

**TOWN OF GROTON**  
**173 Main Street**  
**Groton, MA 01450**  
**Historic Districts Commission**  
**September 24, 2019**  
**7:30 pm**  
**Town Hall**  
**First Floor Meeting Room**

**Members Present:**

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

**Members Absent:**

Elena Beleno Carney

**Others Present:**

Dan McElroy, Chris Russell, Andrea Fuccione, Dennis Fuccione, David Croteau, Marcia Synnott, Glenn Gosselin, Luke Williams, Nate Fritsch, Atty. Bob Collins, Gus Widmayer, Sophie Widmayer, Catherine Dignam, James Sabino, Other Interested Parties

**Admin Assistant:**

Maureen Adema

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

**118 Hollis Street – re-paint**

Owner Allen King submitted a discussion application for Gibbet Hill View Condo Association to inform the HDC, that property at 118 Hollis Street will be re-painted this fall in the same color as exiting, Standish White.

The Commission stated that 118 Hollis Street is not in the district, so approval is not required.

**The Station House Restaurant - Sign**

Owner Dan McElroy submitted an HDC sign permit application for the sandwich board that he has been placing at the corner of Main Street and Station Ave for his restaurant, *The Station House Restaurant*.

Mr. McElroy had the sandwich board sign with him for the discussion. A photo of the sign was in the meeting packets showing the location of the sign.

Chair Peter Benedict stated that sandwich boards have been popping up all over the district.

Mr. McElroy stated that is why he placed the sign out prior to having approval, believing that he did not think approval was needed, seeing the other sandwich boards along Main Street. He questioned *The Groton Inn's/Forge and Vine* sign. The Commission stated the Inn's sign is permitted as a one-year temporary sign. The Commission also stated the Inn's sign is on their property, not on public property.

The Commission stated that in the near future they will need to address how to handle sandwich boards in the district and set a practice and/or policy on temporary signs.

The Commission would grant an approval of the directional sign, for Mr. McElroy, if the sign does not interfere with snow removal and the sign is taken in each evening at the close of business.

**Maureen Giattino made a motion to approve a temporary sandwich board sign not to be in excess of one-year period for *The Station House Restaurant* to be placed at the corner of Main Street and Station Ave to be taken in at night and removed for weather. Laura Moore seconded the motion. The motion carried 6 to 0.**

**142A Main Street – repair and paint three chimneys- in-kind**

Chris Russell, contractor for Donna Ward, owner of 142A Main Street was present to seek approval to repair and paint three chimneys at the property. Mr. Russell submitted photos of the chimneys and house for the proposed work and provided samples of the paint colors and brick material that will be used for

the project. Mr. Russell explained the chimneys are non-functioning, there is another heat source for the property. The work must be done to keep the property safe. He will remove loose mortar and damaged brick, lay new 7 ¾ red brick, on all 3 chimneys from the roof line up. Prep for painting and paint chimneys to match existing. The flashing will be led.

The Commission was fine with the proposed work. The work considered a repair and replacement in kind.

**Laura Moore made a motion to approve in-kind proposed repair and replacement work at 142A Main Street to make the three existing chimneys safe and paint to match existing chimneys. Greg Premru seconded. Motion carried.**

### **12 Court Street – Discussion - install new driveway and replacement windows**

New owner, Andrea Fuccione of 12 Court Street was present to have a discussion with the HDC about replacing/installing new windows in her home and installing a driveway. Ms. Fuccione stated that the house has 13 windows that need to be replaced. Many windows are cracked and the two dormer windows do not open. Ms. Fuccione provided photos on her tablet of the home's windows. She also provided the Commission with a brochure for Harvey Tribute double hung windows. She provided a quote for the proposed window replacements. Ms. Fuccione requested direction from the Commissioner on what would be allowed as replacement windows. The Commission stated that SDL, Simulated Divided Lite windows are approved for windows in the district. The Commission stated a spec sheet for the windows would be required for the hearing and certificate of appropriateness.

Ms. Fuccione explained the home does not have a driveway. It appears the previous owners parked on the lawn and gravel area on the site. Ms. Fuccione shared photos from her tablet for the proposed driveway location. She stated the location choice is because of the gas lines on the left side of the house. The driveway is needed, she provided the Commission with a quote from Nashoba Paving. The quote showed a two-car tandem 16x26x40 driveway. Ms. Fuccione stated she is going to add landscaping to soften the property.

The Commission asked Ms. Fuccione to flag/mark the outline of the proposed driveway in order for the members to see at a site visit.

Ms. Fuccione will submit an application for discussion at the October 22, 2019 meeting for the projects discussed.

She will also submit a driveway application with the Town for the required curb cut.

### **157 Main Street – replace broken brick step and granite**

David Croteau of Stoneyard, Littleton, MA and owner Marica Synnott of 157 Main Street were present to request approval to replace a broken brick step/platform with granite at the doorway/entrance to the building. Mr. Croteau provided photos of where the work would be done, indicating that the empty space in the photos is where the granite platform/step would be installed. The location is in between the building and the sidewalk. The material will be inserted under the building edge. Mr. Croteau provided a sample of the granite chosen by Ms. Synnott, *Stanstead Granite*, available at Stoneyard.

### **HDC Comments and Questions**

- Are you removing and replacing the existing step/platform or just putting granite in the empty space?  
*Only installing granite in the empty space. There is a concern about touching/removing the existing step and disturbing the foundation.*
- The sample granite does not match the existing step. Can you provide something that is a better match? Could you provide another choice?

*To replace the whole front platform in front to the building might be ideal but would be more of an expense than the property owner can afford. The selected granite is a good match at a reasonable price. This is the best option at a reasonable cost.*

- Have you looked into reclaimed granite?  
*It would be very difficult to find a reclaimed piece of granite that would work, the cuts are curved and not the right texture in most cases.*
- Will there be a gap between the old piece and the new piece?  
*No gap, the granite will be installed really tight.*
- Can a treatment be done to help blend and/or match the color difference in the old and new?  
*The old could be cleaned.*
- A better color match would be preferred.
- The work needs to be done, for safety and will be better than the open empty space that is currently there.
- Weather is going to be an issue soon. The work should be done as soon as possible.

**Laura Moore made a motion to grant a Certificate of Appropriateness to install solid piece of Stanstead granite, 41''x 27.5''x7'', between the building and sidewalk at 157 Main Street next to the existing step/platform at the door entrance. George Wheatley seconded the motion. The motion carried 6 to 0.**

### **239 Main Street – roof repair/replacement**

Home owner Luke Williams was present to request permission to replace his roof at 239 Main Street in kind with black architectural shingles and repair rotted dormers shingles with similar cedar shingles. Mr. Williams provided the Commission with photos of his property showing the missing shingles on the roof and damaged/rotted shingles on the dormers. He also had a quote from a roof contractor for the work, and a sample of the roofing material, Charcoal Black, Timberland shingle. The look will remain the same.

Commission stated the project is in kind, no issues with the proposed work.

**Maureen Giattino made a motion to approve the replacement of the roof and cedar shingles as work in kind at 239 Main Street as presented. Greg Premru seconded the motion. The motion passed 6 to 0.**

### **280 Main Street – repair rot, replace one window, paint house**

Nathaniel Fritsch owner of 280 Main Street was present to request approval to repair rotting carpentry, replace a window and paint the property. He stated the work would be in kind, not making any changes to the property. The property needs attention, this work is the first step in many, that needs to be done. Mr. Fritsch provided photos for his property; the photos showed that the house is currently painted two colors, off white and grayish white, rot on siding/flashing and dormer requiring new window. The home owner would like to paint the house Littlefield Grey, but will paint white if Commission prefers.

### **HDC Comment and Questions**

- The two paint colors, is likely because one is primer. The Littlefield Grey color is acceptable.
- The rot and repair are in kind
- Are you changing the front door?  
*Not at this time. And over time all 32 windows will be replaced and the door.*
- What color will the trim be?  
*White*
- Windows that are approved in the District are SDL, simulated divided light.

**Maureen Giattino made motion to grant permission for the owners of 280 Main Street to perform the following work in kind, paint the house in Littlefield Grey, repair rot area on back dormer and install a new Anderson 400 Woodwright Double-hung series in wood or similar material, 6 over 6 with grilles designed for true divided light, SDL. Greg Premru seconded the motion. The motion carried 6 to 0.**

#### **240 Main Street – Kilbourn Place – amended plans and update**

Atty. Bob Collins and owner Gus Widmayer were present to update the Commission and to discuss the outcome of the Planning Board's Major Site Plan review for 240 Main Street. Atty. Collins provided the Commission with a new version of the building design proposed for the site. Atty. Collins stated this amended building design from Lincoln Architects was agreeable to the Planning Board. The design of June 12, 2019 that the HDC granted a Certificate of Appropriateness was not agreeable to the Planning Board. Atty. Collins explained the Planning Board wanted to have a more restrained building with less amenities. The resign from Dan Quaille removed the columns and a porch, simplifying the exterior. Simpler, like the Groton Station House Restaurant. The new design's addition is simple, gable is added. This is the plan the Planning Board wants for the site.

Mr. Widmayer stated that the Planning Board stated that the building should not duplicate history, only evoke history. Mr. Widmayer thought this was a confusing statement. He named the property Kilbourn Place because of the name's connection to the old Groton Hospital, where the original design was based.

Chair Peter Benedict read the letter dated September 24, 2019 from the Planning Board into the record.

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

- The HDC started the Certificate of Appropriateness process was started 8 or 9 months ago, lots of work and time have been dedicated to the process.
- Planning Board is not charged with design control or approval in the Historic Districts. The exterior look of a project is overseen and approved by the HDC.
- The design approved by the HDC fits on Main Street, matched houses on Main Street.
- The amended/new design is too bland.
- The amended/new design is too industrial.
- The amended/new design is too 20<sup>th</sup> century, it does not look like the Old Groton Hospital
- The Groton Inn has period design.
- The look is very bland.
- The balance with the new design is lost.
- The design is the authority of the HDC not the Planning Board.

Atty Collins stated he thought the two designs were basically the same. The Commission did not think the new design was at all like the original design. The depth is gone and the new design looks like a supermarket.

Chair Benedict asked Mr. Widmayer which design he preferred. Mr. Widmayer stated he wanted the project to move forward. Widmayer stated he is happy to be on Main Street, and would like to get started on the construction.

The Commission questioned why there was a major site plan review at this late date. Atty Collins explained a member believed that property was in the overlay, although it is not, and required a major site plan review. The Building Commission stated that a major site plan review was not required by the Planning Board. The Planning Board was willing to appeal the Building Commissioner's statement that major site plan review was not required. The Mr. Widmayer agreed to a major site plan review by the Planning Board in order to have the project move forward.

The Commission discussed what action the HDC will take in response to the Planning Board's letter, taking into consideration the discussion with Atty. Bob Collins and Gus Widmayer. After the discussion of a few options the members decided to write a letter to the Planning Board stating the GHDC in accordance with Chapter 40C of Massachusetts State Law, has jurisdiction over design as appropriate to the Groton Historic Districts.

**Laura Moore made a motion that the HDC will write a letter to the Planning Board stating that a Certificate of Appropriateness was granted for 240 Main Street, Kilbourn Place on June 18, 2019 after a Public Hearing via an unanimous vote for the plans presented by Lincoln Architects dated June 12, 2019. Greg Premru seconded the motion. The motion carried 6 to 0.**

**8:45 pm Continued Public Hearing –**  
**Certificate of Appropriateness – 247 Main Street renovation – Jim Cleveland**  
**GROTON HISTORIC DISTRICTS COMMISSION**  
**PUBLIC HEARING**  
**GWTF, LLC, Kenneth Kolodziej**  
**247 Main Street**  
**ASSESSORS MAP 112-45**

*No one was present to speak. – Hearing continued to October 22, 2019.*

**Board Re-organization**  
*Postponed to next meeting*

**Commissioners input and updates**  
*None*

**Admin. Updates**

- **31 Hollis Street**  
Mr. Rand owner of 31 Hollis Street spoke with Maureen A. to communicate that the proposed changes to his driveway will be postponed until next spring at the earliest. He will schedule a hearing for the new driveway in the upcoming months. In the meantime, his property at 31 Hollis Street will be re-painted in the same existing colors this fall, white with black shutters.

**George Wheatley made a motion to accept the minutes of August 27, 2019. Laura Moore seconded the motion. The motion passed 6 to 0.**

**George Wheatley made a motion to adjourn at 9:21 pm. Laura Moore seconded the motion. The motion passed 6 to 0.**

**Next Meetings: October 22, 2019, November 19, 2019, December 17, 2019**