Town of Groton

**173 Main Street**

**Groton, MA 01450**

**Historic Districts Commission**

**July 19, 2022**

**7:30 pm**

**First Floor Meeting Room**

**Members Present:** Peter Benedict, George Wheatley, Maureen Giattino, Brian Cartier, Lisa Hicks

**Others Present**: Attorney Robert Collins, Christine Berard, Alberta Erickson

**Admin Assistant**: Kara Cruikshank

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

Mr. Benedict recused himself. Vice Chair, Ms. Maureen Giattino read aloud the public hearing notice**.**

GROTON HISTORIC DISTRICTS COMMISSION

PUBLIC HEARING

Groton School

Sturgis House

329 Farmers Row

ASSESSORS MAP 219-2

*In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on* ***Tuesday, July 19, 2022, at 7:30 pm at The Groton Town Hall, First Floor Meeting Room, 173 Main Street, Groton, MA 01450****. This meeting will be held to consider the application submitted by owner, Groton School, seeking a Certificate of Appropriateness for 329 Farmers Row, Assessors Map 219-2 to renovate the Sturgis House and for the construction of a detached two car garage. 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.*

Attorney Robert Collins was in attendance to represent the Trustees of Groton School. Mr. Collins explained this application is for the renovation of the “Sturgis House” situated at 329 Farmers Row and the construction of a detached two car garage. The Sturgis House is currently used as a single, large faculty residence. The proposed renovation will repurpose the building as three faculty residence units. The exterior is mostly brick but some areas of stucco, cedar shingles, vertical tongue and groove boards, and hardboard planking. Currently there is a small entry porch on the left of the building and a larger two-story porch on the right. A detached two car garage is situated to the left as well. Exterior changes will be simply maintenance and repair in kind other than the middle entryway, that will be changed. The new proposed garage will be located to the right of the Sturgis House. It can not be set back because of the wetland buffer. It will be painted the same color as the current house.

***Member Comments/ Suggestions****:*

*Member Hicks said it will look great, Member Giattino agreed.*

*They asked what the doors will look like.*

*Attorney Collins said he will provide a cut sheet of the proposed doors to the members.*

***Public Comments/Suggestions:***

*Chairman Benedict had asked what color the roof will be and commented on how great the railings will look. Attorney Collins said it will be a metal roof.*

**Mr. Wheatley made a motion to grant a Certificate of Appropriateness for 329 Farmers Row as submitted. Atty. Collins will provide a full set of construction plans and doors. Mr. Cartier seconded the motion. The motion was carried unanimously 4-0.**

**Chairman Peter Benedict rejoined the meeting.**

Chair Benedict read aloud the public hearing notice.

LEGAL NOTICE

GROTON HISTORIC DISTRICTS COMMISSION

PUBLIC HEARING

Lawrence Academy

Gray Building

26 Powderhouse Road

ASSESSORS MAP 116-10

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on **Tuesday, July 19, 2022, at 7:40 pm at The Groton Town Hall, First Floor Meeting Room, 173 Main Street, Groton, MA 01450. This meeting will be held** to consider the application submitted by owner, Lawrence Academy, seeking a Certificate of Appropriateness for **26 Powderhouse Road, Assessors Map 116-10** to renovate the Gray Building**.** 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.

Attorney Robert Collins was in attendance on behalf of Lawrence Academy for the proposed renovations to the Gray Building. The Gray Building is situation within the district. Neither the building nor the proposed additions are visible from a public way within the district. Attorney Collins said the building is seventy years old and in need of a renovation. The dining hall, kitchen, and service areas are located in a two-story, flat roofed wing, extending from the rear facade of the building. The proposed renovation incorporates a new terrace on the front façade and replacement of the dining hall wing with an addition to the rear. The roofline will be consistent with the rest of the building. The foyer will now lead to a two-story space which will connect to a space with a wall of windows and view of Gibbet Hill. The new space will extend outside to a rear terrace. This is currently used as a utility area, access drive and parking lot. This will eliminate the parking lot but an access way will remain for emergency purposes. All material and windows will match.

***Member Comments/Suggestions****:*

*Chairman Benedict said Lawrence Academy is not located in the district but he truly appreciates this application coming before the HDC. He thanks Attorney Collins.*

*Member Giattino said it will look great.*

*Member Hicks thinks this is a great marriage between old and new.*

*Member Cartier asked where will they hide the mechanicals?*

*Attorney Collins said the roof.*

*Member Wheatley asked if the glass wall will be there? Attorney Collins said yes, it will be facing the football field.*

***Public Comments? Suggestions:***

*Member of the public, Ms. Alberta Erickson, asked if parking will be eliminated entirely? Attorney Collins said there will be parking at the Ferguson Building and athletic fields as well.*

**Ms. Giattino made a motion to issue a Certificate of Appropriateness at Lawrence Academy for the renovation as shown on plans. Mr. Wheatley seconded the motion. The vote carried unanimously 5-0.**

**20 Hollis Street-Public Hearing Continuation**

Homeowner, Ms. Christine Berard was present for the continued public hearing. Chairman Benedict said we had a zoom meeting back in November and discussed your windows. The HDC has continued the public hearing each month. He asked what the next steps are for the windows and how will they be replaced.

Ms. Berard wanted to apologize for the miscommunication about the emails. The HDC has reached out to her every month since the initial meeting, via email. This email address was her work email but she has left her company. She continued with saying, when they met with the board there were a number of item’s they were seeking approval for IE: Upstairs window, granite mailbox, onion light, manning sign, siding and paint.

Ms. Berard apologized about the installed windows but she did say the windows on the first floor were done according to the listing, when they purchased the property. They purchased the same windows thinking they were appropriate.

Member Benedict said, we understand the windows were broken and they needed to be replaced. Any new work does need to be approved. People within the district have complained they are installed.

Ms. Berard said they installed them during the winter.

Member Giattino wonders if the sash can be changed out. Ms. Berard asked if the downstairs sashes would need to be done as well?

Peter- Feel like we just got off to a bad start... have to hold you to it because everyone else needs to seek approval. You are the new owner, a responsibility that comes with the house.

Was there a determination? There was a continuation in good faith to discuss.

There was a letter that was submitted.

Ms. Giattino suggested applying grills on the exterior and to the downstairs windows as well to match.

She asked if the shutters were replaced? They are not consistent with a true historical shutter. They are taller than the window. Maybe adding the grills will help. This is what makes the district, “the district”.

The members agreed.

Chairman Benedict asked the applicant to please come to the members and talk to them prior before doing any new work from here on out.

Ms. Berard asked if the installed cupola can be amended to the original application or if they need a new application? Mr. Benedict asked the HDC Administrator to find out. If it can be amended, the members will vote on the cupola next meeting. Ms. Berard will not need to be present for the meeting.

**Maureen Made a motion to issue a Certificate of Appropriateness for 20 Hollis Street, to add exterior permanent grills to the top five windows. They may add them to the bottom if they wish with a condition of completing this within six months. Member Wheatley seconded the motion. The vote carried unanimously 5-0.**

**Meeting Adjourned: 8:59 PM**

Respectfully Submitted By: Kara Cruikshank