

TOWN OF GROTON

173 Main Street
Groton, MA 01450
Historic Districts Commission
February 25, 2020
7:30 pm
Town Hall, First Floor Meeting Room

Members Present:

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

Members Absent: Elaine Chamberlain

Others Present: Rhonda Mullins, William Rand, Jeff Gordon, Dan Gilmore and other interested parties.

Admin Assistant: Kara Cruikshank

Meeting Called to Order 7:35pm by Chair Peter Benedict

LEGAL NOTICE

GROTON HISTORIC DISTRICTS COMMISSION

PUBLIC HEARING

William and Jennifer Rand

31 Hollis Street

ASSESSORS MAP 112-98

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on **Tuesday, February 25, 2020, at 7:35 pm at Town Hall , 173 Main Street, Groton , MA** to consider the application submitted by **William and Jennifer Rand** owner seeking a Certificate of Appropriateness for **31 Hollis Street, Assessors Map 112-98** to re-align and pave the driveway and replacement of the front yard shrubs. **Property owners: William and Jennifer Rand, 31 Hollis Street, Groton, MA 01450 Assessors Map 112-98.** Copies of the application and supporting materials are available for review by contacting the GHDC via the Land Use Dept, 2nd floor of the Town Hall.

The notice was read aloud by the Chairman.

William Rand, the homeowner of 31 Hollis Street, explained that Babin Landscaping is going to be doing the landscaping. Babin Landscaping supplied a handout for all Commission Members to review the proposed shrubs.

Chair Benedict asked if there were any comments from any Commissioners or public comments?

No additional comments were made.

Laura Moore 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 William and Jennifer Rand, property owners, 31 Hollis Street, Groton, MA, Assessors Map 112-98 to re-align and pave the driveway and replacement of the front yard shrubs. Greg Premru seconded the motion. The motion carried 6-0

Historic Districts Commission

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LEGAL NOTICE
GROTON HISTORIC DISTRICTS COMMISSION
PUBLIC HEARING

John and Lynne Rawling
Jeff Gordon representing
274 Main Street
Assessors Map 112-84-0

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on **Tuesday, February 25, 2020, at 7:45 pm at Town Hall, 173 Main Street, Groton, MA** to consider the application submitted by Jeff Gordon seeking a Certificate of Appropriateness for **274 Main Street, Assessors Map 112-84**, owners, John and Lynne Rawling to Rough grade existing gravel base adding 2” to 4” of additional crushed gravel, Fine Grade and compact, machine pave 2” bituminous concrete top course only, hand tamp edges and seal seam at the street. The parking area will not change. **Property owners: John and Lynne Rawling, 274 Main Street, Groton, MA 01450 Assessors Map 112-84.** Copies of the application and supporting materials are available for review by contacting the GHDC via the Land Use Dept, 2nd floor of the Town Hall.

The notice was read aloud by the Chairman.

Jeff Gordon was present to represent John and Lynne Rawling. Jeff stated that they would like to pave the driveway. It is treacherous and long overdue.

Chair Benedict asked if there will be any edging performed. Mr. Gordon said that they will be taking out old railroad ties in prepping to paving.

Chair Benedict asked if there were any 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 John and Lynne Rawling, property owners, 274 Main Street, Groton, MA, Assessors Map 112-84-0 to Rough grade existing gravel base adding 2” to 4” of additional crushed gravel, Fine Grade and compact, machine pave 2” bituminous concrete top course only, hand tamp edges and seal seam at the street. – George Wheatley seconded the motion. The motion carried 6 to 0.

197 Main Street- Discussion -Exterior Restoration

Ronda Mullins was present to have a discussion with the HDC about renovations to her future home at 197 Main Street. She prepared a presentation for the Commission Members to watch on the smart board. Rhonda first stated that the Historic Commission had already toured the home and they did not want to salvage anything. Rhonda pointed out the home is a T- shape, 3 Court Street is in the back. There are many things she would like to restore at the home. For example, the window boxes. Rhonda had explained there is a lot of exterior work that needs to be done. To list some: The stonewall is collapsing,

handrails need to be replaced, gutters need to come off, decking is in tough shape, and there is no foundation on the back of the house-it has dropped 9 Inches.

Chair Benedict said this is a great project and he is really happy Rhonda bought the house to fix it up. He asked if a contractor will be doing the work?

Rhonda said contractors will be doing half and then she and her husband will perform the other half. Peter advised Rhonda to come before the HDC when they will want to replace the siding and remove anything from the house. He suggested to have the contractor do a drawing.

HDC Comments and Questions

- It is going to be a single-family home?
- *Rhonda explained it is going to be a two family, her mother on one side and she and her husband on the other*
- Will you be replacing the Sills?
No

Ms. Mullins asked if the eagle can be removed from the exterior? Chair benedict said Yes

11 Court Street- Discussion-Removal of Inactive Chimney

Daniel Gilmore was present to have a discussion with the HDC about the removal of their inactive chimney due to damage created by leaking creosote. Dan stated that there is an urgency to get this done. Creosote doesn't come off so we would like to take the chimney out. They would like to keep the integrity of the inside of their home. Mr. Gilmore showed photos of the chimney to all Commissioners. The home on 11 Court Street is $\frac{3}{4}$ in the Historic District. Chair Peter Benedict said to the Commission members they all need to determine if the chimney is out of District.

HDC Comments and Questions

- Is the chimney visible from a public way?
- If you can see the chimney from outside the district, from a public way, it is considered in the district.
- This is an emergency situation.
- Take chimney down and apply to rebuild the chimney.
- Give permission for the applied permit to demo the chimney and apply for a Public Hearing
- It's a hardship

Laura Moore made a motion to demo chimney and come back with a Public Hearing. Greg Premru seconds the motion. The vote carries 5-1.

Signage Feedback email Discussion

Peter Benedict said to Commissioners to all think of a plan for next meeting. He suggested to look around town and check out local signs. Make note of what they like and don't like and discuss.

Admin Updates

- First Parish Church of Groton and Parish House Considered by the MA Historical Commission for the nomination to the Nation Register of Historical places.

Approved minutes from November 19, 2019

Elena Carney Beleno made a motion to accept amended minutes of November 19, 2019. George Wheatley seconded the motion. The motion passed 5 to 0.

Laura Moore made a meeting to Adjourn the meeting at 8:40 PM. Greg Premru seconded the motion. The motion passed 6-0.

Next meetings: March 24, 2020 and April 21, 2020