

# Groton Community Preservation Committee Minutes of Public Meeting September 6, 2011

**Location:** Town Hall

**Time:** 7:00 PM

**Members Present:** Mike Roberts, Carolyn Perkins, Richard Hewitt (Clerk), Bob DeGroot (Chairman)  
Laurie Smigelski, Dan Emerson

**Members Absent:** Bruce Easom (Vice-Chair)

**Guests:** Jon Strauss

Meeting called to order at 7:06PM.

Before the meeting began Mr. Hewitt asked for clarification regarding being a project liaison. Mr. DeGroot responded that the liaisons are the main contact between the project manager and the CPC. He suggested checking in with the Project Manager from time to time for updates and reassuring the applicants that you're available for any questions or concerns.

## 1. Millstone Field – Jon Strauss

Mr. Strauss reported to the CPC that the Parks Commission has decided to close out the Millstone Field Project. For reasons including failure to receive a PARC's grant, issues regarding the terms of the land purchase and a lack of interest from the Lacrosse group, the project has never gotten off the ground. The CPC was in mutual agreement with the Parks Commission to close out the project and return the funds to the unallocated reserves.

## 2. Groton Fairgrounds – Jon Strauss

An analysis has been performed on the main structure on the Groton Fairgrounds and has determined it unsafe. The structure is made up of a main portion being the Exhibition Hall with stables on both sides which can harbor 4 horses on each wing. The stables are in fair condition but it has been determined that the main structure should be dismantled for safety purposes. There is an interest in seeing what can be preserved and a possible rehabilitation in the future. The estimated cost to take down the structure is \$30,000.

Mr. Strauss is mostly seeking advice at this point as there are many issues to investigate.

There is a consensus among the CPC that monies from the CPA cannot be used for demolition purposes. If the structure is deemed historical, then money could be sought through the CPA for rehabilitation purposes. One of the main issues discussed was how the building would be self sustaining after rehabilitation. Ms. Perkins stressed that other uses for the building would have to be researched to ensure that the building would generate enough future funds for upkeep. Mr. Strauss responded that the Parks Commission is already aware and believes that the main building could be used by the 4-H club, a farmers market or the future home of Grotonfest. Once up and running as a functioning hall there are numerous possibilities.

There was also a brief discussion on whether or not a building has to be on the National Register of Historic Places to be eligible for Historical Preservation Funds.

Mr. Strauss asked the Committee if they would be willing to put in a marker for the next Town Meeting. Ms. Perkins responded that she would be willing if a formal application could be presented to the CPC by the next CPC meeting on September 19, 2011. Mr. Roberts volunteered to attend the next Parks Committee and help write a formal application if that is the direction the Parks Commission would like to take. As there are still so many unknowns, Mr. Strauss thought it would be best to take the information he received tonight back to the Park Commission for a clearer direction.

### **3. Community Preservation Plan – Draft Review**

Mr. Degroot started out by stating that he had incorporated all the changes decided upon at the last meeting. He thought it would be best to proceed page by page.

There were additional changes made by the Committee. All changes were agreed upon by the members. Mr. DeGroot will make the corrections and this will be placed as an agenda item for the next meeting for an additional review.

Mr. Roberts asked that there be visuals added to the CPP and all members were in agreement.

### **4. Project Updates**

**2006-11 Lost Lake Basketball Court** – Almost complete. As soon as the highway dept. digs the trenches, the lights can be installed and the project closed out.

**2007-13 GHA-Nashua Rd.** – Project may be ready to close out shortly. Meisner/Brem report is good. Still waiting on written comments from Brooks Lyman.

**2010-01 Field of Dreams-** Field has been re-graded and underground work complete. They are currently working on hydra-seeding and irrigation. Fencing is the last item, and then project will be ready to close.

**2010-03 Communitywide Archaeological Survey** – Deliverables have been received. The final report has been placed on the Town website. Project is ready to close out.

**2010-04 Groton Grange** – N/A

**2011-04 Communitywide Survey – Agriculture** – Mr. Robert's is in possession of the draft, which completes phase 3. Still one more phase to go. The history of Groton Farming is on exhibit at Williams Barn.

**2012-01 Housing Trust Fund – FY2012 -** In the beginning stages. They have met with the Planning Board and have started taking out building permits. Still some issues to resolve.

**2012-04 Historic Records Restoration, Phase 4** – N/A

**2012-05 Prescott Reuse Feasibility Assessment** – N/A

**2012-08 Rehabilitation for Governor Boutwell House** -N/A

### **5. Minutes**

Mr. Hewitt moved to accept the minutes of August 15, 2011 as drafted. Mr. Emerson seconded and the vote was unanimous in favor.

### **6. Invoices/Documents**

Invoice #S2664476.001	Gettens Electric Supply Co.	\$618.05	Field of Dreams
Invoice # 168	Sargent Electric LLC	\$675.00	Lost Lake Basketball Court

Community Preservation Plan – Rough Draft & Response Sheet

## **7. New Business**

Mr. DeGroot will update CP-3 information online.

Information/Updates on the Groton Inn.

Ms. Miller will add the accepted 2012 projects to the agenda for review.

## **8. Closing**

Ms. Perkins moved to adjourn the meeting. Mr. Emerson seconded. All were in favor and the meeting adjourned at 9:24 PM.

Respectfully Submitted by,  
Kathy Miller