

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

Location: Town Hall/ Legion Hall
Time: 6:30 PM/ 7:30 PM
Members Present: Bruce Easom (Chairman), Dan Emerson, Carolyn Perkins (Secretary)
Rick Hughson (Treasurer), Jonathan Strauss, Mike Roberts
Members Absent: Robert DeGroot (Vice-Chair)
Guests: Mark Haddad, Anna Eliot, Don Black, George Moore, Todd McGillivray

Public Meeting – Town Hall

1. Action Items

Ms. Miller:

- Scan plaque design and send to members
- Send Mr. Roberts copy of funding agreement for Historical Document Preservation
- E-mail reminder to Mr. Roberts regarding Historic Commission feedback on deed restrictions.

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

2. Housing Coordinator Position/ Grange – Mark Haddad & Anna Eliot

Grange

Mr. Haddad began with feedback on the negotiations with the Grange regarding Deed Restrictions. The Grange would like the term of the restriction to be 20-25 years. The CPA prefers a restriction in perpetuity. Discussion ensues as to the pros and cons of each term. It is mentioned that Historical restrictions are traditionally 20-25year. Arguments such as improvements have a life expectancy, and the situation would be different if CPA money was used to purchase land were made. A point was made that the Grange has funds and receives income, so they have a responsibility to pay back. After various opinions were discussed, Mr. Easom read aloud the vote that was taken at the Sept.1, 2009 meeting. The following vote was taken.

Mr. Hughson moved that the Committee vote to endorse the Committee's vote of Sept.1, 2009 that would require the Historical Deed Restriction on the Grange be in perpetuity. Mr. Hughson, Mr. Easom and Mr. Strauss were in favor with Mr. Roberts, Ms. Perkins and Mr. Emerson against. The original September 1, 2009 vote remains.

Housing Coordinator Position

Mr. Haddad reported that the restriction on the Prescott school has officially been lifted. The Tarbell School and the Prescott school have been designated for low income housing. Both projects are discussed, as well as how the Housing Coordinator Position would prove beneficial in this area.

The specifics of the position were established. The position will be roughly 15hrs. and having a salary between \$10,000 - \$15,000. It is also determined that the Housing Coordinator Position will report directly to Mr. Haddad.

Ms. Perkins moved we approve the Housing Coordinator Position as proposed by the Selectmen via Mark Haddad. The vote was unanimous in favor with the exception of Mr. Hughson who abstained.

Mr. Emerson moved to appoint Carolyn Perkins to the interview process for the Housing Coordinator Position. Mr. Roberts seconded and the vote was unanimous in favor.

Master Plan

Ms. Perkins asked for permission to bring up the Master Plan as she is seeking the support of the CPC. Ms. Perkins reported what information goes into the Master Plan, the expectations and why it is important. A good Master Plan provides a vision of how you want your Town to look. It is key in economic development and sustainability. Ms. Perkins also explained how the Master Plan is used in decision making.

Mr. Roberts moved that the CPC support the passage of the upcoming article to develop the Master Plan. Mr. Emerson seconded. The motion carried by majority vote. Mr. Roberts, Mr. Easom, Mr. Emerson and Ms. Perkins in favor, Mr. Hughson and Mr. Strauss abstained.

3. Adjourn

Ms. Perkins motioned to adjourn and reconvene at Legion Hall. Mr. Emerson seconded and all were in favor.

The meeting adjourned and reconvened at Legion Hall at 7:30 PM. Mr. Hughson and Mr. Strauss were not in attendance.

4. Active Project Updates

2006-11 Lost Lake Basketball Court - Don Black

Mr. Black reminded the Committee that there would be a re-dedication of the basketball court to the Rider family on the upcoming weekend. Everyone is welcome.

Plaques are then discussed. Ms. Miller will scan a copy of the plaque that was voted and accepted by the CPC and distribute. Mr. Easom volunteers to design a plaque in AutoCAD which can be sent right to the engraver.

Mr. Black reported that the lights are the last item remaining before close out. The lights are on order and it looks like the entire project will come in under budget. The lights are approximately \$3,500 and Mr. Black estimates there is still \$16,000 left in the budget.

2010-01 Field of Dreams – Don Black

Mr. Black reported that the fields have been staked out and it has been determined where the new access road will be located. The estimated start date is Oct. 15, 2009.

2010-04 Groton Grange- George Moore & Todd McGillivray

Mr. Easom began by reading the three motions which were taken at the September 1st meeting. He stated that the motions had been reviewed earlier in the evening with the Town Manager. The funding agreement was then reviewed. The Grange reported they are waiting for an estimate on a lift as well as feedback from the local Technical School before performing any budget adjustments. Mr. McGillivray requested feedback on an RFQ that was drafted for the roof by Sally Hensley. Mr. Easom responded that he is in receipt of the RFQ although has not reviewed it yet. Mr. Easom will supply feedback but requested that all communication be with Sally Smith. It is concluded that the Deed Restriction is the priority and a meeting with Mark Haddad will be scheduled.

2010-02 Conservation Fund

Mr. Easom reported that the \$100,000 has been transferred.

2010-03 Communitywide Archaeological Survey

Mr. Roberts stated that three proposals had been received. After review it was decided to go with the University of Massachusetts. They will be invited to the next Historic Commission meeting for an interview.

2010-05 Historical Documents Preservation

Mr. Bouchard is currently working on an RFQ.

2010-08 Unkety Brook Phase I

Project is almost Complete. The majority of the information has been collected although a final report has not been completed. It is decided that Tom Orcutt should be invited to the next meeting.

2006-02 Sawtell School

Ms. Perkins moved to send closeout letter to project 2006-02, Sawtell School. Mr. Roberts seconded and the vote was unanimous in favor.

2007-09 Communitywide preservation project segment #3

Ms. Perkins moved to send closeout letter to project 2007-09, Communitywide Preservation Project. Mr. Roberts seconded and the vote was unanimous in favor.

2007-12 Affordable Housing Implementation

Mr. Easom is still working on close out letter.

5. Minutes

Ms. Perkins moved to accept the minutes of 9/14/09 as amended. Mr. Emerson seconded and the vote was unanimous in favor.

Ms. Perkins moved to accept the minutes of 9/1/09 as amended. Mr. Roberts seconded and the vote was unanimous in favor.

6. Community Preservation Plan

Mr. Emerson informed the Committee the CPP is 95% complete. A draft of the release dates that will be submitted to the Herald and Landmark are distributed. It is suggested to send out a draft to all the Boards and Committees as well as the Selectmen. It is agreed that there is a need to advertise. It is also mentioned that a copy of the updated CPP should be brought to the Library.

7. Closing

It is suggested that in the future, a copy of the Warrant should accompany all invoices before signing by the CPC.

Invite Tom Orcutt to the next meeting.

Mr. Roberts moved to adjourn the meeting, and Mr. Emerson seconded. All were in favor and the meeting adjourned at 8:32 PM.

Respectfully Submitted by,
Kathy Miller