

TOWN OF GROTON
173 Main Street
Groton, MA 01450
Historic Districts Commission
August 27, 2019
7:30 pm
Town Hall First Floor Meeting Room

Members Present:

Peter Benedict, Maureen Giattino, George Wheatley, Laura Moore, Elena Beleno Carney

Members Absent:

Greg Premru, Elaine Chamberlain

Others Present:

Michelle Collette, Peter Playdon, Sarah Mondoux, Chip Detwiller, Ken Kolodziej, Lisa Hicks Kolodziej, Marcus Palmer, Katie Von Kohorn, Dan Von Kohorn, Halsey Platt, Diana MacLeod, Jennifer Rand, Bill Rand, Doug Shaw, Janine LaValley Doucette, Jim Cleveland, Other Interested Parties

Admin Assistant:

Maureen Adema

Meeting Called to Order 7:30pm by Chair Peter Benedict

7:30 pm Public Hearing

Certificate of Appropriateness ADA Signage in the Historic Districts – Michelle Collette

Chair Peter Benedict read the Hearing Notice into the record.

LEGAL NOTICE

GROTON HISTORIC DISTRICTS COMMISSION

PUBLIC HEARING ADA Directional Signs

Groton Public Library, 99 Main Street, Assessors Map 113-18

Groton Town Hall, 173 Main Street, Assessors Map 113-61

Legion Hall, 75 Hollis Street Assessors Map 112-106

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on Tuesday, August 27, 2019 at 7:30 pm at Town Hall, 173 Main Street, Groton, MA 01450, to consider the application submitted by Town of Groton 173 Main Street, Groton, MA 01450 for a Certificate of Appropriateness for ADA directional signs as recommended in the Self-Evaluation Transition Plan as approved at the 2019 Spring Town Meeting. The signs will be installed at Groton Public Library, 99 Main Street, Assessor Map 113-18, Groton Town Hall, 173 Main Street, Assessor Map 113-61 and Legion Hall, 75 Hollis Street, Assessors Map 112-106. Property owner: Town of Groton, 173 Main Street, Groton, MA 01450. 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.

Ms. Collette was present to request a Certificate of Appropriateness for the ADA Signage for the Town's Historic Districts. Since meeting with the HDC last month, the Town decided to have the Groton Town Hall signage addressed/installed through the right of streets via the DPW. And Groton Public Library will have the required ADA signage installed/addressed through the Library Trustees.

Therefore, tonight's request is only for Legion Hall, 75 Hollis Street. The HDC packets had photos of signs for Legion Hall. The signs are the standard blue and white signs with the universal handicap symbol.

Chair asked for member input.

Members were fine with the signs and location of install.

Chair asked if there were any interested abutters.

No abutters that wish to be heard.

Hearing was closed

George Wheatley made a motion to approve the Certificate of Appropriateness in accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) for ADA directional signs as recommended in the Self-Evaluation Transition Plan as approved at the 2019 Spring Town Meeting at Legion Hall, 75 Hollis Street, Assessors Map 112-106 at the door entrance on building and parking lot on post as showed in presented photos. Elena Beleno Carney seconded the motion. The motion carried 5 to 0.

Ms. Collette stated she is still interested in having a meeting scheduled to review and discuss HDC regulations, by-laws, and what the HDC is charged and responsible to in the Town. She met with the Sign Committee recently where a discussion of who oversees ADA signage and compliance was discussed and thinks the HDC should be part of the discussion.

Discussion

247 Main Street – install wrap around covered porch, garage, and 200sqft addition

Jim Cleveland was present to discuss a proposal to install a wrap around covered porch, one bay garage and 200ft addition for his clients Ken and Lisa Kolodziej, GWTF, LLC at 247 Main Street. Because this was only a discussion, Mr. Cleveland was only introducing the proposed project to the Commissioners for initial feedback.

Chair Peter Benedict addressed the applicante stating there is a lot of information here tonight. He suggested that everyone go through the provided packet page by page to view together and discuss.

A discussion about the size of the porch and location of the stairs occurred. A smaller porch would be preferred by the Commission. Along with the stairs being centered with the street. The preference would be to have no railings. The posts should all match. There appears to be lots of stairs. The six proposed lights for the porch will need spec sheets submitted. The skirt of the deck will be Horvitz shiplap, a sample would be appreciated.

Many of Commissioners stated that the garage does not match the style of the home, much more modern then anything in the district. The window does not work. The structure in general looks a bit large for the property. No window would be better. A carriage style garage door would help with the look. The roof on the garage should match the main house.

Mr. Cleveland will work with Maureen A. to schedule a hearing date and submit an application for 247 Main Street's proposal for a wrap around covered porch, 200sqft addition, and garage.

7:45 pm Public Hearing –

Certificate of Appropriateness – 247 Main Street renovation – Jim Cleveland

Chair Peter Benedict read the Hearing Notice into the record.

LEGAL NOTICE

GROTON HISTORIC DISTRICTS COMMISSION

PUBLIC HEARING

GWTF, LLC, Kenneth Kolodziej

247 Main Street

ASSESSORS MAP 112-45

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on **Tuesday, August 27, 2019 at 7:45 p.m. at Town Hall, 173 Main Street, Groton, MA** to consider the application submitted by James Cleveland,

Designer for Property owner: **GWTF, LLC, Kenneth Kolodziej** for a Certificate of Appropriateness for **247 Main Street, Groton, MA, Assessors Map 112-45** to paint the exterior of the house with California Paint, Historic Colors of America. Colors: Amelia, light green/gray for clapboard siding and porch posts and balusters. Classic Light Buff white for all trim and moldings, flared band course and all shake and pattern shingles at gables. Sayward Pine black for all brackets, accent bands on posts and balusters and doors. All windows will be replaced with Andersen exterior clad wood double hung windows with 2/1 grids. Front façade and building sides windows will be clad in black. All other windows will be clad in white. Door at side entry will be replaced with Andersen 3/4 lite, gridded entry door painted black. All deck boards will be replaced with composite decking charcoal in color. The existing chimney at the north side of the house will be removed. **Property owner: GWTF, LLC Kenneth Kolodziej, 10 Whiting Ave, Groton, MA 01450 for work at 247 Main Street, Groton, MA. Assessors Map 112-45.** 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. Chair asked for member input. Members were fine with the signs and location of install.

Mr. Cleveland was present seeking a Certificate of Appropriateness for renovation and restoration work at 247 Main Street. He is seeking approval for paint colors on the exterior of the house to include clapboard siding, porch posts and balusters, trim and molding. He is seeking approval for new windows and a new door, along with replacement deck boards that are composite decking charcoal in color. He is also requesting approval to remove the chimney at the north side of the house.

Mr. Cleveland gave the Commission members a packet consisting of plans, spec sheets for proposed windows and door and paint colors samples. Mr. Cleveland also provided poster boards to demonstrate the proposed work.

The windows that will be used are Andersen 2 over 1, 400 series double-hung SDL ¾. Mr. Cleveland expressed that both black and white windows will be used. The Commission expressed that white or black is acceptable, use one or the other do not use both.

The Commissioners made the statement that the locations on the property that cannot be seen in the district do not need approval from the HDC. The property's back deck falls into this situation and the proposed French doors into the house from the deck.

The replacement shingles will remain in the same pattern as the current shingles.

The discussion on the paint colors resulted in the Commission requesting a more defined proposal in order to understand what color will be where on the house and parts of the house. The paint discussion will be continued.

The front door is proposed to be a walnut wood look door. Will work/match the shutters. The side door is proposed to be an onyx black.

The removal of the chimney makes sense to do.

The Commission asked that the renovation be mindful of location of any new utilities for the home.

Chair asked if there were any interested abutters.

There were no abutters that wish to be heard.

Commissioners decided that the applicant will need to continue this hearing and discussion at an upcoming meeting HDC meeting because of the numerous changes proposed for the property located at 247 Main Street. The proposed project requires much more thought and discussion.

Maureen A. stated the next meeting is September 24, 2019. The hearing will be continued on September 24, 2019.

Maureen A. informed Mr. Cleveland the application for the hearing notices are due at HDC/Land Use Department on September 3, 2019 by noon to be heard at the September 24, 2019 meeting.

Maureen Giattino made a motion to grant Certificate of Appropriateness for proposed work at 247 Main Street for the replacement windows all to be the same color black or white 400 series double-hung SDL 3/4. And a Therma-tru smooth star 3/4 lite 1 panel 10 lite grid in onyx black as discussed.

Laura Moore seconded the motion. The motion carried 5 to 0.

Mr. Cleveland will return to meet with the HDC at another meeting to further discuss Certificate of Appropriateness for other proposed projects items.

Mr. Cleveland will need to submit an application and payment for a Hearing for the addition, garage and porch.

8:00 pm Public Hearing –

Certificate of Appropriateness – 20 Hollis Street – Business Sign

Chair Peter Benedict read the hearing notice into the record

LEGAL NOTICE

GROTON HISTORIC DISTRICTS COMMISSION

PUBLIC HEARING

Lisa Hicks Interiors

Interior Design and Restoration

Lisa Hicks

20 Hollis Street

ASSESSORS MAP 112-134

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on **Tuesday, August 27, 2019 at 8:00 pm at Town Hall, 173 Main Street, Groton, MA** to consider the application submitted by **Lisa Hicks, Interior Design and Restoration, 20 Hollis Street, Groton, MA** for a Certificate of Appropriateness for a new business sign to be installed at **20 Hollis Street, Groton, MA 01450 Assessors Map 112-134**.

The sign is proposed to be a two- sided freestanding sign with lighting. Posts are 4x4 wood painted white with caps. The sign board is white in color. The sign will have black and blue lettering along with the address printed on the sign. The material for the sign will be MDO Sign Board or Sign Foam4, the caps will be HDU foam. **Property owner: Lisa Hicks 20 Hollis Street, Groton, MA 01450 Assessor Map 112-134**. 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.

Janine LaValley Doucette, Broadmeadow Sign Studio provided the Commissioners an updated sign mock-up for 20 Hollis Street, Lisa Hicks, Interior Design and Restoration. Ms. Doucette explained that she and her client thought a larger size was needed than what originally proposed. The new mock-up indicated a size of 34' x 32'' sign, with 54'' posts. The proposed sign is a two-sided freestanding sign with small gooseneck bullet lights, that might be solar lights. The sign will have in the center *Lisa Hicks*, in black, and *Interiors* in a light blue. The top of sign will have address *20 Hollis Street* in black and the bottom of the sign will state *Interior, Design & Restoration* in black. All lines to be centered. The proposed posts are 4x4 wood painted white with copper caps.

Chair asked for member input.

HDC Comments and Questions

- Are there other businesses at this location?
No
- White caps for the post are preferred over the copper caps.
Will change to white.
- Will the sign have lighting?
Yes, some kind of down lights, gooseneck style, looking at solar lights. Will only be lighted from dusk to dawn
- Will the lights be on a timer?
Not sure yet
- Where will the sign be installed?
The sign will be installed in the center of lawn, couple of feet from the street, not too far from walkway.
- Nice sign
- Would recommend adding website to sign

Chair asked if there were any abutters that wish to speak.

Halsey Platt, 31 Adams Street

What is the lighting regulation is in the direct?

Dusk to dawn is the practice of most businesses in Town. There is no hard policy.

Hearing was closed

George Wheatley made a motion to approve the new business sign, in accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission application submitted by Lisa Hicks, Interior Design and Restoration, 20 Hollis Street, Groton, MA for a Certificate of Appropriateness for a new business sign to be installed at 20 Hollis Street, Groton, MA 01450 Assessors Map 112-134. The sign is proposed to be a two-sided freestanding sign with down lighting. Posts are 4x4 wood painted white with white caps. The sign board is white in color. The sign will have black and blue lettering along with the address and website printed on the sign. The material for the sign will be MDO Sign Board and the caps will be HDU foam. The sign will be 32”x34”, post height 54”. The sign will be installed on property lawn set in from sidewalk. Property owner: Lisa Hicks 20 Hollis Street, Groton, MA 01450 Assessor Map 112-134. Elena Beleno Carney seconded the motion. The motion carried 5 to 0.

8:10pm Public Hearing

Certificate of Appropriateness – 24 Farmers Row

Chair Peter Benedict read the Hearing in the record

LEGAL NOTICE

GROTON HISTORIC DISTRICTS COMMISSION

PUBLIC HEARING

Mark Palmer

24 Farmers Row

ASSESSORS MAP 108-26

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on **Tuesday, August 27, 2019, at 8:10 pm at Town Hall, 173 Main Street, Groton, MA** to consider the application submitted by **Mark Palmer** owner seeking a Certificate of Appropriateness for **24 Farmers Row, Assessors Map 108-26** to add 1268 sq. ft addition to the back of the existing house keeping the same frame lines. The house will be repainted in the same mustard color. The roof will be re-roofed with a charcoal grey shingle. A Rutherford Sconce will be

added to the front porch with a tube bulb. Shutters will be Vintage Frame in color, the doors will be Portland Twilight in color. New windows for the addition will match existing. **Property owner: Mark Palmer, 24 Farmers Row, Groton, MA 01450 Assessors Map 108-26.** 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.

Doug Shaw, contractor and Mark Palmer, owner stated they are seeking a Certificate of Appropriateness for painting, adding an addition in the back of the house, reroof and new porch light at 24 Farmers Row. They submitted a large set of plans to the Commissioners on the proposed addition. Mr. Shaw and Mr. Palmer reviewed the building plans, paint color choices and light fixture for the porch with the Commissioners. The roof will be re-roofed with a charcoal grey shingle, matching the house and district properties. The shutters are to be a dark gray to match the doors and trim. There are shutters that were left with the property when sold that will be used in the restoration. Mr. Palmer provided paint samples for the house and shutters. The house will remain the same mustard color, but will be completely repainted. The larger plans more clearly identified the addition location. The balusters are square with no caps, and will remain. There are no plans to change the porch. All details will be matching existing house. There are windows and doors that are also to be replaced. The gutters will be removed.

HDC Comments and Questions

- Do you have plans for the Barn?
Yes, maybe next year, would also like to put in a pool.
- Will the house stay the same color?
Yes, the house will be the exact same color. The shutters will be a dark gray to match the doors and the trim.
- Are you installing new shutters with the new windows?
Yes, there are shutters in the barn that will be used for both the addition and replacements on the house. They will be Vintage Frame in color.
- Do the balusters have caps?
No, open square balusters.
- The HDC's only concern is with the front and sides of the property, not the back, back can't be seen from district.
- Where will new utility equipment, if you are installing new be located?
In back of barn, north side of property
- What windows and doors are being used?
The six new windows for the addition will match existing 4 over 4 white in color TruGuard ¾ SDL as presents with fish mouth guard. The doors will be TruGuard with SDL windows Portland Twilight in color.

Conditions, requirements, recommendations:

The Commission recommends plantings to shield the house's utility equipment on side of house.

Would be interested in reviewing any new hardware use on the doors when decisions are made on hardware.

Chair asked if there were any abutters that wish to speak.

There were no abutters present that wished to speak.

Hearing was closed.

Elena Beleno Carney made a motion in accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) to approved the application submitted by Mark Palmer seeking a Certificate of Appropriateness for 24 Farmers Row, Assessors Map 108-26 to add 1268 sq. ft addition to the back of the existing house keeping the same frame lines of house. The house will be repainted in the same mustard color. The roof will be re-roofed with a charcoal grey shingle. A Rutherford Sconce 12.5-inch light will be added to the front porch with a tube bulb. Shutters will be Vintage Frame in color, the doors will be TruGuard with SDL windows Portland Twilight in color. The six new windows for the addition will match existing 4 over 4 white in color TruGuard ¾ SDL as presented with fish mouth guard. Along with the recommendation of evergreen plantings to shield the house's utility equipment. The gutters will be removed. Property owner: Mark Palmer, 24 Farmers Row, Groton, MA 01450 Assessors Map 108-26. George Wheatley seconded the motion. Motion carried 5 to 0.

8:20pm Public Hearing
Certificate of Appropriateness – 154 Main Street

Peter Benedict excuse himself from the hearing, he is an abutter to the property.
Maureen Giattino acting Chair.

Vice Chair, Maureen Giattino read the Hearing Notice into the record

LEGAL NOTICE
GROTON HISTORIC DISTRICTS COMMISSION
PUBLIC HEARING

Samuel Morrow,
154 Main Street
ASSESSORS MAP 113-5

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on **Tuesday, August 27, 2019, at 8:20 pm at Town Hall, 173 Main Street, Groton, MA** to consider the application submitted by Platt Builders, Inc. 31 Adams Ave. Groton, MA for a Certificate of Appropriateness for renovation work at **154 Main Street** to remove door on first floor east side of rear addition to install a new window and shutters matching the existing windows and shutters. Replace door in the second-floor bedroom on west side of main house with a window to match existing windows. Remove chimney structure from rear of addition. **Property owner: Samuel Morrow, 154 Main Street Groton, MA 01450, Assessors, Map 113-5.** 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.

Halsey Platt, Platt Builders was present to seek Certificate of Appropriateness for proposed renovation work at 154 Main Street, property owner Samuel Morrow. The work includes removing the chimney, although it is believed HDC approval for the chimney removal is not required because not able to be seen from the district. The notification to the HDC is a Platt Builders practice. The removal of the door on the east side inside the courtyard is proposed to be replaced with 3 windows to give visual balance from the street. The windows will match the existing. The plan includes a 7ft French door to be installed to replace the single door on the side of property.

HDC Comments and Questions

- Correct that the HDC does not grant Certificate of Appropriateness for work that cannot be seen from the district. But appreciates the communication.
- What kind of windows?
Pella Architect Series,

- Please provide spec sheets for approval.
- Do you have information on the door?
Door has not been decided.
- Please provide spec sheet for approval.

**Acting Chair asked if there were abutters that wished to speak.
There were no abutters present that wish to speak.**

Hearing was closed.

Elena Beleno Carney made a motion in accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) to approve the application submitted by Platt Builders, Inc. 31 Adams Ave. Groton, MA for a Certificate of Appropriateness for renovation work at 154 Main Street to remove door on first floor east side of rear addition to install three new Pella Architect series 5/6 windows, Putty and Ogee Glaze Grilles with Clad Exterior and shutters matching the existing windows and shutters. Replace door in the second-floor bedroom on west side of main house with a window to match existing windows with the condition of submitting spec sheets on products used. Remove chimney structure from rear of addition. Property owner: Samuel Morrow, 154 Main Street Groton, MA 01450, Assessors, Map 113-5. Laura Moore seconded the motion. The motion carried 4 in favor 0 opposed 1 abstained.

Discussion - 76 Farmers Row Halsey Platt

Halsey Platt and Diana MacLeod, Platt Builders were present to discussed proposed plans at 76 Farmers Row, for their clients Dan and Katie Von Kohorn. They would like to remove and replace the bulkhead on the side entrance. It is leaking. There is covered storage that they would like to extend the roof over by about two feet to protect a granite bench on the property. Along with installing an overhang to cover the front door. There are many rooflines throughout house that do not match. The proposal is to remove all roof railings, but keep details of the house. Mr. Platt and Ms. MacLeod have done extensive work to determine the best look and style of the roof for the property. The determination is a metal roof is best. A new door and window are proposed to be installed.

HDC Comments and Questions

- Are you sure a metal roof is the best look for the house? What color?
Yes, Copper
- Will it be “real” copper?
Not sure, need to determine cost.
- The side, cannot not be viewed from the district, only the front, so HDC is not concerned about side.
Receiving approval for the whole project is best practice and appreciated.
- Was the roof, always a flat roof?
Believe so.
- Is there plan, to upgrade the AC?
Yes, and the equipment will be underground.
- Would need to see spec sheets and samples to make a determination on appropriateness.

Will submit application for Public Hearing with requested specs sheets and samples to be heard on September 24th.

Discussion – 31 Hollis Street owners William and Jennifer Rand

Owners William and Jennifer Rand, 21-year residents were present to discuss proposed changes to their driveway at 31 Hollis Street. They informed the Commission that the proposal submitted for tonight's meeting has changed, stating it no longer includes the two-foot-high retaining wall. They have a quote from Nashoba Paving Co. to add 4'' to 6'' of compactable gravel and to top the driveway with 1.5 course asphalt. There will also be a cobblestone border added. The Rands would like to widen their driveway to fit two cars side by side and pave the apron. The curb cut will not be affected. They are aware they would need permission from the DPW to pave the apron.

HDC Comments and Questions

- When do you want to have the work done?
As soon as possible.
- This is not a replacement in kind, and changes are being made to the look of the property, adding something new to the property requires a HDC Hearing.
If we don't pave the apron that requires DPW approval, do we still need a hearing?
- Yes, a hearing is required because changes are being made, that will make the property look different. The next meeting is September 24th. Please work with Maureen A. on application deadlines and requirements.
We will be out of town of September 24th.
- You can have a representative/agent attend the meeting on your behalf.

Mr. and Mrs. Rand will work on submitting a hearing application to be heard on the project with Maureen A in the upcoming months prior to the work being done.

Board Re-organization

Postponed to next meeting

Commissioner input and updates

None

Admin. Updates

Land Use Meeting

Maureen A. attended the Land Use meeting to ensure the conditions and recommendations from the HDC were recognized in the Contractor Conditions for following projects:

- **Groton School Solar Project**– 6ft height black fence, plantings on the inside and outside of the fencing to shield equipment.
- **Kilbourn Place 240 Main Street** – HDC will meet in upcoming months to approve lights and signs.

Bank of American

The lights have been permanently turned off.

Station Ave Restaurant

Owner will be on agenda to discuss sidewalk sign in September.

240 Main Street

Atty. Bob Collins may attend next month's meeting with an amended plan for 240 Main Street. The Planning Board scheduling a Public Hearing for a major site plan review. Hearing is scheduled for September 12th.

Laura Moore made a motion to accept the minutes of July 23, 2019. Elena Beleno Carney seconded the motion. The motion passed 5 to 0.

Laura Moore made a motion to adjourn at 10:18 pm. Maureen Giattino seconded the motion. The motion passed 5 to 0.

Next Meetings: September 24th, October 22, 2019