appropriateness for the owners of Kilbourn Place at 240 Main Street. The HDC was given a site plan/plot plan of the property along with a packet of design plans and spec sheets related to the proposed renovation.

The exterior design replaces the large glass and brick veneer on the front of the building. A small addition will be added to the left portion of the front with a new gable facing the street with columns added in front. The new look will work in the district and the street scape. The new design of the parking lot and the back of the building will be more appealing to the eye. The building is really tight on the property. The new addition will be wrapped in clapboard and the white trim band will wrap around. Adding a fence on the property line with LED lights for security and back entrance doors. The Hollis Street view will be very much improved.

Atty Collins informed the HDC members the Zoning Board of Appeals approved the proposed plans for the property.

HDC Questions and Comments:

*What is the color or the clapboard? **Will bring a color sample for review.***

*Will the clock be the right size/scale for the building? **Yes, Will the clock work? Yes, the clock will be a statement piece.***

*What shape and size at the base of the columns? **Will work on columns, proposing to be reuse brick to build a 2x4 wall for columns to sit on.***

*What is the roof material? **Asphalt shingle** What color? **Will provide sample***

*What height is the fence? **Six feet** What material is the fence? **Cedar** Will the existing fence be replaced? **No, the existing cedar fence will be matched***

The dormers should be larger.

The trim should be bigger

Not sure about the white "band" around the whole building. The look is a bit modern.

Should the cupola be removed? Scale is off. Not attractive

Signage needs to be addressed

Bob Collins and Dan Quaille will provide the following for the next meeting:

- Roof spec sheet,
- Shutter spec sheet
- Clock documentation
- Color sample(s)
- Window spec sheets
- Scale drawing for the columns
- Other supporting materials

Public Hearing 240 Main Street continued to June 18, 2019 at 7:30pm

6. 186 Main Street Public Hearing

Certificate of Appropriateness Atty. Bob Collins, Dan Quaille

8:25 pm Peter Benedict read the Public Hearing Notice for the record

GROTON HISTORIC DISTRICTS COMMISSION

PUBLIC HEARING

Ward Holdings, LLC

186 Main Street, ASSESSORS MAP 113-1

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on **Tuesday, May 21, 2019, at 8:25 pm at Town Hall**, 173 Main Street, Groton, to consider the application submitted by Ward Holdings, LLC for a Certificate of Appropriateness for work at **186 Main Street, Assessor Map 113-1** to remove existing carriage house, with the intent to replace with a building that will be a replicate in appearance. The new building will be smaller than existing building. The location of the new building be shifted to meet the Town of Groton 15-foot side setback. Property owner: Ward Holdings, LLC 142 Main Street, Groton, MA 01460, for work at **186 Main Street, Assessors Map 113-1**. Copies of the application and supporting materials are available for review by contacting the GHDC via the Land Use Dept., 2nd floor of Town Hall.

Atty. Collins provided a letter from Haley Platt, Platt Builders, addressed to Ward Holdings, LLC expressing his support to replace the carriage house at 186 Main Street. The letter stated many structural safety concerns, no the efficient available plan to repair/rebuild the existing building. Additionally, a replacement building would be built to meet the Town's zoning setbacks. Atty Collins also provided a site plan of the property, perspective views of replacement carriage house and proposed product and material data.

The building will be used as an office with a conference room. There will be a human door installed within the barn doors. The human door will swing to the left. There is a plan to add windows on all four sides of the building. The building will be a perfect square. There will be a door added by the parking lot, as a second means of egress.

The HDC members made a site visit to 186 Main Street on May 7, 2019 to inspect the condition of the carriage house on the property.

HDC Questions and Comments:

Where will the mechanical /ac units be? **Likely on the left side by the parking lot.**

There will be screening/fencing. Will submit plan for approval.

Could a French door be installed on the back for means of egress? **Not likely because of the Wetlands**

Public Hearing 186 Main Street continued to June 18, 2019 at 7:45pm

Groton School -Solar Light Plan- Atty Bob Collins

Laura Moore recused herself from the discussion.

Historic Districts Commission

Meeting Minutes May 21, 2019

Atty Bob Collins informed the Commission that the Groton School has been working with GELD to determine the viability of a solar voltaic field to reduce the school's electrical usage during peak demand. The use of the solar power would benefit the Town/GELD with cost savings. The location that is being considered is a portion of the Sabine Filed on Farmers Row. Atty Collins presented a plan indicating the proposed solar location. The site can be staked, after this is done the Commissioners could do a site visit to determined how agreeable that street view would be. Atty Collins will attend another meeting in the upcoming months providing street view photos, along with specs sheets of the style, color and size of structures. He stated that the Groton School is sensitive to keeping the look of the District. Atty Collins noted that there are many elements that need to be talked about including possible fencing, height of structures, access etc....

7. 24 Farmers Row – Discussion of proposed work Marcus Palmer, Doug Shaw

Mr. Palmer stated that he has been renting 24 Farmers Row and is planning to buy the property. He provided the HDC with documents and photos supporting his proposed plans. Mr. Palmer stated that there are no plans to change the main house, the color will remain. The roof line will remain, keeping the character of the home. The original windows would remain.

One project would be to add additional living space. The house is only about 1700sqft. The plan would be to put an addition straight back on the property. The distance between the family room addition and barn would be about 30 to 35 feet. Mr. Palmer would like to put on a deck in the back. He has improved the sight lines removing the over growth. Mr. Palmer would like to have a 3-door garage vs the 1 currently at the site. The added garage doors would be matching.

Future plans are to also so install a pool.

Maureen A. gave Doug Shaw the HDC 2019 meeting schedule and deadlines for applications and public hearing notices. She has provided him with a Certificate of Appropriateness application and offered assist in the "write up" for the hearing notice. The Certificate of Appropriateness would require window spec sheets, door/garage door photo sample of materials, such as roofing material, color samples.

Commissioners Updates

None

Admin Update

- Email from Janine Doucette LaValley's email of May 20, 2019. Subject – Approval/Inspection of Business Signs in District. A discussion of HDC business signs will be put on the agenda for the next meeting.

Maureen Giattino made a motion to accept the minutes of April 23, 2019 as amended. Greg Premru seconded the motion. The motion passed 7 to 0.

Elena Beleno Carney made a motion to adjourn at 9:55pm. Laura Moore seconded. The motion passed 7 to 0.

Next Meetings

June 18, 2019

July 23, 2019