



TOWN OF GROTON
173 Main Street
Groton, MA 01450

Community Preservation Committee
Bruce Easom, Chair – Conservation Comm.
Carolyn Perkins – at large
Russell Burke – Planning Board
Robert DeGroot – Historical Comm.
Daniel Emerson – Housing Auth.
Anna Eliot – Parks Comm.
Richard Hewitt – at large

MEETING MINUTES

Date: Monday, March 13th, 2023
Time: 7:00 PM
Location: 1st Floor Meeting Room, Groton Town Hall
Members Present: Richard Hewitt, Anna Eliot, Russell Burke, Bruce H. Easom, Robert DeGroot, Daniel Emerson and Carolyn Perkins
Others Present: Peter Cunningham, Robert Accomazzo

The meeting was called to order by Chairperson, Bruce Easom at 7:01 PM.

Bruce Easom recused himself from any discussion relating to CPA Proposal # 2024-09 and informed members that he would be abstaining from scoring any of the FY2024 CPA Final Proposal applications as he sits on multiple boards and would like to avoid any conflict of interest.

Peter Cunningham was present and asked whether the CPC members had any questions for him regarding CPA # 2024-09 Squannacook River Rail Trail (SRRT). They replied that they did not have any questions and his application appeared to be complete.

DISCUSS GRANT AGREEMENT RELATED TO CPA PROPOSAL # 2024-01 AFFORDABLE HOUSING TRUST FUNDS REQUEST

Carolyn Perkins recused herself from this discussion.

The Groton Affordable Housing Trust sent a letter to the CPC addressing follow up comments from the last CPC meeting (copy of letter attached).

Anna Eliot mentioned seeing a recommendation on the Coalition website in which an agreement needs to be reached between the Housing Trust, Select Board and CPC when drafting these type of legally binding documents. The proposed document should also be reviewed by all three parties.

Russell Burke said that the CPC does not have any statutory responsibilities when it comes to documents already reviewed by Town Counsel. The CPC however is responsible for ensuring that the only work completed is within the scope of the project details assuming that this proposal is recommended to be voted at the Spring Town Meeting.

Ms. Eliot expressed that having transparency with how the CPA funds will be spent is important to consider in order to avoid running into issues down the line.

Robert DeGroot and Daniel Emerson do not have any issues with the proposed agreement.

Richard Hewitt was initially under the impression that this document would be somewhat parallel to the agreement currently being used by the Conservation Commission for usage of their CPA funds and would not require any involvement from the CPC. Mr. Hewitt's concerns are more about the long-term approach with the Housing Trust and understanding what the expectations of the CPC will be under this agreement.

The Housing Trust met with the Select Board and reviewed the application and contract. The Select Board has received a copy of the proposed agreement but members are uncertain of the status as to whether the Select Board has voted to accept the contract.

In trying to respond to the letter from the Affordable Housing Trust Bruce Easom asked if any of the CPC members would like to make a motion to include a specific recommendation for the draft agreement to be transmitted to the Affordable Housing Trust for their consideration.

Anna Eliot moved that the CPC schedule a meeting with a representative from the Select Board and Affordable Housing Trust to review the draft version of the proposed agreement together as a group and provide any suggested edits or revisions then.

The motion failed as it was not seconded by anyone.

Brief discussion ensued. Mr. Hewitt said that the template agreement from the Coalition website was confusing and wants to ensure everything in the proposed agreement will be interpreted properly so the CPC understands what their involvement will be with this CPA proposal should it pass at Town Meeting. He is fine with the purpose and objective of the proposed project but would like to ensure any long-term concerns are addressed.

The CPA applicant is planning to apply for funding annually therefore the members will have an opportunity to adjust the agreement and provide any feedback as necessary.

Russell Burke moved to move forward on the agenda with reviewing the FY2024 CPA Final Proposal applications and with respect to CPA Project # 2024-01 the CPC members can make any suggestions at the time of reviewing this specific application.

The motion failed as it was not seconded by anyone.

REVIEW, RATE AND VOTE ON FY2024 FINAL APPLICATION PROPOSALS

Individual scores for each FY2024 Final Application Proposal were as follows:

2024-01 Housing Trust Funds Request

- Richard Hewitt = 28
- Carolyn Perkins = Recused herself
- Robert DeGroot = 30
- Daniel Emerson = 27
- Russell Burke = 32.5
- Anna Eliot = 4

- Bruce Easom = Abstained
- **Average Score = 24.30**

2024-02 Preservation of Lake Massapoag

- Richard Hewitt = 29
- Carolyn Perkins = 31
- Robert DeGroot = 28
- Daniel Emerson = 27
- Russell Burke = 28
- Anna Eliot = 34
- Bruce Easom = Abstained
- **Average Score = 29.50**

2024-03 Conservation Fund FY2024

- Richard Hewitt = 32
- Carolyn Perkins = 36
- Robert DeGroot = 31
- Daniel Emerson = 32
- Russell Burke = 36
- Anna Eliot = 35
- Bruce Easom = Abstained
- **Average Score = 33.67**

2024-04 Rebuild Major League Baseball Diamond

- Richard Hewitt = 26
- Carolyn Perkins = 23
- Robert DeGroot = 24
- Daniel Emerson = 23
- Russell Burke = 24
- Anna Eliot = 35
- Bruce Easom = Abstained
- **Average Score = 25.83**

2024-05 Construct 2 Softball Diamonds at Cutler Field West Groton

- Richard Hewitt = 26
- Carolyn Perkins = 25
- Robert DeGroot = 24
- Daniel Emerson = 22
- Russell Burke = 24
- Anna Eliot = 32
- Bruce Easom = Abstained
- **Average Score = 25.50**

2024-06 Conceptual Site Engineering Costs

- Richard Hewitt = 28

- Carolyn Perkins = 20
- Robert DeGroot = 24
- Daniel Emerson = 25
- Russell Burke = 21
- Anna Eliot = 26
- Bruce Easom = Abstained
- **Average Score = 24.00**

2024-07 Housing Coordinator FY2024

- Richard Hewitt = 31
- Carolyn Perkins = 33
- Robert DeGroot = 32
- Daniel Emerson = 34
- Russell Burke = 39
- Anna Eliot = 38
- Bruce Easom = Abstained
- **Average Score = 34.50**

2024-09 Squannacook River Rail Trail (SRRT)

- Richard Hewitt = 30
- Carolyn Perkins = 30
- Robert DeGroot = 30
- Daniel Emerson = 31
- Russell Burke = 32
- Anna Eliot = 32
- Bruce Easom = Abstained
- **Average Score = 30.83**

RANKING

FY2024 Final Application Proposals by average score from largest average to smallest average was as follows with amount of CPA funds being requested:

- 1) 2024-07 Housing Coordinator FY2024 - \$55,856.52
 - 2) 2024-03 Conservation Fund FY2024- \$4,000.00
 - 3) 2024-09 Squannacook River Rail Trail (SRRT) - \$90,000.00
 - 4) 2024-02 Preservation of Lake Massapoag - \$4,000.00
 - 5) 2024-04 Rebuild Major League Baseball Diamond - \$80,000.00
 - 6) 2024-05 Construct 2 Softball Diamonds at Cutler - \$90,000.00
 - 7) 2024-01 Housing Trust Funds Request - \$200,000.00
 - 8) 2024-06 Conceptual Site Engineering Costs - \$120,000.00
-

PROJECT PROPOSAL VOTE

2024-07 Housing Coordinator FY2024

Daniel Emerson moved to recommend application 2024-07 Housing Coordinator FY2024 for funding in the amount of \$55,856.52 to be funded out of the Community Housing Reserve bin to Town Meeting for consideration.

Richard Hewitt seconded and the motion carried by majority vote with Bruce Easom abstaining.

2024-03 Conservation Fund FY2024

Carolyn Perkins moved to recommend application 2024-03 Conservation Fund FY2024 for funding in the amount of \$400K to be funded out of the Unallocated Reserve bin to Town Meeting for consideration; \$170K from Open Space and \$230K unallocated reserve.

Robert DeGroot seconded and the motion carried by majority vote with Bruce Easom abstaining.

2024-09 Squannacook River Rail Trail (SRRT)

Richard Hewitt moved to recommend application 2024-09 Squannacook River Rail Trail (SRRT) for funding in the amount of \$90K to be funded out of the Unallocated Reserve bin to Town Meeting for consideration.

Anna Eliot seconded and the motion carried by majority vote with Bruce Easom abstaining.

2024-02 Preservation of Lake Massapoag

Carolyn Perkins moved to recommend application 2024-02 Preservation of Lake Massapoag for funding in the amount of \$4K to be funded out of the Unallocated Reserve bin to Town Meeting for consideration.

Richard Hewitt seconded and the motion carried by majority vote with Bruce Easom abstaining.

2024-04 Rebuild Major League Baseball Diamond

Robert DeGroot moved to recommend application 2024-04 Rebuild Major League Baseball Diamond for funding in the amount of \$80K to be funded out of the Unallocated Reserve bin to Town Meeting for consideration.

Anna Eliot seconded and the motion carried by majority vote with Bruce Easom abstaining.

2024-05 Construct 2 Softball Diamonds at Cutler

Robert DeGroot moved to recommend application 2024-05 Construct 2 Softball Diamonds at Cutler for funding in the amount of \$90K to be funded out of the Unallocated Reserve bin to Town Meeting for consideration.

Anna Eliot seconded and the motion carried by majority vote with Bruce Easom abstaining.

2024-01 Housing Trust Funds Request

Russell Burke moved to recommend application 2024-01 Housing Trust Funds Request for funding in the amount of \$200K to be funded out of the Community Housing Reserve bin to Town Meeting for consideration.

Robert DeGroot seconded and the motion carried by majority vote with Bruce Easom, Anna Eliot and Carolyn Perkins abstaining.

2024-06 Conceptual Site Engineering Costs

Carolyn Perkins said that the application mentions use of an easement, because there is no frontage on the road. The application did not contain any copies of this easement.

Russell Burke said that this would need to be resolved before the applicant can move forward with their proposed plans.

The risk here is if they find out that the land is contaminated by PFAS chemicals. There is a high probability of contamination likely at the site then the concern is that CPA funds were used here despite knowing that the property is contaminated. In turn the property owner of this land will be held responsible for rectifying the situation there. The Housing Authority is under a different jurisdiction and is partially funded by the state.

There were also questions about the access and whether the easement allows for a road. Before this project can be recommended to be voted on at Town Meeting the CPC would need to know whether the proposed project was feasible. The applicant is encouraged to apply again next year.

Based on the uncertainty surrounding the easement and questions as to whether this project was feasible the CPC members did not feel comfortable recommending this project to Town Meeting.

Carolyn Perkins moved not to recommend application 2024-06 Conceptual Site Engineering Costs for funding in the amount of \$120K to be funded out of the Unallocated Reserve bin to Town Meeting for consideration.

Russell Burke seconded and the motion carried by majority vote with Bruce Easom abstaining.

REVIEW PROJECT UPDATES IF ANY

PROJECT UPDATES – 2023-03 PRESCOTT STONE PROJECT

Carolyn Perkins informed members that they are currently in negotiations with a general contractor to construct the wall for the stone.

PROJECT UPDATES – 2023-04 NASHUA RIVERWALK

Carolyn Perkins informed members that per the State Department of Conservation and Recreation they cannot do any cutouts to see the water nor can any benches be constructed. The Town will be sending a surveyor out at some point to see which sections of the land belong to the town and which sections belong to the state.

NEW / OLD BUSINESS

CPC INVOICES

Committee members reviewed and signed invoices.

MEETING MINUTES

Committee members reviewed minutes from February 27th, 2023.

Richard Hewitt moved to approve the meeting minutes from Monday, February 27th, 2023. Robert DeGroot seconded and the motion carried by unanimous vote.

Russell Burke moved to adjourn the meeting at 9 PM. Daniel Emerson seconded and the motion carried by unanimous vote.

Respectfully submitted by Sammie Kul, Inter-Departmental Assistant

APPROVED: MARCH 27, 2023

APPROVED