

Groton Community Preservation Committee

Minutes of Public Meeting of April 23, 2009

Location: Town Hall

Time: 8:00 PM

Members Present: Bruce Eason (Chairman), Dan Emerson, Mike Roberts, (Vice-Chair), Rick Hughson (Treasurer)

Members Absent: Carolyn Perkins (Secretary), Robert DeGroot (Vice-Chair), Jonathan Strauss

Public Meeting

1. Action Items

Mr. Emerson:

- ANRAD update

Ms. Miller:

- Invite Don Black to next meeting
- Acceptance letter

Mr. Hughson:

- Invite Dave Manugian

The Chairman called the meeting to order at 8:00 PM.

1. Invitees and Guests

Sally Smith & Todd McGillivray: Groton Grange

Ms. Smith presented an update on the Groton Grange pertaining to the Americans with Disabilities Act. A meeting has taken place with both the architect and the Building Inspector to review ADA guidelines. It has been determined that once the sum of work completed reaches 30% of the Assessed Value of the property, ADA criteria must be complied to.

Ms. Smith stated that the most expensive item in meeting the ADA guidelines is access to the second floor, as the remainder of the building being so open could easily be conformed. Mr. McGillivray feels that the money requested includes contingencies, and that the Grange has some funds available should they go over the CPA

money.

Ms. Smith and Mr. McGillivray discuss various ideas such as purchasing a lift chair or a wheelchair lift, to contacting the Nashoba Tech. School to see if there is any work in which they could assist.

Mr. Emerson is concerned with over-run and asked if they were comfortable with the estimate they have received, as unforeseen items are often times the most expensive. Mr. McGillivray believes that they have investigated thoroughly and they do not foresee any big obstacles. Mr. Easom requests information on the meeting with the Building Inspector. Ms. Smith replies that his opinion is that they have covered everything in regards to compliance. The Building Inspector also brought to their attention that certain work that is going to be performed does not have to be included in the 30%.

Mr. Easom requests feedback from the Committee and asks if any opinions on recommending this project to Town Meeting have changed. Mr. Roberts suggested that if more costs are accruing they could redesign the project into phases. Mr. Emerson stated his support for this option.

Mr. Easom stated that they could amend the motion on the floor and strike \$137,000 and replace this with an amount lower than \$83,000 which covers the ADA compliance. This would allow more flexibility and could be Phase I. Mr. Easom then volunteered to be the project liaison and stated that he would be happy to send to Town Meeting as proposed.

Mr. Hughson recommends itemizing money and filling out an amendment form beforehand. Mr. Hughson stated his support as long as ADA requirements are met.

Ms. Smith asks if they find they are below the 30% can they stop so they don't have to be ADA. The CPC all confirm that this could be done. A close out letter would be issued and the funds would go back into the bin.

2. Town Meeting Handouts

The CPA reviewed the intended handout for Town Meeting. A line by line review is performed. Mr. Easom notified the Committee that he was asked by Mr. Haddad to change the CPA projected FY10 expenditure under CPC administrative from \$8,000 to \$35,000 for the Affordable Housing Coordinator. Discussion ensued as this had not been voted on and no one has come forth with details and a job description. It is also discussed that the wording on the handouts should be changed as to not mislead anybody that this has been voted on. Mr. Hughson mentioned concerns that our money is decreasing year to year, and this could affect the Housing Coordinator position with regards to potential increases in hours and pay raises. It is his opinion that we need to have a clear list of requirements, and since this is CPA money, they should report to the CPC. Mr. Hughson stated that he will review the CPA budget before Town Meeting.

3. Project Close Out Letters

Mr. Easom distributed three close out letters and requested signatures. Project 2006-03 "Historical Documents

Preservation Proposal” and Project 2007-03 “Squannacook Hall Feasibility Study” were signed by the CPC. Mr. Easom stated there is still a balance on the 2007-09 “2008 Segment #3 of the Communitywide Preservation Project”, and would like to make sure that there are no outstanding invoices, so it is decided to put this close out letter aside until further investigation is performed. Mr. Easom stated that according to the Town Accountant, a close out letter is unnecessary, if there is a zero balance.

4. Acceptance/ Denial Letters for FY10 Applicants

The Denial letters for the Boutwell Project, Fire Suppression System, New England Forestry Foundation, Town Diaries and the Williams Memorial Project are reviewed.

Mr. Roberts moved to send out the denial letters as drafted. Mr. Emerson seconded, and the vote was unanimous.

5. Invitees

It is decided that Ms. Miller will invite Don Black to the next scheduled CPA meeting for a basketball update.

Mr. Hughson will invite Dave Manugian to the next scheduled CPA meeting.

6. Review of Minutes

Mr. Roberts moved to accept minutes of March 16, 2009 as amended. Mr. Hughson seconded, and the motion was carried by unanimous vote.

Mr. Hughson moved to accept minutes of March 2, 2009 as amended. Mr. Roberts seconded, and the motion was carried by unanimous vote.

Mr. Roberts moved to accept minutes of February 2, 2009 as amended. Mr. Emerson seconded, and the motion was carried by unanimous vote.

Discussion ensued regarding the role of the CPC regarding proposals and whether we are recommending for consideration or seeking approval.

Mr. Hughson stated that he believes we are sending proposals to Town Meeting for consideration and that it is the CPC that qualifies these applications. It is his opinion that if he does not find the project feasible and does not feel the Town should fund the proposal he will not vote for it to go to Town Meeting.

Mr. Roberts’s opinion is that the CPC is appointed by the Town to approve projects that we feel are responsible and present those projects to the Town for consideration.

Mr. Easom responded that he feels it is our role to educate and inform the people so that they can make an informed decision and give the opportunity to the people.

Mr. Emerson feels we are seeking consideration and not approval, and if the project meets the criteria the Town should vote. Mr. Hughson was in agreement that we are seeking consideration.

Mr. Easom lastly states that as long as the proposal addresses issues of the master plan, meets the requirements of the Community Preservation Plan and there are sufficient funds to execute the project the opportunity should pass to the Town.

7. Town Meeting

The CPC discussed whether to share their votes at Town Meeting. It is decided that we will share the votes but will not endorse or speak unless asked, as this should be the proponent's responsibility.

8. Closing

Mr. Roberts moved to adjourn the meeting and Mr. Emerson seconded the motion. All were in favor and the meeting adjourned at 10:10 P.M.

Respectfully Submitted by,
Kathy Miller