

TOWN OF GROTON

**173 Main Street
Groton, MA 01450
Historic Districts Commission
June 23, 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: Vanessa Abraham, Rick Muehlke, David Manugian, Bob Collins and Other Interested Parties

Admin Assistant: Kara Cruikshank

Meeting Called to Order 7:39pm by Chair Peter Benedict

First Parish Church- Sign permit application Discussion

Rick Muehlke was present to represent First Parish Church. Mr. Muehlke stated the two signs are 18 inches wide by 12 inches high. One will be placed on the church, which is for 1 Powderhouse Road. The second is for 3 Powderhouse Road which will be on the Parish House. There has never been an address on either building. The fire department approved the Parish Church to be numbered as number 1 and the Parish House to be number three. There had been temporary signs in front of the church. The sign will be white and the lettering will be in the color black with roman bold font.

Commissioner questions/comments:

Mr. Benedict- *Everything looks fine.*

Mr. Wheatley- *It looks appropriate.*

Ms. Giattino- *The sign is a great addition and location.*

Ms. Beleno Carney- *While Elena was looking on the website, she noticed it states the church address is listed as 1 Powderhouse Road.*

Greg- *The signage looks fine and appropriate.*

Elena Beleno Carney made a motion to approve the sign permit application for 1 Powderhouse Road and 3 Powderhouse Road. George Wheatley seconded the motion. The motion passes 5-0.

LEGAL NOTICE

GROTON HISTORIC DISTRICTS COMMISSION

PUBLIC HEARING

20 Higley Street

ASSESSORS MAP 107-14

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on Tuesday, June 23, 2020, at 7:45 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 David Manugian, owner seeking a Certificate of Appropriateness for 20 Higley Street, Assessors Map 107-14, for construction of a 7 ft by 14 ft by 7 ft high wooden grape arbor. Property owner: David Manugian, 20 Higley Street, Groton, MA 01450
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Assessors Map 107-14. 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.

20 Higley Street- For construction of a 7 ft by 14 ft by 7 ft high, wooden grape arbor.

Homeowner, David Manugian was present. Mr. Manugian said they live on the corner of Higley Street and Farmers Row. The structure he is building is a grape arbor. He planted some concord grapes and planted some vines. The arbor is built out of pine.

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

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

Mr. Premru- *Is this the final location?*

Mr. Manugian- *Yes. He said that he plans on painted it a white semi solid stain.*

George Wheatley 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 20 Higley Street, Groton, MA, Assessors Map 107-14 to construct a grape arbor. Elena Beleno Carney seconded the motion. The motion passed 5 to 0.

99 Main Street Discussion- to replace south side emergency exit stairs and walkway, add handrails to the north side emergency exit stairs and walkway and a foundation repair.

Vanessa Abraham was present to represent the library along with Trustee David Zeiler. They attended virtually to discuss the repairs at the library. This is a capital project that they would like to complete. The emergency exit stairs are dangerous and they need to meet current building codes. There needs to be rails on both sides and the walkway needs to be 48 inches wide. The north emergency exit will need a handrail to code and they would like to install one single hand rail colored black. The handrail has to be embedding into the steps themselves. The stairs are not up to code, they are 42 inches wide. There also needs to be foundation work repaired, water has been entering into the children's room. The roofers stated they need to install flashing. They will take out 2 to 3 rows of brick, insert a copper flashing under the concrete and reuse the brick or replace the brick in kind.

99 Main Street will have a Public Hearing at the July meeting in regards to these repairs.

Commissioners would like more detail at the next meeting.

Commissioner questions-

- *On the North side is there going to be a simple railing?*
- *On the north side on top by the gate – How is the railing going to end?*

186 Main Street – Landscaping discussion

Bob Collins was present to represent 186 Main Street. Mr. Collins provided plans, electronically, of the proposed landscaping. The foundation had a great deal of granite of the carriage house – in front of the main house there will be portions of the old foundation as a settle retaining wall. There will also be blue stone for the front walkway, rear of the house and new walkway into the rear of the house. This will replace the old concrete walkway. There will be fencing along along main street. There will be granite

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posts with poles. Either side of driveway a larger granite pier. There will be a light installed on the top of each pier.

Commissioner questions – *Mr. Benedict would like to see cut sheets for the lights on top of the granite posts. There will be a 6 ft fence around the dumpster? Fence on Main Street will they be square rails and what color?*

Mr. Collins- Yes square rails like on main street. Mr. Collins agreed to come back to the July Meeting to provide the details the commissioners are requesting.

197 Main Street Discussion

Mr. Collins represented the homeowners, Bob and Rhonda Mullins, of 197 Main Street. The Mullins came up with a restoration plan on the front section and a partial rebuild on the back section. Mr. Collins believes it will serve the district well. Commissioners were all provided photos of the renovations, via electronically. The photos showed the entry way on the side- to be rebuilt. The view from court street, the building will be repaired as needed. The cellar windows will be removed, they let water into the cellar. The back portion of the house, it is in the worst shape, they will rebuild 2/3 of it. Part of the foundations needs to be replaced. A significant change- there are two chimneys right now on the house. They both don't serve a function. They would like to take the chimneys down, repurpose the bricks, and have the serve as a walkway for the front door to Main Street. There is a stone wall that is deteriorated between the house and Bruno's Pizza they would like to rebuild this. The landscaping in the front they would like to come in with a landscape plan for the front. The windows will be replaced in kind, two panes over one. They will like to maintain the black windows. Mr. Collins will be coming back with cut sheets for the doors.

Commissioner Comments/concerns:

Mr. Benedict -*Will there be central air? Where will be propane tanks, where will they be installed? Will there be recessed lighting on the porch and out by the garage? Would like to see cut sheets. For the removal of the chimneys, where will the location of the plastic pipes comes out of the house from the furnace. Where will the meters be places because it will be a 3- family? Where will the location of the pipes be?*

Ms. Giattino- *Windows on 3 Court Street, she would like to see a window added.*

Ms. Beleno Carney- *Looking forward to seeing the cutsheet of the color.*

Mr. Collins agreed to return to the July meeting with detail sheets and answers to these questions.

Elena Beleno Carney made a motion to continue the application of 197 Main Street to the July Meeting. All in favor 5-0

164 Main Street Discussion- Storage Shed Discussion

Mr. Benedict recused himself from the discussion, as it is his property, and will return to speak as a private citizen. There will be a public Hearing next month. **All Commissioners raised their hand, showing they are aware Mr. benedict is recusing himself and going to speak as a private citizen.**

Mr. Benedict There is an old pony barn/ storage shed that is going to come down in front of the barn. The storage shed behind the barn was the plan. The History center cleared all the land out. The cleared the lot so they could have a viewing area of Gibbet Hill. All commissioners viewed the provided photos, electronically, of the shed, there was a rough sketch of the proposed storage shed. Mr. Benedict's sketch showed four windows, two curved doors but is open to squared doors. For material, he would like

everything to match the shed- Wooden clap boards, wooden doors, iron hinges on the doors, single pane true divided light wood windows, asphalt shingles, clap board and trim.

Commissioner questions and comments

Mr. Wheatley- *Mr. Wheatley likes the idea of regular door frames are more in keeping than the oval doors.*

Elena Beleno Carney- *Ms. Beleno Carney agreed with George for the front view having more or a square door in the front and on the side she like the idea of the arched doors.*

Ms. Giattino- *As a suggestion – Maybe you could put two windows in the middle and shift your doors apart.*

Mr. Benedict will take the commissioners suggesting into account for the July Public Hearing.

Minutes-

Elena Beleno Carney made a motion to approve the minutes of February 25, 2020 and April 21, 2020. Greg Premru seconded the motion. The motion passed 4 to 0. George Wheatley abstained.

George Wheatley made a motion to adjourn at 9:22 pm. Greg Premru seconded the motion. The motion passed 5 to 0.

Minutes approved: August 18, 2020