

# Groton Community Preservation Committee

Minutes of Public Meeting of January 5, 2009

**Location:** Groton Town Hall, Second Floor Meeting Room

**Time:** 7:30 PM

**Members Present:** Dan Emerson (Chairman), Bruce Easom (Secretary), Carolyn Perkins, Rick Hughson, Bob DeGroot (Vice-Chair)

**Members Absent:** Jon Strauss, Mike Roberts

**Guests:** None

## 1. Action Items

Mr. Strauss:

- Contact Mr. Haddad for Town Counsel response until received.

Ms. Miller:

- Set up 3-ring binder for proposals
- Investigate signage examples and pricing.

Mr. Hughson:

- Invitation to Dave Manugian.

Mr. Emerson:

- Invitation to Brooks Lyman.
- Contact Terri Ragot

Mr. Easom:

- Supply additional information to CPC regarding Gibbet Hill proposal.
- Obtain list of recommendations from Barbara Ganem, RE: GHA – Nashua Rd.

Mr. DeGroot:

- Town Report

Mr. Roberts:

- Invite Mr. Black to every meeting until fence around Sawtell School is complete.
- Invite Michelle Collette to next meeting.

Ms. Perkins:

- Contact Terri Ragot and Virginia Wood.

**The Chairman called the meeting to order at 7:34 PM.**

## 2. Projects

### 2005-9 Fitch's Bridge

Mr. Hughson has contacted Mr. Manugian through E-mail and has invited him to the next CPC

meeting; no response has been received.

### **2006-11 Basketball Court**

Mr. Easom asks if a letter has been received from Town Counsel. Mr. Hughson reads aloud an E-mail received by Mr. Haddad which states that a response should be received by January 1, 2009.

### **2007-3 Squannacook Hall**

The final report has been received, but we are still waiting for the invoice. The project was discussed briefly along with various ways the proposal could be presented, such as breaking the project into sections.

### **2007-8 Conservation Commission Fund**

Mr. Easom announces that the Department of Conservation Services has created a second round of funding. In order for the Town to reach an agreement with MATTBOB and start a Purchase and Sale, there are 2 contingencies. The first being a form of self-help, such as a grant award from DCS. The second is a receipt of \$100,000 from the CPC. There is a 60% reimbursement from the state to the Conservation Commission. The sale must be completed by June 30<sup>th</sup> as the money may disappear.

Question arises on whether we need to go back to Town Meeting, (warrant?) as the land Owner has sold 3 acres, which would make our portion 3 acres less.

### **2007-9 Preservation Study**

There are no updates available per Mr. DeGroot.

### **2007-11 Rail Trail**

Mr. Easom states that there have been no more Rail Trail meetings, and the Montachusett meeting was canceled due to the Holiday.

Project design is the next step. Mr. Easom then mentions that there has been a lot of talk about the stimulus for infrastructure projects. After project design, \$300,000 is needed for the engineering of the trail.

### **2007-12 Housing Implementation**

Prescott School is briefly discussed, along with the implications concerning the fact that the school department has a lease on this building until 2013.

### **2007-13 Groton Housing Authority – Nashua Rd.**

Mr. Emerson has received an E-mail from Meisner/Brem in regards to ANRAD. Mr. Emerson distributes a copy of the E-mail to the Committee for review.

Mr. Easom has contacted Barbara Ganem for an opinion. In Ms. Ganem's opinion, it is premature to show layouts of buildings on the property without an area delineation. Mr. Easom believes the study is good, although the wetland issue is critical and there is no answer as to the

impact on the site. Mr. Easom suggests going to Conservation for an area delineation and find out what the issues are. In his opinion, an ANRAD is necessary.

Mr. Emerson asks Committee if he should approach the Housing Authority and hire Meisner/Brem to perform the ANRAD. The cost of such a project is discussed and Mr. Easom estimates the cost to be approximately \$5,000. The question is asked that based on the results so far, is it worth it to prepare an ANRAD and bring it to Conservation for approval.

Mr. Emerson request signatures on the Meisner/Brem invoice and it is signed by the committee.

Mr. Emerson will be getting in touch with Terry Ragot who spearheaded the Petapawag project.

Mr. Hughson relates that the ANRAD is not part of the original application, and that in order to proceed a new application needs to be submitted.

Mr. Easom will obtain close out letter.

### **3. Early Submittals**

It is decided that early submittals should meet the requirements set forth for final submittal. There should be one hard copy and one pdf copy. \*Ms. Miller will make copies of the proposals and set up 3-ring binders for all members.

### **4. Review Minutes**

*Mr. Easom moves to accept minutes of August 17, 2006 as amended. Ms. Perkins seconds the motion and it is unanimous.*

*Ms. Perkins moves to accept minutes of September 12, 2006 as written. Mr. Easom seconds the motion and it is unanimous.*

*Mr. Easom moves to accept minutes of December 15, 2008 as written. Mr. DeGroot seconds the motion and it is unanimous.*

It is mentioned that the Town Clerk must receive copies of all minutes. Contact Jim Selders to make sure there is a pdf archive of minutes. Town Crier can be used to get them posted.

### **5. Sign Invoice**

Verizon invoice is signed.

### **6. Other Business**

#### **CPC Meeting Location**

*Mr. Hughson motions to move CPC meetings to Legion Hall. Mr. Easom seconds and the*

*vote is unanimous.*

### **Gibbett Hill**

Mr. Easom requests opinions of the proposal to build a bridge which will be reimbursed through a DCR grant. This proposal has been reviewed by Ms. Jenkins, who believes that as long as the warrant is clear there should be no issues. Mr. Easom states that this situation has worked in other Towns such as Townsend which received a \$20,000 environmental grant for the Rail Trail.

Discussion ensues as to the actual labor involved in the project. The question is asked on whether there are specific specs concerning labor such as volunteer labor or are there qualifications set by the state. Mr. Easom does not believe there are any specs such as union labor and states that this would all be addressed in the proposal specs. The DCR would ensure that all issues are covered in the written proposal.

Mr. Easom states that this proposal will not be coming forth soon. A letter from the State Conservation Restriction concerning trail work and bridge work was only received six weeks ago and the time frame is too short. The next step is a letter to Steve Webber.

### **Town Report**

Mr. DeGroot will supply the Town Report by tomorrow.

### **Signage**

Two old examples of signage are reviewed. It is decided that the smaller of the two is more desirable, but the font should be spread out slightly.

*Ms. Perkins moves to accept the smaller version, and this is seconded by Mr. Easom and all were in favor.*

Various materials are briefly discussed and it's decided that \*Ms. Miller will investigate examples and quotes for CPC to review.

### **Affordable Housing Document**

Mr. Easom begins by stating this document is an excellent concept on how to get an actual house built and suggests the Committee read this document.

Discussion ensues as to who is the proper front person. This person should be someone who knows the in and outs of various agencies. This person should have a real commitment to housing and a focus to get things done. The pressure of 41B has been lifted and this is a good time to move forward. Ms. Perkins suggests Mr. Heaton, as he is already familiar and also suggests inviting the Selectmen and getting them on board.

Mr. Hughson states that there is not a lot of money to spend. There is approx. \$290,000 and \$300,000 in un-allocated funds. Ms. Perkins states this is good leverage, and this money can make a big dent. This is seed money as there may be other money available, such as funding resources that you don't even have to pay back. Mr. Easom says this is described in the housing document, and reads aloud pg. 27 of the housing document.

It is agreed that a person with commitment and a person that makes things happen is needed. However, if this person were to be Mr. Heaton or the likes of, the funding to pay for services would add up quickly. Mr. DeGroot states that the CPA could create a critical mass to make this happen. Mr. Easom states that we need to make a case, although the Selectmen have the ultimate control.

Mr. Emerson asks how we are going to move forward. It is agreed this is a good time to get various groups together such as the Mass. Housing Partnership, Groton Housing Authority, Selectmen and the CPC and set up a meeting. \*Ms. Perkins will contact Terri Ragot and Virginia Wood.

### **Role Changing**

*Mr. DeGroot nominates Mr. Easom for Chair. Mr. Emerson seconds and all were in favor.*

*Mr. Easom nominates Ms. Perkins for Secretary. Mr. Hughson seconds and all were in favor with Ms. Perkins abstaining.*

*Mr. Easom nominates Mr. DeGroot for Vice Chair. Ms. Perkins seconds and all were in favor.*

*Mr. Easom nominates Mr. Hughson for Treasurer. Mr. DeGroot seconds and all were in favor.*

### **Public Hearing**

Ms. Miller requests information regarding the publishing for Public Hearing. Mr. Hughson will supply outline that is to be published in both the Groton Herald and Groton Landmark. This will be sent out 2 weeks before the date of publication. He will also supply a letter to the editor about early submittal and schedule information.

### **Document Restoration**

A good portion of documents have been restored due to Onorina Maloney, although there are still many items left. It is suggested that \*Ms. Miller invite Mike Bouchard to the next meeting to discuss.

Mr. Easom moves to adjourn at 9:23 Mr. Emerson seconds and the motion is unanimous.

Respectfully Submitted by,  
Kathy Miller