Town of Groton

**173 Main Street**

**Groton, MA 01450**

**Historic Districts Commission**

**November 16, 2021**

**7:30 pm**

**Virtual Zoom Meeting Room**

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

**Others Present**: Attorney Robert Collins, Gus Widmayer, Christine Berard, Glen Berard, Brian Cartier, Eric Luellen Rhonda,

**Admin Assistant**: Kara Cruikshank

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

**20 Hollis Street Public Hearing**

**Mr. Benedict read the legal notice aloud**

*In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a virtual Public Hearing via Zoom on* ***Tuesday, November 16, 2021, 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* ***owner, Christine Berard,*** *seeking a Certificate of Appropriateness for* ***20 Hollis Street, Assessors Map 112-134,*** *to install new windows, trim, mailbox, and a light fixture. 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.*

Homeowners, Christine and Glen Berard were both present for the Public Hearing. Ms. Berard said due to the foliage on the side of the house it has caused significant damage and rot. The siding has been replaced and they are currently working on replacing the shutters. There are 14 windows that need to be replaced on the dwelling, including the second floor and the L portion. Ms. Berard proposed the following items, a granite mailbox post to replace the existing mailbox with an attached Onion Light, a second Onion Light installed onto to the side of the house, and adding 2 historically accurate hitching posts. Ms. Berard then requested permission to mount a sign on the side of the dwelling identifying the name of the house, “Cephas Manning House” and the established year of 1832.

**Commissioners Comments/Questions**

*Mr. Benedict asked if the windows had been ordered due to the submission of the Silver Line Spec Sheet. He explained that the Commission only approves SDL Muntin Bars. The concern with the grills located inside the home is that homeowners can easily remove them.*

*Ms. Giattino said that the windows need to look identical to the true divided look.*

*Mr. Berard said that he copied the existing windows that are located downstairs and was told by the Building Inspector that 3 over 3 pane windows would be acceptable.*

*Mr. Benedict commented that the clap boards are similar in size however there is a three inch reveal and requested an actual drawing that included the hitching post and the granite post with the exact dimensions.*

*Mr. Premru requested specific dimensions for the lighting. He expressed there is concern for the windows that were ordered and that existing conditions prior to purchasing the house does not mean that the work completed was approved by the Commission.*

*Ms. Beleno Carney displayed examples of BROSCO windows, and assured the applicant that the ordered windows would not be approved.*

*Mr. Benedict explained that homeowners within the Historic District should be knowledgeable of the rules and abide by them. It is not the Commission's fault that the applicant ordered the windows without receiving prior authorization. The Commission cannot control a homeowner if they illegally replace windows without their knowledge.*

*Mr. Premru expressed that the Commission feels badly that the windows have been ordered, however reiterated that they will not be approved.*

*Mr. Beleno Carney said that the light by the doorway is authorized however requested the exact location and dimensions. She commented that the drawing did not have to be professionally designed.*

*Mr. Benedict commented that a very simple drawing by the applicant could be provided.*

The applicant asked if there were any concerns with the proposed sign and writing the number 20 out.

*Mr. Premru said that he loved the concept of the Historical Sign.*

*Mr. Benedict commented that the Fire Department may request the actual number 20 on the side of the house due to safety concerns.*

*Ms. Cruikshank recommended that the applicant contact the Fire Station directly.*

Mr. Benedict summarized that the applicant must return to the next public hearing with a picture of the outside of the dwelling identifying the location and the specifications of the sign, hitching posts, and the Onion Light. He also recommended that the applicant reach out to the window distributor and request that the order be changed to an acceptable window as discussed.

**Ms. Giattino made a motion to continue the hearing for the Certificate of Appropriateness for 20 Hollis Street until December 14, 2021. Mr. Wheatley seconded the motion. The vote was carried unanimously. 5-0**

**145 Main Street, Public Hearing**

**Chair Benedict opened the continued public hearing for 145 Main Street.**

Administrator, Kara Cruikshank displayed an email provided by Bob Garside and the attached photos.

**Commissioners Comments/Questions**

*Ms. Giattino commented that the rail would be an improvement even if she was not in favor of the design.*

**Public Comments**

*Michelle Collette commended the Commission for their thoroughness and for ensuring congruence throughout all the municipality buildings in Town.*

**Ms. Giattino made a motion to approve the rail as submitted for the front stairs only located at 145 Main Street, Prescott Building. Mr. Premru seconded the motion. The vote was carried unanimously. 5-0**

**240 Main Street- New Front Door- Discussion**

Attorney Collins represented the applicant, Gus Widmayer and reviewed the request of widening the second door from the left of the building and explained that there would be an adequate amount of subsequent design. Attorney Collins proposed to widen the door to the far right on the brick facade 6 inches where there would be no impacts to the building.

**Commissioner Comments/Questions**

*Mr. Benedict questioned where the access button for the door would be mounted. Attorney Collins replied that a metal button would be applied to the trim.*

*Mr. Wheatley was supportive of the revised change.*

**Mr. Wheatley made a motion to increase the doorway 6 inches as requested. Mr. Premru seconded the motion. The vote was carried unanimously. 5-0**

**Vote on recommending the Appointment of Brian Cartier, as an Alternate Member to the Select Board**

Brian Cartier was present for the discussion and provided a brief background. He has been a resident of Groton for approximately 30 years and has worked in construction and architectural design. Mr. Cartier currently works in commercial designs and would be pleased to partake in the Groton Historic District.

**The commission unanimously agreed to add Brian Cartier as an Alternate Member to the Select Board. The vote carried. 5-0.**

**52 Hollis Street- Discussion**

Homeowner, Eric Luellen was present for the discussion. He stated that the clap board is in need of repair and is time sensitive; there are holes where animals are inhabit. Mr. Luellen is concerned about potential water damage. The windows will also need to be replaced at a later date due to broken panes and not being properly glazed. Mr. Luellen said that he had conversed with the Building Inspector and was recommended to install Anderson windows. He then requested suggestions from the Commission.

**Commissioners Comments/Questions**

*Mr. Benedict explained that any existing items being replaced with identical products do not require approval. He requested that the homeowner discuss with the Commission before purchasing new windows and provide a spec sheet and exterior photos of the house. Mr. Benedict commented that BROSCO products are more affordable for SDL style windows.*

*Ms. Beleno Carney commented that previous homeowners have replaced their windows to be consistent throughout the entire home, for example using all 9 over 9 panes; the Commission can be flexible in those instances.*

Mr. Luellen stated that the house currently has multiple pane windows and would like to ensure that the home is historically correct.

**Commissioner Updates**

Mr. Benedict commended all the Commissioners for attending tonight's meeting.

*Ms. Beleno Carney asked what occurs when a homeowner installs windows without seeking approval.*

*Mr. Benedict replied that legal actions are the final resource.*

*Mr. Premru said that the Commission would be required to advise the Town Council before any legal actions were utilized for remediation.*

*Ms. Cruikshank explained that she and Bob Garside reviewed the bylaws and homeowners are held liable if they do not request approval from the Commission. She was unaware if there would be fines daily or weekly. Ms. Beleno Carney suggested that a letter should be sent to Mr. and Mrs. Berard in regards to the Bylaws and consequences due to the potential of proceeding to perform work without receiving an approval.*

*Mr. Benedict said that was an excellent idea.*

*Mr. Wheatley recommended including 3 levels of window qualities and price points that would be accepted and approved by the Commission.*

*Ms. Giattino agreed to compile the information for the applicants.*

**Public Comments**

*Rhonda commented that the Building Inspector may have said a particular window pane however if you're not in the window industry the homeowner may have misunderstood. She granted permission for any applicants to view her windows as an example and agreed that they should be provided a sheet with a list of approved windows.*

**Approval of Minutes**

**The Commissioners agreed to review the August 17, 2021 and September 21, 2021 minutes at the next scheduled meeting on December 14, 2021.**

**Ms. Beleno Carney made a motion to adjourn the meeting. Ms. Giattino seconded the motion. The motion carried unanimously 5-0**

**Meeting Adjourned: 8:44 PM**

**Respectfully Submitted: Kristine Fox, Perdiem Minute Taker**