Town of Groton

**173 Main Street**

**Groton, MA 01450**

**Historic Districts Commission**

**January 30th, 2024**

**7:30 pm**

**First Floor Meeting Room**

**Members Present:** Peter Benedict, Brian Cartier, Jennifer Rand, Jennifer Moore

**Others Present**: Bob Collins,

**Administrative Assistant**: Amanda Urmann

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

**218 Main Street Public Hearing:**

Applicant: Bob Collins

PUBLIC HEARING:

Chairman Benedict read aloud the public notice:

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on Tuesday, January 30, 2024, 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 Attorney Bob Collins, seeking a Certificate of Appropriateness for 218 Main Street, Assessors Map 112-94 to add an addition to the rear of the church 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 Bob Collins was present to represent this certificate of appropriateness application. He explained that this will be a small addition in the back at 218 Main Street, which is the Congregational Church. Mr. Collins gave some background on this house and its history. The proposed addition is being added to obtain more office space and to make the building ADA compliant. Due to this, there will be an elevator in this addition and it will allow street level access from Willowdale Street to allow someone with mobility issues to be able to get up to the second floor. Mr. Collins said that they should be able to accomplish this while also managing to not alter the existing chapel. The addition should look as if it has always been there in regards to the detailing. The windows will be custom units that will be sized and designed to match the current windows on the church. They are also proposing a new entrance on the back façade and on the side façade, which are being proposed as metal with glass pane and will be a commercial door, however it should not look out of place. Mr. Collins also noted that there will be no additional lighting being added other than under the overhang light on each exterior door. Bob Collins believes that this addition will aesthetically improve the back façade. There will be a couple of walkways that lead from the side of Willowdale Street and a staircase that leads from the back entrance down to the walkway and the side entrance will be a grade. Mr. Collins also said that the foundation will be poured concrete, however he noted that the current foundation appears to be multiple different material, such as bricks, granite and cement sections so he believes it won’t noticeably stand out.

Member Moore asked if the addition would be painted and Mr. Collins said that it would be painted to match the white of the church. Ms. Moore also asked about the roofing material and Mr. Collins said that the roof must have been replaced at some point because it was not a slate roof and is actually an asphalt roof, so it will be a dark charcoal gray or black architectural shingles to match the color of what is there now. He believes that what is there is a 3-tab shingle and these are not as commonly made anymore. Ms. Moore then asked if there would be any additional signage to be posted and Mr. Collins said that he was not told that there would be any additional signs to be posted and mentioned that if that changes, he will come back before the board for these.

Chairman Benedict asked about the detailing on the railings and Mr. Collins said that they will be wooden and painted white but he would come back with more details. Mr. Benedict had a few other questions regarding windows and the chimney and some clarity may be needed for these and potentially even a site walk. Detailed pictures of the current building and detailed drawing of the proposed addition and features would also be helpful.

There was further discussion and it was determined that Mr. Collins should go back to the applicants to get more details and pictures of existing building and proposed addition in order for the Board to make an informed vote on this application. More information about the mechanicals should be researched as well.

**Commissioner Updates:**

There was no action taken at 50 Hollis Street regarding the previously observed violations. A second letter will be sent out to the owner of this address requesting these concerns be addressed.

There was also discussion on the previously discussed formal letter and guideline for owning a house in the Historic District and whether or not this should be a letter that is sent out to the Historic District residents and on what letter should be sent out. It was determined that this letter and guideline, along with a blank certificate of appropriateness and possibly a map of the Districts should be sent out. Funding and mailing these out to be researched further to accomplish sending these documents out to everyone necessary.

*Member Moore made a motion that pending approval by the appropriate Groton officials, that the HDC send this letter and informational pamphlet out to all residents within the Groton Historic District, which will detail regulations that they should follow when they want to make alterations to the existing property. Member Rand seconded this motion and it was carried unanimously.*

**Approval of Minutes:**

*Member Cartier motioned to approve the meeting minutes of December 19th, 2023. Member Moore seconded this motion and it was carried unanimously.*

Next meeting to be held on February 20th, 2024.

*Member Rand made a motion to adjourn. Member Cartier seconded the motion and the motion carried unanimously via roll call vote.*

**Meeting Adjourned: 8:20 PM**

Respectfully Submitted By: Amanda Urmann