Town of Groton

**173 Main Street**

**Groton, MA 01450**

**Historic Districts Commission**

**January 18, 2022**

**7:30 pm**

**Virtual Zoom Meeting Room**

**Members Present:** Peter Benedict, George Wheatley, Maureen Giattino, Brian Cartier, Greg Premru

**Others Present**: Elizabeth Alexander, Luke and Katie Kenney

**Admin Assistant**: Kara Cruikshank

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

**20 Hollis Street-Public Hearing Continuation**

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, January 18, 2022; 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.

Homeowner, Christine Berard submitted an email requesting a continuance to the next scheduled hearing on February 15, 2022.

**Mr. Premru made a motion to continue the public hearing for 20 Hollis Street until February 15, 2022. Ms. Giattino seconded the motion. The motion was carried unanimously 5-0.**

**25 School 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, January 18, 2022; at 7:45 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, Elizabeth Alexander,** seeking a Certificate of Appropriateness for **25 School Street, Assessors Map 112-,78** to install new windows. 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.

Homeowner, Elizabeth Alexander explained that she is renovating her kitchen and to achieve the optimal design layout she is proposing replacing two existing windows with two tripled encasement Marvin Windows. One window is located on the western side and barely seen from the road and the second window is facing the east located on the backside of the dwelling.

**Commissioners Comments/Questions**

*Mr. Benedict commented that a Marvin Window is an excellent choice and there should be no issues with the increased dimensions. He then asked if the window on the backside would match up with the existing trim, obtain shutters, and was considered to be centered below the second story windows.*

*The applicant explained that the window would be installed at the same height as the existing window and obtains shutters. If she were to center the window there would be loss of cabinet space and not every window is symmetrical on the dwelling.*

*Ms. Giattino was supportive of the window replacement under the porch and suggested aligning the window on the backside with the second story windows.*

*Mr. Cartier commented after viewing the paddock side he confirms there is asymmetry. He would like to ensure that the shutters on the new window maintain the same symmetry as the first floor.*

*Mr. Premru asked if there was a triple window located on the top right of the front facade. He had no issues with the proposed window located under the porch and questioned if the back window should be embraced and trimmed differently. Ms. Alexander replied that there was a triple window and it previously was a chimney.*

*Ms. Giattino recommended not calling attention to the new window on the backside.*

*Mr. Benedict suggested removing all the shutters on the back portion of the house or installing shorter shutters for the new window only.*

*Mr. Wheatley commented that the dwelling has an abundance of windows.*

*Ms. Giattino requested that the applicant ensure that there is a heavy sill.*

*Mr. Benedict commented the placement of the windows is satisfactory and requested the use of a shorter shutter.*

**Ms. Giattino made a motion to approve the Certificate of Appropriateness for 25 School Street, to add two triple casement windows, Marvin Windows per the attached spec sheet, on the east side to have shorter shutters. Mr. Cartier seconded the motion. The motion was carried unanimously. 5-0**

58 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, January 18, 2022, at 7:55 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, Luke and Katie Kenney,** seeking a Certificate of Appropriateness for **58 Hollis Street, Assessors Map 112-113 for new garage doors, cobblestone pathway, windows, and brick walkway**. 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.

Homeowners, Luke and Katie Kenney were present for the public hearing. Mr. Kenney proposed replacing the existing crushed stone and timbers on the left side of the garage with cobblestone. A natural cedar fence would be installed between the neighbor’s yard running parallel to the garage. To the right of the garage the existing brick stone walkway would be relayed to remedy the pooling of runoff water. Mr. Kenney proposed installing a matching herringbone pattern brick pathway from the front door to the street. The pathway would flare out to conjoin the width of the bottom step and the road. The pathway would taper to 4 feet in the middle. A 3 foot L shape would connect the pathway to the driveway. The damaged garage doors would be replaced; however the identical panes cannot be an exact replacement. The dwelling obtains 40 plus windows that all require replacement. Mr. Kenney proposed installing Anderson double hung windows and questioned if there would be any issues with changing the frame from white to black.

**Commissioner Comments/Questions**

*Mr. Benedict commented that the change to a cobblestone replacement is an improvement from the existing timbers and was in favor of letting the natural fence turn gray. He said that similar style fences have been approved however questioned if a more traditional stockade fence has been considered. Mr. Kenney said his adjective was to clean the area up and was open to suggestions. He agreed to come back with a few options.*

*Mr. Premru commented that the fence is very modern.*

*Ms. Giattino suggested a vertical style fence.*

*The Commission agreed that a matching pathway would be great and continuing the pathway to the street would beautify the appearance.*

*Mr. Benedict commented that the majority of the windows are 2 over 1 except for the garage and then questioned when the windows would be replaced. He suggested choosing a garage door with windows to be more attractive and to allow for natural light. He also suggested a barn style garage door to carry the appearance of the existing garage.*

*Ms. Giattino suggested replacing the windows above the garage with 2 over 1 windows to be more consistent and proportional.*

Mr. Benedict said to hold off on the approval of the garage doors, windows, and the fence until that applicant has had time to explore more options and receive examples. The Commission would be approving the walkway to the left of the garage with cobblestones, replacing the existing brick walkway, and installing a 4 ft wide red herringbone pattern brick walkway that flares out to conjoin with the bottom of the stairs and then proceeding to the road and branching over to the driveway 3 feet in width.

Ms. Giattino stated that she prefers pvc applied rather than the molded garage door.

**Ms. Giattino made a motion to approve the Certificate of Appropriateness of 58 Hollis Street for a cobblestone walkway to the left of the garage, the replacement of the existing brick walkway with a red herringbone pattern, and the front walkway to identically match proceeding from the front door to the street. Flaring out to conjoin with the front steps and the roadway and tapering in the middle to 4 feet. An L shape will branch out and connect to the driveway. Mr. Cartier seconded the motion. The motion was carried unanimously 5-0.**

**188 Broadmeadow Road 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, January 18, 2022; at 8:05 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, Vicky McSweeney,** seeking a Certificate of Appropriateness for **188 Broadmeadow Road, Assessors Map 112-,** for a new shed. 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.

Homeowner, Vicky Sweeney was not present for the public hearing.

Mr. Benedict briefly updated the Commission that there had been miscommunication within the Town Hall in regards to needing approval by the Historic District. The shed has already been constructed.

**Commissioners Comments/ Questions**

*Mr. Premru commented that the shed is congruent with the dwelling and is a standard Reeds Ferry shed. He suggested the use of a privacy screen to be less visible from Farmers Row.*

*Administrator, Ms. Cruikshank informed the Commission that the applicant has future intentions to add landscaping.*

*Mr. Cartier commented that the underbrush does provide some barrier, however he agreed that there should be additional screening from the road. He was satisfied with the appearance of the shed.*

**Mr. Wheatley approved the Certificate of Appropriateness for 188 Broadmeadow Road, for the new shed as it is placed on the property and anticipation that there will be landscaping to screen the shed from the road. Mr. Premru seconded the motion. The motion was carried unanimously. 5-0**

 **Sign Permit Applications-134 Main Street**

Scott Cassa was not present for the sign permit application.

Administrator Assistant, Kara Cruikshank displayed the two proposed temporary yard signs. She explained that the applicant has had difficulties receiving a permanent sign. He would be replacing the existing sign on the front of the building with a new sign of the identical dimensions and utilizing composite wood.

**Commissioners Comments/Questions**

*Mr. Benedict is interested in how the applicant is going to fit the sign utilizing the existing dimensions and lighting.*

*Mr. Premru was concerned that the layout and the use of the company logo were inadequate for the provided area.*

*Mr. Cartier commented that a sign company could provide a mock sign.*

 *Mr. Benedict said that he will request that the applicant return with a mock sign. In regards to the yard sign either proposed sign is satisfactory and the applicant is permitted a temporary sign for two weeks.*

*Ms. Giattino said that the bottom temporary sign would be more legible from the road and suggested that it remain until the permanent sign can be installed.*

*Mr. Cartier suggested a month to month approval due to the manufacturing time of the permanent sign.*

The Commission agreed that the applicant needs to return with the main sign for the front of the building and the temporary sign is permitted until the main sign is installed. Ms. Giattino questioned if there were any restrictions on the dimensions of the temporary sign required by the Commission. The Commission agreed that the proposed 24”x36” is permitted.

**Mr. Premru approved the temporary sign for 134 Main Street, Wellbeing Fitness Yoga to be displayed until the primary sign can be installed. Either one of the two temporary signs presented is satisfactory. Mr. Wheatley seconded the motion. The motion was carried unanimously.**

Mr. Benedict requested that Ms. Cruikshank ask the applicant to provide a mock sign and ensure that it is legible from the street

**Temporary sign**

Ms**.** Cruikshank briefly discussed that the Commission banned sandwich signs at the last meeting. A letter had been sent out by the Building Commissioner in regards to any businesses with temporary signs being asked to remove them by October 31st. There have been a lot of applications for sign permits. Ms. Cruikshank said after conversing with Mr. Tada it is within the Historic District decisions. There are bylaws on the sizing of signage. Mr. Benedict said that temporary signs would be allowed for one week and any new businesses would be permitted two weeks.

 **Commissioner Updates**

**Approval of Minutes from August 17, 2021**

**The Commission agreed to review the August 17, 2021 minutes at the next scheduled meeting on February 15, 2022.**

Mr. Wheatley said that the Historical Society has been discussing relocating the Jonas Prescott Stone approximately 20 feet off the road, closer in proximity to the stone bench and would be submitting an application for a Certificate of Appropriateness. The closing date for the submission was on January 13th. Mr. Benedict questioned if the fee could be waived for a nonprofit. Ms. Cruikshank said that she would ask and forward Mr. Wheatley a copy of the application.

Ms. Cruikshank displayed the compiled documents by Ms. Giattino in regards to the welcome letter and examples of approved replacements that would be provided to any new homeowner in the Historic District. Ms. Giattino explained that the list is a work in progress and that it could be added to. The Commission commended Ms. Giattino on the provided information and agreed that it was a great draft.

Mr. Premru asked if the windows were replaced on 20 Hollis Street and if so what are the ramifications from not receiving approval from the Commission. Mr. Benedict replied that the windows were replaced almost immediately after speaking with the Commission. He was unsure of next steps to take. Mr. Wheatley asked how the windows looked. Mr. Benedict said that the windows looked okay from the road however it is the principle that the homeowners went ahead after being told not to install them. Ms. Giattino suggested that the applicants' noncompliance be filed in their record. Mr. Benedict agreed and said that it would be addressed at the next meeting and the homeowners would be made aware that they were noncompliant and the windows were not approved by the Commission.

**Mr. Wheatley made a motion to adjourn the meeting. Mr. Premru seconded the motion. The motion was carried unanimously. 5-0**

 **Meeting Adjourned: 9:04 PM**

Respectfully Submitted By: Kristine Fox, Per-diem Minute Taker