

TOWN OF GROTON
173 Main Street
Groton, MA 01450
Historic Districts Commission
Minutes Regular Meeting
June 18, 2019
Town Hall First Floor Meeting Room
@7:30pm

Members Present: Peter Benedict, Greg Premru, George Wheatley, Elaine Chamberlain, Laura Moore

Members Absent: Maureen Giattino, Elena Beleno Carney,

Others Present: Maureen Adema, Admin. Asst., Atty. Bob Collins, Dan Quaile, Janine LaValley, Andrew Brockway, Lisa Larrabee and other interested parties.

Meeting Called to Order 7:30 pm

1. 51 Hollis Street – Amalia McCaffrey

Ms. McCaffrey was present to invite the Commissioners to an Open House to view the work done at 51 Hollis Street. She stated that the renovation was done well. The renovation is a great example of not changing the character or feel of an older home, in order to make it more livable. The home still fits in the Historic Districts of Groton and is not better nor different.

The Commissioners stated they were very impressed with the look and all the improvements of the property.

Ms. McCaffrey's invitation is for Wednesday, June 26th at either 11am or 5pm, the time slot that receives the most RSVPs will be the time of the event. She also invited the Select Board, Historic Commission and neighbors. Maureen A. will assist Ms. McCaffrey in getting RSVP's for the Open House.

2. 240 Main Street – Atty Bob Collins, Dan Quaile

Continued Hearing, Certificate of Appropriateness

Chair Opened Continued Hearings

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 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 Quaile provided the Commissioners with updated plans showing the recommendations and changes discussed at the last meeting.

The plans were agreeable to the Commission. The landscaping of the property will be done as per the site plan and schedule provide by Stan Dillis.

Gus Widmayer is looking for an antique clock, will install a white face clock with black Roman numerals if he cannot find one.

*Chair asked if anyone present would like to speak
Abutters present were happy with the proposal*

Hearing Closed

George Wheatley made a motion to grant a Certificate of Appropriateness for the renovation of 240 Main Street to a multi-unit business/retail property designed in the look of the Old Groton Hospital. There will be four, 12 ft single columns fluted on granite bases in front with two 8 ft columns, 4 in total on the side sections of building on granite bases. The existing brick façade is to remain. The existing cupola to be relocated. The existing overhead on back door to remain with a new canopy hood installed to match height of sign band, a wall mounted light fixture centered over door to be installed. A clock will be installed on PVC 4” wide panels beneath the point of the roof. New dormers with double hang windows to be added to building. Windows will be white Andersen double hung windows. The main building color will be Duxbury Gray, the trim will be Moonlight White and the shutters will be Graphite Black, Benjamin Moore paints. Landscaping and planting schedule as presented on site plan from Ducharme & Dills. Elaine Chamberlain seconded the motion. The motion carried 5 to 0.

Janine LaValley Doucette joined the discussion of the renovation at 240 Main Street regarding signage for the property and the proposed businesses for the site. Ms. Doucette has started talks with the property owner about signs. Ms. Doucette provided mock-ups to the Commissioners asking for feedback on the styles proposed in the mock-ups. She also had photos of signs in the Town’s Historic Districts such as the Groton Inn and Boynton Meadows to demonstrate style and size for what is planned for the site.

She is suggesting panel signs, for over the windows of each business, a directory panel and signage at Main Street for the property. Enter and exit signs will also be installed, along with directional way signs.

HDC comments and questions

- How far will the freestanding sign be from the ground? *The required 36ft*
- Will the signs have lights? *Yes, the “Dark Skies” policy will be taken into consideration with lighting choices. Gooseneck lights, with facing down light have been discussed. A flood light on a timer may be used on main sign*
- The plainer the better.

- Do not think a fence at the driveway corner/entrance will be agreeable. Do not want the green area to become smaller. Additionally, a fence may have issues with snow removal.
- Adding brick would be too “heavy”
- Hanging signs feel more village like

Ms. Doucette will submit an application for a Certificate of Appropriateness for signage in the upcoming months.

**3. 186 Main Street – Atty Bob Collins, Dan Quaile
Continued Hearing, Certificate of Appropriateness**

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 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 will 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 Bob Collins and Dan Quaile provided the Commissioners with updated paperwork demonstrating the changes discussed at the May meeting for the proposed carriage house at 186 Main Street. Mr. Quaile proposed two looks for the front entrance barn door. One with a short door allowing for a bar transom window, and one with the doors remaining original height with transom windows. The Commission did not want the transom window.

The Commissioner questioned what could be saved and repurposed from the building. Mr. Quaile stated possibility of some timber.

It was noted the fence for this property has still not been agreed on.

*Chair asked if anyone present would like to speak
No one present wished to speak*

Hearing Closed

Elaine Chamberlain made a motion to approve the demolition of the carriage house at 186 Main Street and grant a Certificate of Appropriateness for a replicate in appearance of replacement carriage house at 186 Main Street that will be smaller in size and meet the 15 ft side setback By-law. The building will be square, siding will be bevel profile white in color, with flat roof at the center, slate asphalt roof shingles matching the main house, ½ round fiberglass gutter, corner plaster with cap trim to match existing, frieze and bed molding to match existing, with a barn gooseneck light fixture above entrance door, double hung white windows with simulated divided

lites and black composite shutters, barn door to match existing profiles with man door at center, black in color. Second egress door in back on building, black in color with matching light fixture above door. The pathway to the building will match the house pathway brick. Greg Premru seconded the motion. The motion carried 5 to 0.

**4. 19 Lowell Road – Housing Authority, Andrew Brockway, Lisa Larrabee
Roof Replacement – Certificate of Appropriateness**

Mr. Brockway provided the Commissioners with plans showing the buildings owned by the Groton Housing Authority at 19 Lowell Road. He also provided a sample piece of the material that will be used to reroof the Petapawag Place building. The Housing Authority has been working on re-roofing all its buildings. The color of the roofing material is Peter Gray, the Commission found the color agreeable. The sample of the roof shingle was also found to be agreeable by the Commissioners.

Greg Premru made a motion to grant a Certificate of Appropriateness to replace and reroof the Petapawag Place Building, 19 Lowell Road, Groton Housing Authority with the roofing material presented in the color of Peter Gray. George Wheatley seconded. The motion passed 5 to 0.

5. ADA Signage in Town’s Historic Districts, Michelle Collette – Rescheduled to July 23, 2019
Legion Hall
Town Hall
Groton Public Library

6. Re-organization of Board – moved to next meeting with full Board

Commissioners Updates - None

Admin Update

- August Meeting date changed to Tuesday, August 27th
- Demolition By-Law discussed regarding the demo permit/online permit approvals/denials
- Communication that Maureen A. is waiting for applications for public hearings/certificates of appropriateness for July/August meeting,
 - Groton Public Library roofing project
 - Solar Panels Groton School
- Gus Widmayer – Planning Board liaison

Laure Moore made a motion to accept the minutes of May 21, 2019. George Wheatley seconded the motion. The motion passed 5 to 0.

Greg Premru made a motion to adjourn at 8:58 pm. George Wheatley seconded the motion. The motion passed 5 to 0.

Next Meetings July 23, 2019, August 27, 2019, September 24, 2019, November 19, 2019,