

Groton Community Preservation Committee Minutes of Public Meeting of February 7, 2011

Location: Town Hall
Time: 7:30 PM
Members Present: Mike Roberts, Carolyn Perkins (Chair), Dane Emerson, Richard Hewitt
Members Absent: Bruce Easom (Treasurer), Robert DeGroot (Secretary), Jon Strauss (Vice-Chair)
Guests: Colleen Neff, Bonnie Carter, Earl Carter, Carolyn Fischer, Marshall Giguere, Josh Degan, Ellen Hargraves, Halsey Platt, Anna Eliot, Allen King, John Llodra, John Ott, Lili Ott, Berta Erickson, Mike Bouchard, Steve Boczeowski, Maggie Monroe-Cassel, Elizabeth Strachan, Bobbie Spiegelman, Rena Swezey, Mark Haddad, Stanley Jackson, Stuart Schulman, Brooks Lyman

Public Meeting

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

Ms. Perkins began by suggesting a change of date for the final applications, due to the many scheduling conflicts that have taken place. The following vote was taken:

Mr. Roberts moved to extend the February 11, 2011 deadline for final applications to February 25, 2011. Mr. Hewitt seconded and the motion passed with a unanimous vote in favor.

1. Feedback on Preliminary Application

2012-04 Historical Records Restoration-Mike Bouchard (Town Clerk)

Mr. Bouchard delivered a brief overview of the historic records restoration project going back to the first phase in 2007. Since that time 44 volumes have been restored. This will be the final phase consisting of 26 volumes. Pricing has been held and the amount of \$50,000 is being requested. This will be for the 26 volumes and incidentals such as shipping. As this is a continuation project, there was little feedback except for making sure an adequate management was supplied.

2012-03 Conservation Fund – Bruce Easom (Conservation Committee)

Mr. Giguere stated the Conservation Commission is seeking \$150,000 to be added into the conservation fund. Two letters of recommendation were supplied, and Ms. Perkins read them to the Committee. Mr. Giguere began by citing some of the recent success stories such as the Fuccillo property and Williams Barn. The benefits of having money readily available were mentioned as well as how this impacts the ability to act quickly and receive grants. The Conservation fund currently contains approx. \$804,000 and the goal is to get as close to the million mark as possible. There were few comments other than questioning whether the money received could be used for things other than land purchases. Mr. Giguere stated that Conservation Funds can be used for research, forestry and other similar projects.

2012-10 Mill Run Affordable Condo's - Brooks Lyman (Groton Housing Authority)

Mr. Lyman gave a brief summary and stated the Housing Authority would like to purchase two Condominiums at the Mill Run Complex to rent as low income rentals. The rent will be in the \$1,100 - \$1,200 range. Mr. Lyman believes the project will go smoothly as it is the Housing Authority's expertise to buy and rent 40B properties.

Ms. Perkins asked what agencies had been investigated and would like to see all avenues be documented into the final application. Mr. Lyman replied that only the Massachusetts Housing Partnership had been contacted. The CPC would like to see who has been contacted for funds, loans and mortgages. The CPC also recommended to document whose responsibility it is for condo fees, water/sewer and other utilities as well as who will be liable for any condominium violations. A suggestion was made to contact the owners of the property, create a management plan that documents milestones and contacts, update all mortgage information, and document previous success stories.

2012-08 Boutwell House Repairs – Bonnie Carter (Groton Historic Society)

Bonnie Carter gave a presentation for the Groton Historic Society. The amount requested from the CPC is \$176,525 to restore the Boutwell House and make it safe for both antiques and visitors. Ms. Carter believes a deed restriction is not necessary as there is a 501C already on the property. This restricts the property from any commercial purchase. Ms. Carter detailed how the Boutwell House is being used as well as potential future uses for the building once it is rehabbed.

The CPC was impressed with the thoroughness of the application and presentation. It was stressed that a deed restriction would have to be in place and the work plan that was supplied needed slight updating.

2012-07 Drumlin Hill Affordable Housing – Al King & Teri Ragot (Habitat for Humanity)

A brief overview was given. This affordable home will be built on Drumlin Hill Road on land that was donated. The \$62,500 being requested from the CPC is half the amount needed for construction, and the other half will be raised through fundraising. Habitat will hold the mortgage, and a deed restriction will be placed on the property in perpetuity.

The question was asked on whether this unit will count as 40B because a previous Habitat home on Lost Lake Drive was not. Another question asked was what happens if the house were to go up for sale, and if the Town would receive any of its money back. Habitat responded that this house will definitely be counted as a 40B and that if the house were sold it would have to be sold to another eligible party and that no money would go back to the Town.

Ms. Perkins stated she would like to see some money be returned to the Town or re-invested. It was suggested to make sure the final application contained a management plan, and Mr. Hewitt added he would like fundraising details be incorporated into the management plan as well.

2012-01 Housing Trust Fund- Mark Haddad & Carolyn Fischer

Mark Haddad, Town Manager reported that the Board of Selectmen are working with a developer for 104 Main Street. The project would include rehabbing the front main building for commercial use and constructing 15 units in the back, 3 of which would be affordable. The Town would be investing funds, which would be returned after the sale of the units. The money would go back to the Housing Trust and would be available for future use. Town Counsel is already involved, and the project has already received support from the Planning Board, Board of Selectmen, Historic Commission and Board of Trade. Along with providing 3 affordable units there is also the hope that this project will jump start the Main street revitalization efforts.

The suggestion was made to incorporate better map lines and as much of a timeline as possible into the management plan.

2012-05 Prescott Assessment - Anna Eliot, Halsey Platt (Prescott School Reuse Committee)

Anna Eliot gave a brief background on the project. A Committee was formed by the suggestion of the Board of Selectmen to investigate the best possible use of the Prescott School.

As there were previous concerns about the project meeting CPA guidelines, Ms. Eliot supplied a copy of an e-mail received from Katherine Ross of the Community Preservation Coalition. Ms. Perkins read the e-mail which stated that the application to perform a feasibility assessment was within the CPA guidelines.

Mr. Roberts would like to see a copy of the certificate incorporating the Prescott School into the National Register of Historical Places, as well as a better map. A suggestion was also made to increase the application amount by looking into all incidentals and incorporate them into a budget. A second suggestion was to contact the Department of Revenue as there is still some question of funding through the administrative fund, and the market feasibility aspect meeting CPA requirements.

2. Invoices & Misc. Documents

The following invoice was signed by the Committee:

Invoice	Oakfield Research	\$8,340	Groton Agricultural Survey
---------	-------------------	---------	----------------------------

Katherine Ross e-mail

3. Minutes

Mr. Emerson moved to accept the minutes of December 20, 2010 as drafted. Mr. Roberts seconded. The vote was unanimous in favor.

Mr. Emerson moved to accept the minutes of January 4, 2011 as drafted. Mr. Strauss seconded. The vote was unanimous in favor.

4. New Business

Ms. Miller is to invite Valerie Jenkins, Town Accountant to the February 22nd meeting to review the budget.

5. Closing

Mr. Roberts moved to adjourn the meeting. Mr. Emerson seconded. All were in favor and the meeting adjourned at 9:45 PM.

Respectfully Submitted by,
Kathy Miller