Public Meeting

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

1. Unkety Brook – Tom Orcutt

Mr. Orcutt was present to discuss invoices that were presented at the last CPC meeting and not signed. There were some discrepancies regarding whether or not the legal and survey expenses were incorporated into the project application. It was believed by some that the application and money requested was for the purchase of the Unkety Brook Well site, with the balance being paid for by the Water Enterprise. Mr. Orcutt reviewed the application with the Committee and read the last section which stated: “This figure includes legal costs, closing costs, fees, & survey costs deemed eligible under the CPC guidelines. It was decided to seek advice from Valerie Jenkins, Town Accountant. There was still a question regarding the payment of such invoices before the purchase of the well site was complete. There is the issue that if the deal fell through, these invoices should be the responsibility of the Water Department. The money obtained through the CPC is for all costs regarding the actual purchase of the property.

2. Active Project Updates

2005-09  Fitch’s Bridge – Waiting on more information  
2006-11  Lost Lake Basketball Court – Closing June 30, 2011  
2007-13  GHA-Nashua Rd.  – No update.  
2010-01  Field of Dreams- No update.  
2010-03  Communitywide Archaeological Survey  – No update  
2010-04  Groton Grange  – No update  
2010-05  Historic Document Preservation  – Project is completed, still waiting on a close-out letter  
2011-03  Unkety Brook Phase II – still in negotiations.  
2011-04  Communitywide Survey – Agriculture – No update.  
2011-05  Millstone Project -  See below

3. Millstone Property – Jon Strauss
Mr. Strauss produced the final Millstone draft agreement, which incorporated all prior suggestions. The agreement was reviewed by the committee and the following vote was taken:

*Mr. Roberts moved we accept the Millstone draft agreement as drafted. Mr. Strauss seconded. The motion was accepted by unanimous vote.*

4. Invoices & Misc. Documents

The following invoice was signed by the Committee:

<table>
<thead>
<tr>
<th>Invoice #</th>
<th>Company</th>
<th>Amount</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>#85876</td>
<td>Kopelman &amp; Paige</td>
<td>$660</td>
<td>Unkety Brook Phase II (waiting for more info.)</td>
</tr>
<tr>
<td>#3774</td>
<td>Civil Design Group, Inc.</td>
<td>$5,700</td>
<td>Unkety Brook Phase II (waiting for more info.)</td>
</tr>
</tbody>
</table>

Millstone Funding Agreement (Final) – Mr. Strauss

5. Budget Review

The budget update created by Mr. Easom was reviewed. After a brief discussion it was agreed to schedule the next CPC meeting half an hour early to spend time on the budget with special attention on the bottom line of how much money is available in each of the bins after Surrenden Farm is paid

6. Minutes

Mr. Roberts moved to accept the minutes of December 7, 2010 as amended. Mr. Strauss seconded. The motion passed by a majority vote.

7. New Business

Town Report needs to be completed. Ms. Perkins asked each member to supply updates in their area. She will compile this information and complete the Town Report.

8. Closing

*Mr. Hewitt moved to adjourn the meeting. Mr. Roberts seconded. All were in favor and the meeting adjourned at 8:31 PM.*

Respectfully Submitted by,

Kathy Miller

Minutes approved 2/7/201