

TOWN OF GROTON

**173 Main Street
Groton, MA 01450
Historic Districts Commission
April 21, 2020
7:30 pm
Virtual Meeting via Zoom**

Members Present:

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

Members Absent: Elaine Chamberlain, Laura Moore

Others Present: Bob Collins 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

Groton School

282 Farmers Row

ASSESSORS MAP 219-9-0

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on Tuesday, April 21, 2020, at 7:30 pm. This meeting will be held remotely. Abutters and interested persons may participate in the hearing by following the instructions which will be provided at the beginning of the meeting. This meeting will be held to consider the application submitted by The Groton School seeking a Certificate of Appropriateness for 282 Farmers Row, Assessors Map 219-9-0, owner, Groton School to reconfigure the parking lot serving the Dining Hall. Property owner: Groton School, Groton, MA 01450 Assessors Map 219-9-0. 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.

282 Farmers Row – Reconfigure the parking lot serving the Dining Hall.

Bob Collins representing. Mr. Collins explained that this parking is on the Farmers Row side of the dining Hall. It serves both employees and students. They would like to reconfigure to allow a second access. They believe this will improve the existing lot, add compact vehicle spaces, and replace spaces that have been eliminated. This will also achieve a drainage system and there will also be a couple vehicle charging stations. A black rod iron gate is being proposed for this new exit that will allow for security. The Commissioners would like a site specific, detailed cut sheet of the new gate which is located about 120 feet from Farmers Row.

There will be a second application for landscaping. Chair Benedict said he is looking forward to seeing the landscaping design because he has concerns about removing 32 trees. Mr. Collins said some of them are diseased so they will be replacing them with healthy trees. There will be a specific shrub planting plan as well, once they remove the trees.

Chair Benedict has asked if there are any comments from the public? *No comments from the public.*

Historic Districts Commission

April 21, 2020

Page | 1

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

Elena asked if this is a green light to go ahead without seeing the landscaping? Mr. Collins stated that is correct because that will be a separate application.

Maureen Giattino 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 Groton School, 282 Farmers Row, Groton, MA, Assessors Map 219-9-0 – to reconfigure the parking lot serving the Dining Hall with the exception and requiring a cut sheet of the lighting, deck and landscaping plan. Each will need to be brought before the HDC for final approval.

The motion passed 5 to 0.

**LEGAL NOTICE
GROTON HISTORIC DISTRICTS COMMISSION
PUBLIC HEARING
240 Main Street
Kilbourn Place
ASSESSORS MAP 112-90-0**

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on Tuesday, April 21, 2020, at 7:40 pm. Abutters and interested persons may participate in the Hearing by following the instructions which will be provided at the beginning of the meeting. This meeting will be held to consider the application submitted by Kilbourn Place, LLC seeking a Certificate of Appropriateness for 240 Main Street, Assessors Map 112-90-0, owner, Kilbourn Place, LLC to rehabilitate the front façade of the existing commercial structure. Property owner: Kilbourn Place, Groton, MA 01450 Assessors Map 112-90-0. 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.

240 Kilbourn Place – to rehabilitate the front façade of the existing commercial structure- *to be withdrawn.

Bob Collins was present to represent 240 Kilbourn Place. Mr. Collins submitted this to seek approval for a different, more simple design than what was approved last year. Gus decided to stick with the approved plan. Mr. Collins made a request to the Historic District Commission to allow the 240 Main Street, Kilbourn Place application to be withdrawn.

Elena Carney Beleno moved to allow the application for 240 Main Street, Kilbourn Place to be withdrawn. George Wheatley seconded the motion. The motion passed 5-0.

**GROTON HISTORIC DISTRICTS COMMISSION
PUBLIC HEARING
197 Main Street
ASSESSORS MAP 113-66**

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on Tuesday, April 21, 2020, at 8:10 pm. This meeting will be held remotely. Abutters and interested persons may participate in the hearing by following the instructions which will be provided at the beginning of the meeting. This meeting will be held to consider the application submitted by Robert and Rhonda Mullins, seeking a Certificate of Appropriateness for 197 Main Street, Assessors Map 113-66, owner, Robert and Rhonda Mullins, Restoration of the property. Property owner: Robert and Rhonda Mullins, Groton, MA 01450 Assessors Map 113-66. 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.

197 Main Street-Restoration of the Property- Homeowners Robert and Rhonda Mullins -*to be withdrawn.

Mr. Collins represented homeowners, Mr. and Mrs. Robert Mullins. Mr. and Mrs. Mullins purchased this home a few months ago with intentions to restore this building in kind. They had a structural engineer, Ed Buckingham, go through the building. Mr. Collins stated the report, that he provided to the Commissioners, shows that the building is beyond redemption. The structural engineer, noted while he was touring the building, that the foundation looks as if it is buckling in a few places. The building does not have the structural integrity to lift the building, to replace the existing foundation. Mr. Collins stated a bunch of the structural elements are no longer holding it together and that this building will need to be torn down. He suggested the Commissioners to tour the building with Mr. Buckingham so he can show them exactly what he is talking about. With the COVID pandemic, Mr. Benedict suggested to the Commissioners to tour the home if they feel comfortable, to keep their distance from each other and to wear a mask. Mr. Premru offered to photographically document the building and provide it to the board or public if they are not comfortable with touring the building. Mr. Benedict would like to encourage the homeowners to get a second opinion. It could be helpful for them.

Mr. Collins agreed to call Admin. Kara Cruikshank, once he talks to the homeowner, to set up several times to tour the home.

Chair Peter Benedict asked if there were any questions to the public? *Ralph Weicherman stated he could create a virtual tour of the building.*

Elena Beleno Carney made a motion to continue the application of 197 Main Street, Assessors MAP 113-66, until the May Historic District Meeting. George Wheatley Seconded the motion. The motion carried 5-0.

Minutes-

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.

The Commissioners agreed to wait until next month to review the February minutes.

George Wheatley made a motion to adjourn at 8:42 pm. Maureen Giattino seconded the motion. The motion passed 5 to 0.

Minutes approved : June 23, 2020