

TOWN OF GROTON

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

Members Present:

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

Members Absent: Elaine Chamberlain

Others Present: Vanessa Abraham, David Zeiler, Joni Parker-Roach, Patrick Parker-Roach, Attorney Bob Collins and Other Interested Parties

Admin Assistant: Kara Cruikshank

Meeting Called to Order at 7:30PM by Chair Peter Benedict.

99 Main Street-Public Hearing- The Library

Vanessa Abraham and Library Trustee, David Zeiler, were both present, virtually, for the meeting.

The notice was read aloud by Chairman, Mr. Benedict

LEGAL NOTICE

GROTON HISTORIC DISTRICTS COMMISSION

PUBLIC HEARING

99 Main Street

ASSESSORS MAP 113-18

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on **Tuesday, July 21, 2020, at 7:30 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 **Vanessa Abraham, Library Director**, seeking a Certificate of Appropriateness for **99 Main Street, Assessors Map 113-18-0, owner, Town of Groton**, to replace south side emergency exit stairs and walkway, add handrails to the north side emergency exit stairs and walkway and a foundation repair. **Property owner: Town of Groton, Groton, MA 01450 Assessors Map 113-18-0.** 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.

Mr. David Zeiler had explained to the Commissioners, the new up to code south side emergency exit stairs had been poured and they removed the forms. The handicapped accessible handrails will go up on both sides of the walkway to make them safe. The Commissioners had requested to see a simple ADA railing, prior to approval. The Commissioners were provided with photos of the proposed railing. The proposed railing will be the same height but with clearance from the gate. Mr. Zeiler does not believe it will conflict with the gate.

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Mr. Premru made a motion to grant a Certificate of Appropriateness for new ADA handrails at the library and the foundation repair against the children's room. Ms. Giattino seconded the motion. The motion passed 6 to 0.

164 Main Street- Public Hearing

Mr. Benedict recused himself from the Public Hearing.

Mr. Benedicts wife, Gina was present virtually for the Public Hearing

Vice Chair, Maureen Giattino, read the notice aloud at 7:45PM.

LEGAL NOTICE

GROTON HISTORIC DISTRICTS COMMISSION

PUBLIC HEARING

Peter Benedict

164 Main Street

ASSESSORS MAP 113-4-0

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on **Tuesday, July 21, 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 Peter Benedict, owner seeking a Certificate of Appropriateness for 164 Main Street, Assessors Map 113-4-0, to build a 10' wide by 12' high by 56' long lean to shed addition to barn. Lean to shed will have wood clapboards, wooden doors and wood true divided light windows. All trim, doors, windows, roofing will match existing barn. Property owner: Peter Benedict, 164 Main Street, Groton, MA 01450 Assessors Map 113-4-0.** 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.

Ms. Perini presented the application of the lean to shed at 164 Main Street. Ms. Perini explained the same material will be used on the lean to shed as the existing barn. The doors will be square and will match the front door. The side that you will see from the Historic society will have double doors. The double doors will be helpful for storage and machinery. The doors will be 7 feet wide and just under 8 feet tall. The windows will be two over two true divided light wooden window (Brosco) to match the existing barn. There will be asphalt roofing shingles to match the existing barn and the paint colors will match the existing barn. There will be doors on the back as well to match the front of the shed.

There were no abutters present for comments.

Mr. Wheatley made a motion to issue a Certificate of Appropriateness to build a long lean to shed addition to the barn. Mr. Premru seconded the motion. The motion passed 6 to 0.

. 113 Main Street- Sign Permit Application –

NOA Gallery- Joni Parker-Roach

Ms. Parker-Roach explained they would like to replace the sign to look more like the Groton Inn sign since the gallery is partnering with them. The Sign will be moved from the corner to the other side of the house. Their provided plans to the commissioners show a decorative boulder in place of the sign. This is a reason why the sign will be moved. Ms. Roach explained they are not sure if they would like to have granite posts or wood. They liked the reclaimed granite look. She will come back next month once they have made a decision.

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The dimensions of the sign are 36” by 24” and will be a two-sided panel. Ms. Parker-Roach would like the iron brackets to be painted a dark grey but is open to black. Mr. Wheatley suggested if the iron brackets are black, they should be matte, not glossy.

Commissioner Comments/Questions:

Mr. Benedict - Will there be lighting on the sign?

Ms. Parker-Roach said, Yes, there will be. They will return in front of the Commissioner's they will give two options for lighting.

Ms. Giattino- What is the height of the sign?

Ms. Parker--Roach The sign will be 5 Feet in height.

Ms. Parker- Roach and Pat Parker-Roach will return to the August meeting for approval of the posts and the lighting cut sheets.

240 Main Street -Discussion

Kilbourn Place- Attorney Bob Collins representing

Attorney Collins brought forth new cut sheets for various components of Kilbourn Place. Attorney Collins explains this is a more simplified version.

Commissioners Comments/ Questions:

Mr. Benedict – The dormers look a bit small. He would like to see some options for the dormers.

Mr. Premru and Ms. Giattino agreed they look narrow.

Attorney Collins explained the columns are rounded and sitting on a granite base. The site design will remain the same.

Attorney. Collins will bring back specifics on the columns and show new, wider dormers, cut sheets of the doors and specifics on the door sidelights.

Mr. Benedict requested to have all the specifics, even previously approved, for the next meeting and the Commissioners will review the material.

197 Main Street – Continued Public Hearing

Attorney Collins representing homeowners, Mr. and Mrs. Mullins

Commissioner Laura Moore recused herself from the discussion.

There were a few questions from the previous meeting about the location of the ac condenser, and where the utility boxes will be.

The Commissioners were provided cuts sheets for the doors. The proposed Main Street front entrance door will be a dark stained mahogany door. The 3 Court Street entrance will be a fiberglass painted black door that will match the double utility door. The Farmers porch has two doors. Homeowner, Ms. Mullins would like the door to match the façade color below the farmers porch on the left side view.

There will be an air conditioning condenser in the back of the home with a retaining wall that will be rebuilt next to it. On the Court Street side, there were existing gas meters and electric meters, these will be replaced in-kind. There will be plantings that will obscure them. The front portion of the home will be

served by split units. The 3 Court Street unit will have a surface mounted vent for a furnace on the back side.

Commissioner Comments and Questions:

Ms. Beleno-Carney would like all the doors to be consistent.

Mr. Benedict liked the mahogany doors.

Ms. Giattino liked the mahogany door but does not think the craftsman door is appropriate for this house. The French door is very contemporary.

Mr. Wheatley wanted to state to the Commissioners, one door can only be seen no matter where you stand outside the door.

Attorney Collins will return in front of the Historic District Commission to continue the discussion of the doors.

Ms. Elena Carney Beleno made a motion for a Certificate of appropriateness at 197 Main street in accordance to the cut sheets that were provided for paint, windows, rehabilitation to the building in general with a stipulation for new renderings for new porches, lighting, doors be presented at the next August 2020 meeting. A Landscaping plan will be provided at a later date. Ms. Giattino seconded the motion. All in favor 6-0.

186 Main Street- Discussion

Attorney Bob Collins representing.

At the last meeting there was a landscaping plan that was provided, but there were still some unanswered questions. Mr. Collins came back to further discuss these questions with the Commissioners.

The fence along Main Street and Hollis Street frontage railings will be cedar rails and they are intended to weather, they will not be stained. A cedar fence will surround the dumpsters as well.

Another request was what type of lantern will be on top of the granite posts. The posts will be 5 feet high, reclaimed granite with a lantern on top.

An additional detail was provided for the dumpster enclosure. It will be reduced in size and surrounded by cedar privacy fencing to block it from the public view.

On the granite post, in place of a sign, there will be bronze anodized numbers reading, 186. They will be 4 inches in height.

The dumpster gate closure will be black iron hardware.

Commissioners Comments/ Questions

Mr. Benedict- Is the granite fence post rough or smooth?

Attorney Collins-The granite fence will be rough not smooth cut.

Ms. Giattino- Will the dumpster corral be weathered or painted?

Attorney Collins -The dumpster corral will be weathered.

Elena Beleno Carney made a motion for a certificate of Appropriateness for the landscaping at 186 Main Street. Mr. Premru seconded the motion. All in favor 6-0.

Welcome letter to new Historic District Residents- Discussion

Mr. Benedict would like to draft a friendly welcome letter and send this out to new homeowners of the Historic District. The Commissioners all agreed this would be a great idea.

Ms. Moore made a motion to adjourn at 9:22 pm. Ms. Beleno-Carney seconded the motion. The motion passed 6-0.

Respectfully submitted: January 27, 2021

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