

Groton Community Preservation Committee Minutes of Public Meeting of March 21, 2011

Location: Legion Hall

Time: 7:00 PM

Members Present: Mike Roberts, Carolyn Perkins (Chair), Dane Emerson, Richard Hewitt, Robert DeGroot (Secretary), Bruce Easom (Treasurer), Jon Strauss (Vice-Chair)

Guests: Karen Corey

Ms. Perkins called the meeting to order at 7:30.

1. Unkety Brook Phase II update – Tom Orcutt

Mr. Orcutt reported that a final agreement has been made with the owners of the Unkety Brook property and a purchase and sale is complete. The total amount is \$77,000. \$75,000 will come from CPA funds and the remainder will be covered by the Water Department. An invoice was supplied and signed by the Committee.

2. Application Review, Scoring and Voting

Prior to scoring, Mr. Roberts expressed his concern regarding the two housing applications that have withdrawn this year, and whether or not this was process related. Ms. Perkins responded that both the Habitat application and Housing Authority application had zoning and legal issues and nothing to do with the process. The Housing Coordinator position was mentioned as well as the lack in thorough housing applications.

Eligibility Vote:

Housing Trust Fund

Mr. Strauss began by stating his opinion that the Housing Trust's management plan was inadequate and he was not sure that using housing funds for a mixed use project was allowable. He also mentioned that there has been no letter received from the Historic Commission, no plans submitted, and no zoning change. He therefore felt this project ineligible to go to Town Meeting. The general consensus of the Board was in agreement with Mr. DeGroot adding that there was no site control or adequate cost model provided. Ms. Perkins agreed but did mention that she had anticipated the Housing Trust being run like the Conservation Fund and that the funds being sought by the Housing Trust would be used at their discretion. There have been other Towns that have used CPA funds for the same type of project and have been very successful. The following vote was taken:

Mr. Roberts moved that project 2012-01 "Housing Trust Fund-FY2012" is ineligible due to not meeting the eligibility criteria as found on pg. 45 of the 2010 Groton Community Preservation Plan. (e) The project does not contain an itemized project scope describing each item and its estimated cost. (g) Does not have written approval from the Groton Historical Commission. (h) There is no evidence of site control or consent from the property owner. (i) It is not clear the project is financially feasible. Mr. DeGroot seconded and the vote was unanimous in favor.

Conservation Fund

Mr. Strauss moved that project 2012-03 "Conservation Fund-FY2012" project meets the eligibility criteria found on page 45 of the 2010 Groton Community Preservation Plan. Mr. Hewitt seconded and the vote was unanimous in favor.

Historical Records Restoration

Mr. Roberts moved that project 2012-04 "Historic Records Restoration" project meets the criteria found on page 45 of the 2010 Groton Community Preservation Plan. Mr. Emerson seconded and the vote was unanimous in favor.

Prescott Assessment

Mr. Emerson moved that project 2012-05 "Prescott School Reuse Feasibility Assessment" meets the criteria found on page 45 of the 2010 Groton Community Preservation Plan. Mr. Roberts seconded and the vote was unanimous in favor.

Boutwell House Repairs

Mr. Easom stated that he had made an explicit statement that a deed restriction needed to be reviewed by the Committee prior to this project going before Town Meeting. Mr. Roberts responded that the deed restriction is in the process of being drafted by Attorney Ray Lyons as stated in the final application. Ms. Perkins acknowledged that in the application they did mention a 30 yr. deed restriction being drafted. Discussion ensued as to whether or not to allow the project to go forth based on a contingency that a deed restriction be supplied before the next CPC meeting.

Mr. Easom moved to deem project 2012-05 "Boutwell House Repairs" ineligible under criteria (b) on page 45 of the 2010 Groton Community Preservation Plan. Mr. Strauss seconded. The motion failed with Mr. DeGroot, Mr. Easom and Mr. Strauss in favor and Ms. Perkins, Mr. Roberts, Mr. Hewitt and Mr. Emerson opposed.

Mr. Emerson moved that project 2012-05 "Boutwell House Repairs" be considered eligible under the following condition. An explicit letter from the Groton Historic Society Board defining the 30 yr. deed restriction be in hand by the April 5, 2011 CPA meeting. Mr. Hewitt seconded. The motion passed by a majority vote with Mr. Hewitt, Mr. Emerson, Ms. Perkins and Mr. Roberts in favor. Mr. DeGroot and Mr. Easom were opposed and Mr. Strauss abstained.

Project Scores:

2012-01 Housing Trust Fund

Eligible: No

No vote taken.

2012-03 Conservation Fund

Eligible: Yes

Score Received:

Robert Degroot: 25
Jonathan Strauss: 34
Richard Hewitt: 42

Mike Roberts: 45
Carolyn Perkins: 42

Dan Emerson: 39
Bruce Easom: 41

Grand Total: 268

2012-04 Historical Records Restoration

Eligible: Yes

Score Received:

Robert Degroot: 35	Mike Roberts: 39	Dan Emerson: 42
Jonathan Strauss: 31	Carolyn Perkins: 43	Bruce Easom: 31
Richard Hewitt: 36		

Grand Total: 257

2012-05 Prescott Assessment

Eligible: Yes

Score Received:

Robert Degroot: 32	Mike Roberts: 44	Dan Emerson: 33
Jonathan Strauss: 28	Carolyn Perkins: 38	Bruce Easom: 26
Richard Hewitt: 40		

Grand Total: 241

2012-08 Boutwell House Repairs

Eligible: Yes

Score Received:

Robert Degroot: 21	Mike Roberts: 45	Dan Emerson: 34
Jonathan Strauss: 29	Carolyn Perkins: 39	Bruce Easom: 26
Richard Hewitt: 43		

Grand Total: 237

Votes to Town Meeting:

Jon Strauss moved that if the amount submitted in the Conservation Commission application 2012-03 is non-negotiable then the burden that this sum places on the unallocated fund would make the application economically unfeasible to recommend to Town Meeting. Mr. Roberts seconded. The motion passed by majority vote with Ms. Perkins, Mr. Roberts, Mr. Strauss, Mr. Hewitt, Mr. Emerson and Mr. DeGroot in favor and Mr. Easom against.

Mr. DeGroot moved that Historic Preservation Project 2012-04 for \$50,000 be funded out of the historic reserve to be voted on at annual Town Meeting. Mr. Roberts seconded and the vote was unanimous in favor.

Mr. DeGroot moved that the Prescott School reuse feasibility study, project 2012-05 for \$25,350 be funded out of the unallocated reserve to be recommended to annual Town Meeting for vote. Mr. Hewitt seconded and the vote was unanimous in favor.

Mr. Emerson moved that we recommend the Boutwell rehabilitation project 2012-08 for approval and funding of \$159,025 from the historic fund and \$17,500 from the unallocated reserve contingent on the receipt of the requested acceptable deed restriction from the Groton Historical Commission by April 5,2011. Mr. Roberts seconded. The motion passed by majority vote with Mr. Roberts, Ms. Perkins, Mr. Emerson, Mr. Hewitt in favor. Mr. DeGroot and Mr. Easom were opposed and Mr. Strauss abstained.

A brief discussion took place as a majority of the Committee was reluctant to forward the Conservation application in the amount of 150,000 to Town Meeting based upon the negative impact it would have on the un-allocated funds. Mr. Easom stated that he had been authorized by the Conservation Commission to negotiate and was willing to reduce the amount requested to \$100,000. Members were still not confident with this amount and after more discussion negotiated in the amount of \$75,000.

Mr. Easom moved to recommend Conservation Commission project 2012-02 to Town Meeting to be funded out of the unallocated reserve. Mr. Roberts seconded. The motion passed by majority vote with Mr. Emerson, Ms. Perkins, Mr. Hewitt, Mr. Roberts and Mr. Easom in favor. Mr. Strauss and Mr. DeGroot were opposed.

3. Agricultural Survey, Midcourse correction – Mike Roberts

Mr. Roberts presented proposed changes to the agricultural survey project. After reviewing data the Historic Commission has decided to move the public presentation from the beginning to the end. It was also decided to change the number of farms being interviewed to focus more on detailed analysis of selected farms. Mr. Roberts stressed the deliverable will remain the same.

Mr. Hewitt moved to adopt the changes made by Mr. Roberts to the agricultural survey. Mr. Easom seconded and the vote was unanimous in favor.

4. New Business

It was decided to save the minutes until the next meeting.

A comment was made that in the Community Preservation Plan it states that the number of votes a project receives determines what projects go to Town Meeting. This section of the Community Preservation Plan was found and read to the Committee. It was determined that before next year the procedure process and plan should be reviewed and defined.

5. Closing

Mr. Emerson moved to adjourn the meeting. Mr. Roberts seconded. All were in favor and the meeting adjourned at 10:50 PM.

Respectfully Submitted by,
Kathy Miller