



TOWN OF GROTON

173 Main Street
Groton, MA 01450

Community Preservation Committee

Russell Burke, Chair - Planning Board
Bruce Easom - Conservation Comm.
Daniel Emerson - Housing Auth.
Matthew Frary - Park Comm.
Robert DeGroot - Historical Comm.
Richard Hewitt - at large
Michael Roberts - at large

Minutes

Date: Monday, January 25, 2016
Time: 7 pm
Location: Town Hall, Second Floor Meeting Room, 173 Main Street, Groton
Members Present: Mike Roberts, Bob DeGroot, Russ Burke, Dan Emerson, Matt Frary
Remote Participation: Bruce Easom (by phone)
Others Present: Jon Strauss

The meeting was called to order by Chair Russ Burke at 7:05 pm. Pending invoice for annual dues for the Community Preservation Coalition was reviewed. Russ Burke commented that this is a good organization that the Town of Groton receives value from so he is inclined to pay the dues.

Dan Emerson joined the meeting.

Draft minutes from January 11, 2016 were reviewed.

Bob DeGroot moved to accept the January 11, 2016 minutes as submitted. Dan Emerson seconded (4:0 Richard Hewitt absent; Matt Frary and Bruce Easom abstained).

2017-01 Housing Coordinator

Committee members asked questions about the Housing Production Plan, the subsidized housing inventory and the health insurance portion of the grant budget. Discussion also covered how the housing coordinator attends to subsidized housing units at risk of losing affordability.

2017-02 GDRMS Track

Jon Strauss joined the meeting and invited members to ask any questions they might have about the project. He updated the group that he has met with the Dunstable CPC to explore Dunstable CPC funding of a portion of the track. Bruce Easom asked why there is interest in having Dunstable contribute to the process. Due diligence says Jon Strauss since Dunstable children are present at the middle school and using the track. Jon Strauss made the Groton project not contingent on receipt of Dunstable partial funding which is a way to maintain project momentum. Russ said that leveraging other funding is a good thing and can help add to the favorability of the project.

Russ Burke asked for information about the two listed repair methods in the complete draft proposal. Jon Strauss answered that both listed methods of track repair are essentially patch jobs. Jon Strauss has been advised that the second option is more suited for the condition of the middle school track. A full repaving of the track may cost in the half a million dollar range.

A warranty of five years would be what a typical contractor for this type of work would offer. The contractor who provided a summer of 2015 cost estimate has just updated his proposal and Jon Strauss will use that more recent number in his applications with both Dunstable and Groton.

2017-04 Monument Restoration

Bob DeGroot provided an overview. Mike Roberts will serve as project manager and thus intends to recuse himself from CPC involvement related to this project. There are 58 monuments in Town made of aggregate, stone, stone and metal. The first phase will be to restore 5 aggregate monuments and provide overall analysis of the rest, particularly the monuments made of metal.

2017-05 Friends of Prescott

Bruce Easom said that he is serving as the treasurer of the Friends of Prescott and has a conflict. He said that until he speaks with the AG's lawyer for the day he will not be able to participate in the discussion. Per Bruce Easom's suggestion, the group arranged to disconnect Bruce Easom's phone call and wait to call him back until after the Friends of Prescott application is discussed.

Russ Burke raised the concern that applicant Friends of Prescott is not the owner and the owner (Town of Groton) is not necessarily giving consent. The group instructed Fran Stanley to send a letter to alert project applicants to concerns that the applicant does not have control of the property for the work. If the applicant does not have control of the property, then that may be a conflict with the funding requirements under the CPC guidelines.

Bruce Easom was called again on the phone and participated remotely for the remainder of the meeting.

2017-06 Groton Center National Register

Bob DeGroot provided an overview. Mike Roberts may serve as project manager and will recuse himself from CPC involvement related to this project until that question is resolved. Bob DeGroot said that this project is intended to put the entire downtown on the national historic register. Historic experts who consulted on restoration matters for the Old Meeting House had offered this as a recommendation for the area. Such an application will require permission of current landowners. It may take one or two years. This grant application is for a \$5,000 operating budget for the Groton Historical Commission to investigate and coordinate the national register application.

Russ asked whether depending on owner feedback is there a chance that the shape of the district will be configured to cover areas of support and avoid properties where owners are not interested in participation. Yes says Bob DeGroot. The application process does have an opt-out for individual owners who do not want their properties listed. Generally, the registration process offers protection against public action, but does not prevent the present owner from controlling their own properties.

Groton Historical Commission is moving forward with the process now but a CPC grant would be of assistance to the ongoing GHC effort.

If all proposed projects are funded and the Surrenden Farm debt service is added in, then present CPC funding allows for the CPC to fund all of the projects if recommended (and approved at Town Meeting) and still have a \$100,000 cushion. Fran Stanley will email Bruce Easom with the new proposed project amounts based on the complete draft proposals submissions.

Bob DeGroot moved to adjourn the meeting at 7:58 pm. Mike Roberts seconded and the motion carried 4:0 (Bruce Easom, Dan Emerson and Matt Fray absent).

Notes by Fran Stanley