

TOWN OF GROTON

173 Main Street
Groton, MA 01450
Historic Districts Commission
November 17, 2020
7:30 pm
Virtual Meeting via Zoom

Members Present:

Peter Benedict, Maureen Giattino, Laura Moore, Greg Premru

Members Absent: Elaine Chamberlain, Elena Beleno Carney, George Wheatley

Others Present: Bob Prescott, Kevin Mark, The Groton Channel and other interested parties

Admin Assistant: Kara Cruikshank

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

GROTON HISTORIC DISTRICTS COMMISSION

PUBLIC HEARING

111 Farmers Row

ASSESSORS MAP 107-1

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 17, 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 David E Ross Associates, seeking a Certificate of Appropriateness for 111 Farmers Row, Assessors Map 107-1, owner, Prescott Development, for the construction of a new single-family residential home, driveway, and supporting infrastructure, including new sewage disposal system and stormwater management areas. Property owner: Prescott Development, Shirley, MA 01464 Assessors Map 107-1. 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.

111 Farmers Row- 111 Farmers Row – Public Hearing-

Construction of a new single-family residential home

Applicant- David E Ross Associates

Owner- Prescott Development

Kevin Mark from David E Ross Associates was present, virtually, for the meeting. Mr. Mark explained 111 Farmers Row is an undeveloped site. Commissioners were provided drawings from the architect to review. Owner, Mr. Bob Prescott explained they submitted a stormwater permit to the Board. Mr. Prescott would describe the plan of the home that was submitted to the HDC as a traditional colonial. Commissioner Greg Premru took photos of previously approved new homes on Farmers Row in Groton and provided them to view during the meeting.

Questions/ Comments from Commissioners:

Chair Benedict: The downstairs windows are large, 3feet wide by 6feet tall. The windows on the second story are 5feet by 3feet. The window trim blends into the freeze board. The dormer windows may look a little large and the trim may look too small. Mr. Benedict would like a better detail of the garage doors.

Ms. Giattino- The dormers look too close to the front of the roof. Ms. Giattino doesn't believe the windows and trim are classical scaled.

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What is the ceiling height?

Bob Prescott- The ceiling height is 9 feet on the first floor and 8 feet on the second floor.

***Ms. Giattino-** The elevation of the home will be 8 feet high. How far back from the road is the house going to be?*

Mr. Kevin Mark- A setback of 52- 53feet from the front.

Ms. Moore and Mr. Premru both agreed with Ms. Giattino and Mr. Benedict's comments. The Commissioners all agreed the floating fireplace to the right of the house can be seen easily from the front and would like to see if an alternative can be done there.

Mr. Prescott is going to work with the architect on the design and will return to the next meeting with a detail for the commissioners.

The HDC commissioners would like to see a detail of the stone wall to the left of the proposed driveway, cut sheets of any exterior lighting, the location of any AC condensers or above ground propane tanks, cut sheets of the windows and doors, siding, type of shingles, the color of roof, and the sight plan with any updates to the elevation.

Meeting Adjourned at 8:15 PM

Respectfully Submitted: January 27, 2021