

TOWN OF GROTON

**173 Main Street  
Groton, MA 01450  
Historic Districts Commission  
April 20, 2021  
7:30 pm  
Virtual Meeting via Zoom**

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

**Members Absent:** Elaine Chamberlain, Laura Moore and Greg Premru

**Others Present:** Tom Carrigan, Katherine and Daniel Von Kohorn, Robert Collins, Judith Romatelli, Groton Channel

**Admin Assistant:** Kara Cruikshank

**Meeting Called to Order at 7:48 pm by Chair Peter Benedict**

Member George Wheatley had technical difficulties entering the meeting via zoom, so he phoned in.

**Vote to continue the Public Hearing for 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, December 15, 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, 2<sup>nd</sup> floor of the Town Hall.

**Mr. Benedict read an email that was sent from applicant, Dan Wolfe- David E. Ross Associates.**

The purpose of this email is to formally request a continuance of our hearing with the Groton Historic District Commission. As you know, we have been stalled as we await plan revisions from the architect which reflect the issues that were raised at the previous hearing that was held for this property. We are anxious to move forward but are unable to have the information in time for our April meeting. It is now our understanding that you could move our application to the May 18<sup>th</sup> hearing date, and that would be most appreciated.

**Ms. Elena Beleno Carney made a motion to approve the continuance of the Public Hearing for 111 Farmers Row to the May 18, 2021 meeting. Ms. Maureen Giattino seconded the motion. The motion carried unanimously 4-0.**

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Member Wheatley arrived via zoom.

### **Public Hearing -76 Farmers Row-**

#### **PUBLIC HEARING**

#### **76 Farmers Row**

#### **ASSESSORS MAP 108-11-0**

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 20, 2021, at 7:35 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 Platt Builders, Inc, seeking a Certificate of Appropriateness for 76 Farmers Row, Assessors Map 108-11-0, owners, Katherine and Daniel Von Kohorn **to construct a 1 and ½ story, post and beam barn/garage, 38' by 36' with lower-level storage.** Property owners: Daniel and Katherine Von Kohorn, Groton, MA 01450 Assessors Map 108-11-0. Copies of the application and supporting materials are available for review by contacting the GHDC via the Land Use Dept, 2<sup>nd</sup> floor of the Town Hall.

Mr. Tom Carrigan, from Platt Builders, was present virtually to represent homeowners, Katherine and Daniel Von Kohorn.

Mr. Carrigan presented a slideshow of the sight plan to the Commissioners. The structure will be about 250 feet from the right of way. The barn/ garage is a post and beam kit, in size of 38' by 36'. The garage doors will be 10 feet. Mr. Carrigan also showed the lighting spec and the roofing material, pewter wood. The barn will be in the color of Barn Red, Benjamin Moore.

The windows are all single pane, custom made.

#### **Commissioner Questions/Comments**

*Ms. Giattino- Maureen would like to make a contingent on the Certificate of Appropriateness for the trim detail of the roof to be submitted.*

*Mr. Benedict and Ms. Giattino- There is no trim around the windows, they would have liked to have seen some trim to dress it up.*

*Mr. Wheatley said the home is so stylish and formal. Maybe it should be as simple as it can be to keep the garage as simple in style as it can be.*

*Mr. Benedict suggested maybe the barn/garage should remain simple like Commissioner Wheatley said.*

***Ms. Elena Beleno Carney made a motion to approve the Application for a Certificate of Appropriateness to construct a 1 ½ story post and beam barn/garage 38' by 36' with lower-level storage in the color of Benjamin Moore, Barn Red, conditional upon on seeing a sketch of the roof trim before the May 18<sup>th</sup> meeting. Assessors MAP 108-11. Mr. George Wheatley seconded the motion. The motion carried unanimously 4-0.***

#### **Sign Permit Application- 145 Main Street- Periwinkle Art and Glassworks- Temporary Sign Permit**

Applicant: Judith Romatelli

Ms. Judith Romatelli was present virtually for the meeting to present her sign permit application. Ms. Romatelli explained she's had her business in Acton for years. She has moved her business to Prescott

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School. Ms. Romatelli would like to put her current, approved sign from Acton, out in the front of Prescott temporarily. The sign is 40'L by 24'W in size.

Commissioner Comments/ Questions

*Mr. Wheatley has asked if there is an overall plan for signage in front of Prescott. Ms. Romatelli said Friends of Prescott is in the process of designing signage.*

*Mr. Benedict- Is hesitant to put up signage on a post in front of Prescott in case other businesses in Prescott would like to do the same thing. Chair Benedict would prefer a sandwich board to be put up until Prescott has their signage approved.*

*Ms. Giattino likes the idea of a sandwich board as well but would like Prescott to give some guidance as to where the sign should go.*

*Ms. Elena Beleno Carney-The HDC could approve the signage for a certain amount of time.*

**Ms. Beleno Carney made a motion to continue the sign permit application to the May 18<sup>th</sup> Meeting with a representative from Prescott and a proposed plan. In the meantime, Periwinkle Art and Glassworks can have a sandwich board and to be brought in and out every day.**

**197 Main Street-** Attorney Robert Collins represented the homeowners of 197 Main Street, Rhonda and Robert Mullins.

The homeowners provided some details for the renovation at 197 Main Street. In the antique photo that was shown to the Commissioners, there is lattice under the porch. The homeowners would like to possibly use lattice in place of the vertical board to enclose the porch. The homeowners would like to use lattice set within a frame. The frame would be the trim color of the house. The lattice would be the same color as the body of the house.

The front of the home (the Main Street side) they would like to replicate, at the peak, a triangular detail that was uncovered while removing the siding.

The front yard has a bunch of concrete walkways. They will be replaced with brick pavers.

There were a couple of window boxes on photos from years ago, as well. Ms. Mullins has found a few window boxes that are similar. She would like to place them under the two windows on the front of the home.

**The Commissioners are all okay with the two proposed window boxes and lattice work under the porch. Attorney Collins advised he will come back before the Commissioners, once he discusses the color of the lattice work.**

**282 Farmers Row- Groton School Boiler House Tank Replacement Discussion**

Representing: Attorney, Robert Collins

Attorney Collins wrote a cover page explaining the Boiler House Tank Replacement. It stated, The Groton School will be replacing an existing subsurface oil bunker located behind the Boiler House with an above ground double walled tank, meeting current regulations. The proposed location is to the rear of

the building adjacent to the existing below ground bunk. The location is blocked from the public view by the building itself.

**The Commissioners all agreed this is not within their jurisdiction because it is not visible.**

**108 Pleasant Street-** Discussion

Representing: Attorney, Robert Collins

The Elms they are connecting the home to the municipal sewer. The pipe is within the district but the sewer pipe is underground.

**The Commissioners all agreed this does not apply to the HDC because it is underground.**

**8-10 Hollis Street-**Discussion

Representing: Attorney, Robert Collins

A couple will be purchasing 8-10 Hollis Street. There will be renovations but Mr. Collins believes most of the renovations will be internal. He may come back before the Commissioners next month with a detail of some landscape changes and window replacements

**Approval of February 16, 2021 Minutes-**

The Commissioners agreed to review the February 16, 2021 and March 16, 2021 minutes at the May 18, 2021 meeting.

Ms. Elena Beleno Carney made a motion for the meeting to adjourn. Ms. Giattino seconded the motion. The motion carried unanimously 4-0.

Meeting Adjourned: 9:38 PM

Respectfully Submitted: May 19, 2021