

Groton Community Preservation Committee

Minutes of Public Meeting of May 4, 2010

Location: Town Hall

Time: 7:30 PM

Members Present: Bruce Easom, Carolyn Perkins (Chair), Mike Roberts, Jon Strauss (Vice-Chair)
Rick Hughson (Treasurer), Dan Emerson, Robert DeGroot (Secretary)

Guests: Todd McGillivray, Sally Smith, Greg Mischel, George Moore, Sally Hensley, Anna Eliot,
George Wheatley, Barbara Ganem (Conservation Commission), Valerie Jenkins (Town
Accountant)

Public Meeting

1. Action Items

Ms. Miller:

- Give Valerie Jenkins copy of Footstone completion letter.

Ms. Perkins:

- Send letter to Housing Authority

Mr. Easom:

- Close out letter for project 2007-12 Affordable Housing Implementation
- Write letter authorizing Groton Grange to commence work.

Mr. DeGroot:

- Acceptance/Denial Letters

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

The Agenda is reviewed.

2. Groton Grange

Grange members introduced themselves to CPC. Sally Smith distributed copies of the Grange's latest budget. The budget listed every work item along with a description of the work being performed with a corresponding completion date as well as cost. Each item on the list was reviewed and met with satisfaction by the CPC. The Grange stated that they had sent out three RFQ's and made a decision based on the Company that met the most of their criteria. The anticipated start day will begin shortly.

Mr. Easom moved that the CPC accept the proposed project budget per item #4 as required in the Town of Groton Community Preservation Act funding agreement, signed by the Groton Board of Selectmen and Groton Grange on 7/16/2009. Mr. Roberts seconded. All were in favor with the exception of Mr. Hughson who abstained.

Mr. Easom moved the CPC authorize him to draft a letter authorizing the Grange to commence work, and sign on behalf of the CPC. Mr. DeGroot seconded. The motion carried by a unanimous vote.

3. Housing Authority

Ms. Perkins received an e-mail from Mark Haddad containing a response from David Doneski, Town Counsel. Ms. Perkins read the response to the Committee which stated that it is Town Counsel's opinion that both the ANRAD/MESA fall within the scope of the application.

Ms. Jenkins believed that issues still remain. The last contract that was signed by the CPA was limited in amount. There have been contract and procurement violations, regarding the two contracts with Meisner/Brem. She stated that if Town Counsel and the CPA are comfortable she would be on board as long as all contracts are reviewed.

The project timeline was reviewed to date. It's understood that the correct order of procedures was not followed. There are currently four potential plans, as well as a wetland delineation. This however is not complete without an ANRAD. Ms. Ganem stated the importance of the MESA & ANRAD, because it identifies the restraints and helps us determine the factors involved. Ms. Ganem then reviewed the proper sequence that should have taken place. The Developer should have contracted a wetland specialist to perform an ANRAD. This would have determined if there were any wetlands and where they are located. Options would have then been reviewed. Once the constraints were established the development could be fit within them.

Mr. Hughson responded that he didn't see the point in moving forward, as there wouldn't be enough money to get plans done once the ANRAD was performed. It is suggested to go ahead with the ANRAD and see if any one of the proposed layouts would work within the established constraints. Ms. Jenkins had concerns using the same vendor considering all the problems that have already occurred. Ms. Perkins opinion was that a clear determination needs to be established on whether this piece of land is buildable. Mr. Hughson stated his concerns over the management of this procedure. Ms. Perkins reminded the Committee that Town Counsel has made a decision that the project can be continued and wanted to know the opinion of the Committee on proceeding. Mr. Easom responded that an invitation should be issued to the Housing Authority to attend the next meeting. At this meeting we should request a revised proposal as well as scope regarding the MESA/ANRAD studies. The RFQ's should result in 3 written quotes, and the Committee should be allowed to veto the Contractor. The Committee was in agreement but had reservations regarding the veto portion.

Mr. Easom moved to request the Housing Authority submit a revised proposal to complete the ANRAD & MESA filing for the Nashua Rd. property. The proposal will include 3 written quotes from 3 reputable companies. The CPC will reserve the right to veto the selected Vendor should the CPC vote to approve the project moving forward. Mr. Hughson seconded and all were in favor with the exception of Mr. Degroot who was opposed.

Mr. Hughson made a motion to amend the main motion and remove the veto clause. Mr. Roberts seconded. The motion passed by majority vote with Ms. Perkins, Mr. Emerson, Mr. Roberts, Mr. Strauss and Mr. Hughson in favor and Mr. DeGroot and Mr. Easom opposed.

4. Squannacook Hall Renovation

George Wheatley of West Groton stated that he was a resident interested in receiving input for a renovation project of the Squannacook Hall. Ms. Perkins suggested meeting with the Selectmen first as the Town had already decided not to proceed with a renovation based on a study that was completed a few years previous. Mr. Wheatley is aware and has some ideas that may make this project more feasible. Ms. Perkins advice was after meeting with the Selectmen if there was still an interest an application could be put forth. It was also suggested that he meet with members of the Groton Grange for information on a rehabilitation project.

5. Signs

It was questioned on whether we should continue with the purchase of more signs without the consent of the sign Committee. Mr. Easom suggested a meeting with the sign Committee to obtain their approval. Ms. Perkins asked the CPC if they were comfortable with the purchase of more signs, and the consensus was yes.

6. Invoices

Verizon invoice, Dick Heaton invoice and Footstone Reinstallation close out letter are signed by the Committee.

7. Minutes

Mr. Emerson moved to accept minutes of April 6, 2010 as amended. Mr. DeGroot seconded and the vote was unanimous in favor.

8. Active Project Updates

2010-01 Field of Dreams

Bid for lights has gone out and one has been accepted

2010-03 Communitywide Archaeological Survey

Phase II deliverable has been promised by U-Mass by the end of the week

2010-06 Footstone Reinstallation

Final report has been received and project is ready for close out.

2010-08 Unkety Brook Phase I

There is a final figure in hand but it hasn't been reviewed by the board

2007-12 Affordable Housing Implementation

Final Bill has been received and a close out letter is needed. Mr. Easom volunteered to write the close out letter for this project.

2010-05 Historic Document Preservation

Vendor will deliver all books by the end of the week.

8. Closing

The next meeting will be Tuesday June 1, 2010

New Groton Conservation Trust maps have been made and will be mailed to all Groton households. They will also be for sale for \$5.00

Mr. Roberts moved to adjourn. Mr. Strauss seconded. The vote was unanimous in favor and the meeting adjourned at 9:22PM

Respectfully Submitted by,
Kathy Miller