Town of Groton

**173 Main Street**

**Groton, MA 01450**

**Historic Districts Commission**

**April 19, 2022**

**7:30 pm**

**Via Zoom**

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

**Others Present**: Dan Wolfe, Chris Woitowitcz, Dan McElroy, Jennifer and Daniel More, Joni and Pat Parker- Roach,

**Admin Assistant**: Kara Cruikshank

**Meeting Called to Order at 7:30 pm by Chair Peter Benedict and announced this zoom meeting is being recorded, the members introduced themselves.**

**Chairman Benedict read aloud the Public Hearing notice:**

**111 Farmers Row Public Hearing:**

Applicant: David E. Ross Associates

Groton Historic Districts Commission

PUBLIC HEARING

111 Farmers Row

ASSESSORS MAP 107-01

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, April 19, 2022, at 7:30 pm. This meeting will be held to consider the application submitted by applicant, David E. Ross Associates, seeking a Certificate of Appropriateness for 111 Farmers Row, Assessors Map 107-01, for the construction of a new single-family residential dwelling. 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. Dan Wolfe, from David Ross Associates, represented the owner of the property Prescott Development. The site plan and building elevation plans have been submitted. Window size, trim dormers, and the overall classical scale of the windows and trim details have all been worked on, as previously suggested and notated in minutes. The ac condensers and underground propane tank will both not be visible.

The architect attended the meeting to hear feedback from the members and to answer any questions regarding the details of the home. Cut sheets were provided to the board members showing the proposed new dwelling.

Member Feedback Questions/Comments

*Chairman Benedict suggested for the architect to get familiar with Farmers Row and the Historic District, maybe she could tour the district. Vinyl siding is not approved in the district. After viewing the cut sheets/plans the members said there are no window sills and windows need to be SDL or true divided light. The dormers are not in proportion.*

*Ms. Giattino would like to see some 3D views to see from the road.*

*Greg said the dormers and window selection are not appropriate for the district. He would like more clarification of the massing.*

*Member Cartier agreed with the members comments. He also said the panels below the windows do not seem appropriate and thinks the molding seems narrow.*

**Member Giattino made a motion to continue the Public Hearing for 111 Farmers Row until May 17, 2022. Member Cartier seconded the motion. The motion was carried unanimously 5-0.**

**71 Main Street Public Hearing-**

Homeowner: Chris Woitowicz

Groton Historic Districts Commission

PUBLIC HEARING

71 Main Street

ASSESSORS MAP 113-13

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, April 19, 2022, at 7:40 pm. This meeting will be held to consider the application submitted by owner, Christopher and Audrey Woitowicz, seeking a Certificate of Appropriateness for 71 Main Street, Assessors Map 113-13, to remove a chimney from the right side of the home and to install lattice at base of the porch. 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, Mr. Christopher Woitowicz, was present virtually. There were some leaks in the attic. A chimney professional said he previously came out to do some remedial work. The chimney has deteriorated and it will need to be removed on the right and Mr. Woitowicz will need to replace the water heater with an electric water heater. They would be patching with the same materials.

Members Comments/ Questions

*No Questions or Comments*

Public Comments

*No Questions or Comments*

**Member Premru made a motion to issue a Certificate of Appropriateness to remove the right-hand chimney at 71 Main Street. Member Giattino seconded the motion. The motion carried unanimously 5-0.**

Mr. Woitowicz would like to add lattice at the base of their porch, Azak trim top and bottom. Diagonal vs square for the lattice they have contemplated. The lattice would be 1 ½ inch by 1 ½ inch in size, Mr. Woitowicz said.

Members Comments/Questions

*Peter believes you can only get the sheets of lattice in 8 feet.*

*Member Premru There is not a lot of lattices in the district and wondering if it is an appropriate look. Chairman Benedict suggested beadboard.*

*Member Giattino suggested the lattice horizontal and vertical.*

*Chairman Benedict suggested the lattice placed behind the posts and trim the columns.*

The applicant decided to take some time to look over the size of material and then decide how he would like to place the lattice. Mr. Chris Woitowicz will return next month.

**Member Giattino made a motion to continue the Public Hearing until May 17, 2022 to further discuss the lattice. Member Wheatley seconded the motion. The motion was carried unanimously 5-0.**

**20 Station Ave Public Hearing-**

Groton Historic Districts Commission

PUBLIC HEARING

20 Station Ave

ASSESSORS MAP 113-59-0

In accordance with the provisions of Massachusetts General Laws, Code of The Town of Groton, Chapter 196-8 Unique and Special Circumstances, the Groton Historic Districts Commission (GHDC) will hold a virtual Public Hearing via Zoom on Tuesday, April 19, 2022, at 7:45 pm. This meeting will be held to consider the Sign Permit Application submitted by applicant, Station House Restaurant, 20 Station Ave, Assessors Map 113-59-0. 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.

Sign Permit Application: Dan McElroy

The purpose of the proposed signage is to show where Station Avenue is. The applicant said he believes the overlay district needs signage show where amenities are location. The Station Ave and Main Street is the intersection for placement of the signage. They would like to be in fitting with other signs and houses on Main Street.

*Members Comments/Suggestions*

*Member Cartier said this is a unique solution to help direct people to the amenities down Station Avenue. He suggested to keep the signs generic.*

*Member Wheatley said the signage is a nice solution to the issue*

*Member Premru contemplates if it is too victorian? Maybe have a more traditional post with cap.*

*Member Giattino asked what happens if another business opens on Station Avenue? Do they get a sign placed on the signage as well? She would like to consider the whole district and if they can this be universal?*

*Chairman Benedict said he would like these in town over sandwich boards. It would be up to the HDC to how many would be allowed within the district.*

*Mr. McElroy said they went with this style post because they used a similar design around the restaurant and in the parking-lot so thought this would be appropriate.*

*Public Comments/ Suggestions*

*Mr. Kim Buckingham was virtually present for the meeting. Mr. Buckingham said he wish they could move the order of the signs to as they are on the road. Mr. Buckingham asked if they add Yankee line to the signage and would want them to have to ability to add and remove signs.*

*Judy Anderson would recommend no particular business names.*

*Ms. Rhonda Mullins asked who would maintain the signage?*

A few members have asked if the Board is responsible for deciding how many signs would be allowed, they are not quite comfortable with that. They would like further research as to the following question:

Find out who has the authority deciding how many signs will be allowed, is it the Sign Committee or the Town?

**Member Wheatley made a motion to continue the Public Hearing for the signage at 20 Station Ave until the May 17th meeting. Member Cartier seconded the motion. The motion was carried unanimously 5-0.**

 **108 Pleasant Street-**

Groton Historic Districts Commission

PUBLIC HEARING

108 Pleasant St

ASSESSORS MAP 109-43

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, April 19, 2022, at 7:55 pm. This meeting will be held to consider the application submitted by owner, Daniel and Jennifer Moore, seeking a Certificate of Appropriateness for 108 Pleasant Street, Assessors Map 109-43, to replace the roof on the dwelling and barn with asphalt shingles; replace rotted wood deck boards on front porch with composite; and build a small fenced area. 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

Applicant: Daniel and Jennifer Moore- new roof, composite porch and new fence

Mr. and Ms. Moore were both present for the Public Hearing. They explained the roof is 25 plus years old, they will need a need a new roof. They are flexible on the color but would like the shingles to be in architectural black.

The front porch there is rotted wood so they would like to replace with composite decking. Chairman Benedict suggested finding the same size, but the members would like the applicants to return with cutsheets for the composite and with the color once decided.

The members all like the idea of an aluminum black fence to the left side of their dwelling. The location of the fence will be hard to see from a public way.

*There were no Public Comments/ Questions*

**Member Giattino made a motion to issue a Certificate of Appropriateness to replace the roof on the dwelling and barn with an architectural black shingle, replace the rotted wood deck boards on front the porch with composite and to a build a small fenced in area to the left of the house. Member Wheatley seconded the motion. The vote carried unanimously 5-0.**

**113 Main Street- NOA Gallery- Posts for Signage Discussion-**

Owners: Joni and Pat Parker-Roach

Applicant Pat Parker- Roach was present virtually. Mr. Parker-Roach said they came before the Commission to replace the sign post that were originally proposed. The signage currently has temporary posts but they are now coming forward to get approval for the posts for their original design.

**Member Cartier made a motion to approve of the sign post bases for NOA Gallery. Member Wheatley seconded the motion. The motion carried unanimously 5-0.**

**230 Main Street- Temporary Sign Permit Application- Groton Cleaners-**

Applicant/Landowner: Phil Pak

The proposed signage from Groton Cleaners was a sandwich board to be placed in front of his business. The use of sandwich boards is not allowed within the district so the signage unfortunately was not approved.

**Review Discuss Chapter 40C Sect.13 Mass General Law- Non-Compliant with Historic Districts-**

Chairman Benedict read aloud the Mass General Law. He stated when someone does not comply within the district, the members need to come up with a course of action on how to handle the non-compliance.

A letter to attend the next meeting to discuss. At the meeting hopefully the members can come up with a plan on how to rectify it. As a board the want to come up with a timeline. Establishing fines for non-compliance should be discussed with Town Counsel. When the time comes, they will discuss in further they wanted to start discussing the matter.

**20 Hollis Street- Public Hearing Continuation-**

**Owner:** Christine Berard

**Member Wheatley made a motion to continue the Public Hearing for 20 Hollis Street until the May meeting. Member Premru seconded the motion. The vote carried unanimously.**

**Minutes from 10/19/21**

**Member Wheatly made a motion to accept the meeting minutes from 10/19/21 as written. Member Premru seconded the motion. The motion carried unanimously.**

**Meeting Adjourned: 9:27 PM** Respectfully Submitted By: Kara Cruikshank