

TOWN OF GROTON

173 Main Street
Groton, MA 01450
Historic Districts Commission
February 16, 2021
7:30 pm
Virtual Meeting via Zoom

Members Present: Peter Benedict, Maureen Giattino, George Wheatley, Elena Beleno Carney and Laura Moore

Members Absent: Elaine Chamberlain and Greg Premru

Others Present: Tom Carrigan, Katherine and Daniel Von Kohorn and The Groton Channel

Admin Assistant: Kara Cruikshank

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

Public Hearing- 111 Farmers Row-

Applicant- David E Ross Associates

Owner- Prescott Development

Mr. Benedict read the legal notice aloud.

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.

Mr. Benedict read an email that was sent from applicant, Kevin Mark- David E. Ross Associates that stated they were requesting a continuance of the HDC Public Hearing regarding 111 Farmers Row project until April 2021, in order to prepare additional materials.

Mr. Benedict made a motion to approve the continuance of the Public Hearing for 111 Farmers Row to the March 2021 meeting. Ms. Giattino seconded the motion. The motion carried unanimously 5-0.

76 Farmers Row Discussion

Tom Carrigan from Platt Builders was present for the discussion. Mr. Carrigan explained he had some preliminary questions on what the commissioners may be looking for to construct a 38' by 36' barn/garage. Mr. Carrigan shared some of the questions and comments they had in regards to getting approval for this project.

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- Not proposing any curb cuts.
- Significant setback from any road and wall around the property.
- The barn will be painted white with an asphalt roof with copper topped cupola.
- Asphalt in front the rear driveway will be gravel
- Construction will be post and beam timber framed. Barn board siding
- Single pane windows.
- Overhead garage doors two in the front and one in the back.

Mr. Carrigan then presented a sketch to the Commission. This barn will be a kit excluding the lighting and finishes. It will be assembled on site.

Commissioner Comments/Questions

Mr. Wheatley- Is the garage in the historic district? Mr. Carrigan explained, Yes, it is just inside the historic district.

Ms. Beleno Carney stated the garage/ barn will be very different from the home itself.

Ms. Moore really liked the simplicity of the structure.

Ms. Giattino would like to see some trim on the barn/garage to keep the elegance of the property.

Mr. Benedict would like to see the cupola proportional to the size of the structure.

The commissioners are looking forward to seeing and discussing the final submission for the project.

Approval of Minutes- January 26, 2021

Ms. Elena Beleno made a motion to approve the minutes from January 26, 2021. Ms. Giattino seconded the motion. The motion carried unanimously 5-0.

Ms. Elena Beleno Carney made a motion to for the meeting to adjourn. Mr. Wheatley seconded the motion. The motion carried unanimously 5-0.

Meeting Adjourned: 8:10 PM

Respectfully Submitted: May 19, 2021