



TOWN OF GROTON
173 Main Street
Groton, MA 01450

Community Preservation Committee
Bruce Easom, Chair
Timothy Siok – Parks Comm.
Carolyn Perkins - Planning Board
Robert DeGroot – Historical Comm.
Daniel Emerson - Housing Auth.
Michael Roberts - at large
Richard Hewitt - at large

PUBLIC HEARING MEETING MINUTES

Date: Monday, February 12, 2018
Time: 7:00 PM
Location: 2nd Floor Meeting Room, Town Hall, 173 Main Street
Members Present: Robert DeGroot, Bruce Easom, Daniel Emerson, Richard Hewitt, Carolyn Perkins
Absent Members: Timothy Siok and Michael Roberts
Others Present: Robin Eibye; See "Sign In" sheet

The meeting was called to order by Chairman, Bruce Easom at 7:05 p.m., and the agenda was reviewed. Mr. Easom provided an overview of the Community Preservation Committee and their responsibilities.

Carolyn Perkins read the letter to the Town Clerk dated February 12, 2018, informing him that she recused herself from the CPC deliberations related to the JD Poor Mural project proposed by the Groton History Center.

The Public Hearing opened at 7:15 p.m.

FY2019 PROJECT DISCUSSION

2019-01 Housing Coordinator

The funding request amount of \$43,593 was confirmed. Takashi Tada introduced himself and said the Housing Coordinator is a vital position within the Land Use Department, and has been instrumental helping create affordable housing within the Town of Groton. Mr. Tada made special mention that the requested amount is an estimate due to health insurance premiums have not been determined at this time.

2019-09 Conservation Fund

The funding request amount of \$25,000 was confirmed. Nikolis Gualco, Conservation Administrator, was present along with Conservation Commissioner, Peter A. Morrison. Mr. Gualco said the Conservation funds are used to buy land. The Conservation Commission is requesting CPA funding to help replenish the Conservation fund. Mr. Gualco confirmed the goal is to have a balance of between \$750,000 to \$1,000,000 in the Conservation Fund.

Carolyn Perkins asked Mr. Gualco how much he expects the Conservation Commission to spend in the near future. Mr. Gualco said that it's difficult to project because you don't know when

property will become available for purchase. A discussion ensued about previous Conservation Commission purchases.

Daniel Emerson said when CPC funds are limited, the Committee needs to assess the critical needs of all projects.

Mr. Gualco and Mr. Morrison thanked the Committee for their time.

2019-02 FIRST PARISH - PHASE 2

The funding request amount of \$65,000 was confirmed. Applicant, Steve Lieman introduced himself and said the proposed project is the final phase of a five-year project to restore the Old Groton Meeting House. Phase two would correct widespread excessive paint buildup and alligating (paint failure) below the roof line and repair and restore the tower clock.

Paul Funch said the church traditionally supports \$30K annually for maintenance and repairs. Michael LaTerz provided an update to the National Historical Register.

Richard Hewitt asked for clarification on the lead paint removal. Daniel Emerson asked if any research with the CPA has been done to determine whether or not the proposed work would not qualify as maintenance. Mr. Lieman provided a brief overview and said similar work was CPC funded in phase one.

Robert DeGroot, Historic Commission member, said the Commission fully supports the application.

Bruce Easom agreed to contact the CPA to confirm the project meets CPA guidelines.

2019-03 PRESCOTT SCHOOL UPGRADES

The funding request amount of \$279,180 was confirmed. Bruce Easom recused himself from the meeting and left the meeting room.

Halsey Platt introduced himself and said the majority of the funding request is to pay for an automatic sprinkler system as required by State building code. Mr. Platt explained the project would go out for bid per procurement laws. Mr. Platt explained that approximately \$67K was previously CPC-funded for automatic sprinklers and that funding would be returned.

Robert DeGroot said the improvements so far are tremendous. Carolyn Perkins asked what the Town is doing now to maintain the building. Mr. Platt said the Town is currently mowing the lawn and performing light maintenance.

Mr. DeGroot asked about the possibility of grant funds. Mary Jennings explained the grant process takes months and the Friends of Prescott would not know if grant funding will be available until after Town Meeting. Ms. Perkins said it would be helpful to the applicant seeking additional funds elsewhere and not just relying on CPC funding alone.

Richard Hewitt said that if funding is achieved from another source, CPC funding should be returned.

Mr. Platt confirmed that the project should be completed within one year.

Bruce Easom rejoined the meeting.

2019-04 JD Poor Mural Preservation

Carolyn Perkins recused herself from the meeting and left the meeting room.

The funding request amount of \$25,000 was confirmed. Bobbie Spiegelman introduced herself and provided a brief overview of the project stating that the Oliver Prescott House on Old Ayer Road was purchased by Indian Hill Music. Ms. Spiegelman said several walls in the house are decorated with colorful murals that were painted circa 1835, and signed by J. D. Poor.

Ms. Spiegelman said the murals are in a vulnerable state due to the house being abandoned for quite a long time. Ms. Spiegelman said the murals would be carefully removed and restored to be displayed in the lobby of the new Groton Inn. Ms. Spiegelman said they have also raised funds locally to help fund the costs of the project.

John Amaral of the Groton Inn said the collaboration with Indian Hill Music and the Groton History Center was wonderful. Mr. Amaral said anybody can come visit the Inn to see the murals.

George Wheatley of HDC and the Historical Commission introduced himself and said it's important that the house be saved as well as the murals.

Richard Hewitt said he would feel more comfortable to have a letter confirming the owner of the murals would be the Groton Historical Society.

Mr. Easom read an email dated February 1, 2018, from Selectmen, Jack Petropoulos. (see attached)

John Amaral said the murals will not become part of the Inn's structure, and the Inn only wants to preserve a part of this community's history.

Bobbie Spiegelman confirmed there will be a plaque showing the murals are the property of the Groton Historical Society.

Carolyn Perkins rejoined the meeting.

2019-05 Baddacook Pond Restoration - Yr. 3

The funding request amount of \$140,000 was confirmed. Alex Woodle introduced himself and provided a brief overview of the project to restore Baddacook Pond. Mr. Woodle said the funding is for the third year of a three-year environmental restoration program to remediate invasive weeds, floating islands of muck and the vegetation that's clogging up the pond.

Mr. Woodle explained that weed harvesting and hydro-raking were used in the first year.

Robert DeGroot asked if the Town owns the harvester. Mr. Woodle confirmed the Town does not own the harvester.

Dan Emerson asked for clarification on the demobilization fee. Richard Hewitt asked if there is a cost estimate for a maintenance program beyond the third year of funding. Mr. Woodle confirmed that maintenance would be required, and he's hopeful the Town along with the Water Dept. would help fund the annual maintenance.

2019-06 Marion Stoddart Riverwalk

The funding request amount of \$19,200 was confirmed. Paul Funch was present and provided an overview of the proposal, noting this would be the second non-paved trail in the Town, and would be designed for use by people of all abilities. The proposed Riverwalk will extend from Rte. 111 to the Groton Fairgrounds. The trail will meet Americans with Disabilities Act (ADA) requirements and will provide access for people of all abilities. Funch said the funding would be used for design and permitting of the trail project.

Mr. Woodle asked for clarification on the flood zone in the proposed area. June Johnson said it's a great idea and that she supports the project.

A discussion about trails ensued.

Richard Hewitt asked how and why this particular area was chosen for the trail. Mr. Funch said the area is centrally located with plenty of parking and is close to the Nashua River.

2019-07 Library Pocket Doors

The funding Request amount of \$9,500 was confirmed. Vanessa Abraham was present and provided an overview of the project. Ms. Abraham said it would be nice to have the doors fixed to help mitigate the noise in the library especially during school half days, which are the busiest in the library.

Robert DeGroot said an oversight plan is a good idea for the Committee to see.

2019-08 Duck Pond Restoration

The funding Request amount of \$43,500 was confirmed. Robert Anderson was present and said the application is a joint application with the Great Ponds Advisory. Mr. Anderson said several letters of support have been received.

Mr. Anderson said Duck Pond is a 26-acre Great Pond with an average depth of 3.5' that is rapidly deteriorating. Mr. Anderson said that because of increased weeds and muck, wildlife has decreased.

Mr. Anderson said the goal of the project is to restore a healthy ecosystem. Mr. Anderson said they propose a submersed-aeration system using a shoreline compressor with 10 weighted hoses/diffusers.

Mr. Anderson said they have sent emails and letters to residents asking for monetary support.

Mr. Anderson said he would like to use the funds beginning in FY18 so that the project can begin on May 1, 2018.

June Johnson asked if the process can run in the winter. Mr. Anderson said they would most likely not continue the process through the winter so that the pond could safely be used for ice skating.

Mr. Woodle said he is curious to see how the project works out and is hoping it will be funded.

Richard Hewitt asked for clarification as to whether or not the project will require multiple year funding.

Mr. Funch asked what the yearly electrical costs total. Mr. Anderson confirmed it will cost approximately \$4K annually to run.

A brief discussion ensued.

The Public Hearing was closed at 9:50 p.m.

NEW/OLD BUSINESS

The Committee reviewed and signed invoices.

Robert DeGroot moved to adjourn the meeting at 10:00 p.m. Daniel Emerson seconded and the motion carried.

Respectfully submitted by Robin Eibye, Executive Assistant

APPROVED: MARCH 12, 2018

Bruce H. Easom

From: Jack Petropoulos <jack.petropoulos@gmail.com>
Sent: Thursday, 1 February 2018 4:44 PM
To: Bruce H. Easom
Subject: Concern about proposed mural CPC initiative

Hi Bruce

I will not be able to attend your public hearing relative to pending CPC requests, and want to write to you regarding my thoughts on the proposal to use CPA funds to preserve art for display at the Groton Inn

Let me first start by saying that I appreciate the sincerity of all parties, both in their assessment of the value of this art and the desire to preserve it in an appropriate manner. I have no doubt that the entire project is well intended.

My concerns are along two lines, one or both of which may be appropriate to the CPC, and so I offer them for your consideration:

1) **Use of public funds to benefit a private entity:** The use of public funds to remove, restore, stabilize and transport the paintings seems appropriate to me, so long as the benefit is to the public. In this case the primary benefit seems to be to the Groton Inn as the paintings will compliment the historic theme of the Inn and is therefore arguably an asset to the Inn. *Again I allege no such intent on the part of the Inn,* I only point out that the Inn is the primary beneficiary of this expenditure of public funds and should be the ones that incur the cost to enjoy that benefit. The fact that the public will have access to the asset at times and locations under the control of the private party does not outweigh the fact that the primary beneficiary will be the Inn and its guests, who will largely not be Groton residents.

Notwithstanding the issues outlined in #2 below, it would seem to me that the public's interest in the outcome of this expense is disproportionately low compared to the benefit enjoyed by the private party. I could see the asset being preserved so that it can be temporarily placed at the Groton Inn and eventually placed at a far more public location such as one of our schools, Library, Prescott Community Center, Town Hall, Groton Electric etc.

2) The historic importance of this painting to the town of Groton. It is my understanding that these landscapes are not related to the town of Groton. I understand that they are the work of an artist who toured our entire region, painting the walls of his numerous customers with a series of landscapes, some or all of which may be repeats of prior projects at prior locations. I am hard pressed to find the value of these paintings to the town of Groton other than that a home in Groton hosted an artifact that is similar in whole or in part, to artifacts hosted in homes in dozens or even hundreds of towns across our region.

Thank you for considering these thoughts.

Jack Petropoulos
18 Kemp St



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173 Main Street
Groton, MA 01450

SIGN IN SHEET – CPC MEETING – MONDAY, February 12, 2018

PRINT NAME	ADDRESS
Takashi Tada	Town Hall
Paul Funch	92 Reedy Meadow Rd.
Robert Anderson Halsey Platt	270 Whaley Road 2 Old Ayer Rd
Mary Jennings	62 Blossum Lane
Alexander Woodle	20 Highland Rd.
Stephen Lieman	8 Elm St
Michael Laterz	42 B Pleasant St.
George 36 Elm St James Morrison	36 Elm St 77 Chaucery
Bobbie Spiegelman	94 Padden Rd.
John Arnold	62 Flawell Rd.
Jane Johnson	8 Elm Street
Vanessa Abraham	Library, 99 Main St.
Nancy F. Barringer	50 Fox Run
Charles D. Gordon	315 Reedy Meadow Rd.
Barbara Murray	315 Reedy Meadow Rd
Liz Strachan	29 Boston Rd.