

Groton Community Preservation Committee
Minutes of Public Meeting of September 1, 2009

Location: Legion Hall
Time: 7:30 PM
Members Present: Bruce Easom (Chairman), Dan Emerson, Carolyn Perkins (Secretary)
Rick Hughson (Treasurer), Robert DeGroot (Vice-Chair), Mike Roberts
Members Absent: Jonathan Strauss

Public Meeting

1. Action Items

Ms. Miller:

- Contact Don Black for update on Sawtell
- Invite Mr. Haddad to next meeting

Mr. Easom calls the meeting to order at 7:31

2. Active Project Updates

2010-01 Field of Dreams

No updates

2010-02 Conservation Fund

There has been numerous communications with DCS regarding the 3 applications that have been submitted. Ms. Perkins mentioned that the Deed to the Gloria F. Property has already been issued to the Town. Mr. Easom responded that since the deed has already been supplied we may have to remove the DCS application.

2010-03 Communitywide Archaeological Survey

Mr. Roberts reported that three proposals have been received by the deadline and he believes they are all good organizations. Mr. Roberts has met with Mr. Haddad and there is an evaluation Committee being put together. Mr. Roberts has created an evaluation sheet that is to be used, although he has recused himself from the evaluation process.

2010-04 Groton Grange

Mr. Easom informs the Committee that the Grange has acquired Attorney Ray Lyons to coordinate the deed restriction with the Town. Mr. Lyons is familiar with the Town and it is felt he will be a good choice. Mr. Easom distributes a draft of the deed restriction which was based on a similar one used by Norfolk. The deed restriction has not been signed yet.

The terms of the restriction are reviewed by the Committee as well as the role of the CPA regarding the deed restriction, and how much input the CPA would be allowed to contribute. Mr. Easom stated that he would take all the agreed upon recommendations and meet with Mr. Haddad for review. After lengthy discussion the following votes were taken.

Mr. Hughson moved we recommend the Selectmen put in a contract a lien on the property of a value equal to the sum of funds provided from the Town. This lien will exist in perpetuity. Mr. Emerson seconded this motion. All were in favor with the exception of Ms. Perkins who abstained.

Mr. Hughson moved the Committee recommend the Selectmen include in the contract with the Grange a Historic Preservation Restriction in perpetuity signed off by the Massachusetts Historical Commission. Mr. Roberts seconded and the vote was unanimous if favor.

The Chair requested to hear a motion to recommend the Selectmen include in their Preservation Restriction Agreement with the Grange, the following terms under which the \$137,000 would be returned to the CPA Historic Fund. The demolition of the structure or changes in the structure that destroys its historic character. Mr. Hughson so moved. Mr. Roberts seconded and the vote was unanimous in favor.

It is suggested that a letter be drafted to Mr. Haddad requesting a meeting with the Selectmen. Mr. Easom would like to meet with Mr. Haddad to clean up the document before the Selectmen get involved.

Mr. Roberts takes on as action item to get information to Mr. Easom regarding the Massachusetts Historical Commission.

2010-05 Historical Documents Preservation - Mr. Bouchard and Mr. Roberts have taken a tour of the North East Document Conservation Center. Mr. Bouchard is in the process of rewriting applications in an effort to receive better pricing on rehabilitation, he is also trying hard to get some of these documents on the Town website.

2010-08 Unkety Brook Phase I

Ms. Perkins reads aloud an e-mail received by Tom Orcutt, which stated that Bill Maher of Nitsch Engineering had conducted a site visit along with Gary Hoglund, Michelle Collette, Tom Delaney and himself. Stan Dillis has printed copies of the plan depicting the four lots, the road, wetlands and the 500 year flood plan. As soon as feedback from Mr. Maher is received he will provide an update.

2006-02 Sawtell School

A recent letter of complaint concerning the new fence at Sawtell is reviewed. Mr. Roberts stated this has been very advertised such as Town Meeting, and people should make themselves informed. It is discussed on whether Abutters should be informed in such projects. It is decided that Mr. Black who is the Manager of the project will investigate. Ms. Miller will E-mail Mr. Black and ask for an update.

2006-11 Lost Lake Basketball Court

The fence has been installed and the court has been painted.

2007-09 Communitywide preservation project segment #3

Ms Miller will put signed copy in mailbox for Mr. Easom

2007-12 Affordable Housing Implementation

Ms. Jenkins strongly suggests closing out project as the work has been completed. It is recommended that Mr. Haddad be invited to the next meeting for an update.

2007-13 GHA – Nashua Rd.

Mr. Emerson reads aloud a recent E-mail and stated that he has requested a formal letter. The ANRAD is discussed, and Mr. Easom stated the first course of actions is the ANRAD which delineates the wetland and then the Conservation Commission performs a site visit and will walk the perimeter and sign off.

3. Housing Information

Mr. Hughson relayed information on a recent housing meeting. There is some interest in purchasing a low income unit in the Mill Run complex with CPA funds. The cost is estimated to be between \$130,000 and \$150,000 and Habitat for Humanity would be supplying the family. There is a concern that the money would not be coming back to the CPA and the low income units already count towards the Towns 40B. It was decided to hold off on further discussion until a later date.

4. Minutes

Mr. Emerson motion to accept the minutes of August 3, 2009 as amended. Mr. Roberts seconded. The vote was unanimous in favor with Ms. Perkins abstaining.

5. Closing

It is decided to hold the next meeting at the Lost Lake Fire Department to view the completed Basketball Court. Ms. Miller will invite Mr. Haddad.

The CP-3 deadline is approaching. Ms. Jenkins has already completed and submitted the CP-1 and the CP-2. Mr. Easom stated that he has already put in the new projects and performed some updates. Mr. Easom urged everyone to take the time to go in and view for accuracy and double check their projects.

The Community Preservation Plan is mentioned and it is agreed that since we have decided to make some changes particularly concerning expanding dates and deadlines that it may be a good idea to start working on these updates. Ms. Perking suggests reverting back to our original meeting schedule of twice a month.

Ms. Perkins moved we start meeting twice a month on the first and third Mondays, starting with September 14th. The main item for this meeting will be the scheduling of the Community Preservation Plan. Mr. Emerson seconded and the vote was unanimous in favor.

Mr. DeGroot motioned to adjourn the meeting. Ms. Perkins seconded the motion. All were in favor and the meeting adjourned at 9:32 PM.

Respectfully Submitted by,
Kathy Miller