

TOWN OF GROTON
173 Main Street
Groton, MA 01450
Historic Districts Commission
November 19, 2019
7:30 pm
Town Hall, First Floor Meeting Room

Members Present:

Peter Benedict, Maureen Giattino, George Wheatley, Laura Moore, Greg Premru, Elena Beleno Carney (arrived at 7:45P)

Members Absent: Elaine Chamberlain

Others Present: Lisa Hicks, Ken Kolodziej, Jim Cleveland, Mark Palmer, Other Interested Parties

Admin Assistant: Paula Martin

Meeting Called to Order 7:37pm by Chair Peter Benedict

LEGAL NOTICE

GROTON HISTORIC DISTRICTS COMMISSION

PUBLIC HEARING

GWFT, LLC

Kenneth Kolodziej and Lisa Hicks

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, November 19, 2019 at 7:30 p.m. at Town Hall, 173 Main Street, Groton, MA** to consider the application submitted by **GWFT, LLC, Kenneth Kolodziej and Lisa Hicks, property owners**, for a Certificate of Appropriateness for **247 Main Street, Groton, MA, Assessors Map 112-45** to add a front wrap around porch - 225 sf, addition of rear deck – 230 sf, 10’x20’ two-story addition at rear of house, replacement of garage, garage door and wall sconce lighting and an addition – 550 sf, to connect to left of the main house. **Property owners: GWFT, LLC, Kenneth Kolodziej and Lisa Hicks, 6 Heritage Drive, Salem, 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. Peter Benedict, Chairman.

The notice was read aloud by the Chairman.

247 Main Street – wrap around porch, replace garage and connect to house, new addition to rear of house

Owners Ken Kolodziej and Lisa Hicks and their contractor, Jim Cleveland were present seeking a Certificate of Appropriateness as outlined above with the following details presented:

1. Porch – 7 recessed lights, front corner stair will be moved to the side, window to be moved up
2. Rear deck – 12’x20’
3. Rear addition – two story projecting 10’, remove and in-fill one window, reduce the size on another window
4. Garage addition – CHI door, Madison (dark walnut), hardware not yet chosen; lighting - lantern style, black wrought iron

Chair Benedict commented that there is a house on Hollis Street that does have a mandrel.

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It was noted that the boiler flue has been relocated. Member Moore asked about the driveway material – it was replied that detail has been deferred til later, in addition to the details about the front walkway. In regard to the mechanicals – there will be AC, located in the rear; there won't be any propane as natural gas is available.

Chair Benedict asked if there were any other comments from the Commissioners.

No additional comments from Commissioners.

Chair Benedict asked if there are any abutters that wished to speak

No one wished to speak

Elena Beleno Carney made a motion to approve in accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) to issue a Certificate of Appropriateness to GWTF, LLC, Kenneth Koloziej and Lisa Hicks, property owners, 247 Main Street, Groton, MA, Assessors Map 112-845 to add a front wrap around porch – 225sf, addition of rear deck – 230sf, 10'x20' two story addition at rear of house, replacement of garage, garage door – CHI Madison, black wrought iron lantern lighting, and a 550sf addition to the left of the main house. Additionally, one window on the house will be in-filled and one window will be moved up. Greg Premru seconded the motion. The motion carried 6 to 0.

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, November 19, 2019 at 8:00 pm at Town Hall, 173 Main Street, Groton**, to consider the application submitted by **Mark Palmer, owner** seeking a Certificate of Appropriateness **24 Farmers Row, Assessors Map 108-26** to DD 34X17 inground pool, with a 9ft deck of pavers on the two sides and fence of reclaimed paddock fence from the property with gray mesh inserts and three cross beams. **Property owner: Mark Palmer, 24 Farmers Row, 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. Peter Benedict, HDC Chair.

The notice was read aloud by the Chair.

24 Farmers Row – Inground Pool

Mark Palmer was present. He explained that the proposed pool location has been moved to behind the barn. He is planning to reuse the existing wood paddock fencing and to add mesh in order to meet pool code requirements. There will also be evergreens planted as screening for the deck and the pool.

Chair Benedict noted that landscape, fencing and lighting plans would be required. Mr. Palmer further mentioned that any propane tanks would be buried. Mr. Palmer's main concern at this time was to be able to dig the pool hole since there is currently heavy equipment on the property, thereby lessening the expense of a return trip.

Chair Benedict asked if there were any other comments from the Commission

No additional comments from Commissioners

Chair Benedict asked if there are any abutters that wished to speak

No one wished to speak

Elena Beleno Carney made a motion in accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) to partially approve the application submitted by Mark Palmer, 24 Farmers Row, Groton, MA for a Certificate of Appropriateness for an inground pool – dig hole only at 24 Farmers Row Map 108-26. Laura Moore seconded the motion. The motion carried 6 to 0. NOTE: Continuation of the project will be required to be heard by the HDC before moving forward.

Greg Premru made a motion to accept the minutes of November 19, 2019, as corrected by George Wheatley. Laura Moore seconded the motion. The motion passed 6 to 0.

Laura Moore made a motion to adjourn at 8:20 pm. Maureen Giattino seconded the motion. The motion passed 6 to 0.

Next Meeting: January 28, 2020