



**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 27<sup>th</sup>, 2023  
Time: 6:30 PM  
Location: 1<sup>st</sup> 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: Don Black, John Sopka,

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The meeting was called to order by Chairperson, Bruce Easom at 6:30 PM.

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### **DISCUSSION OF WHY PROPOSAL CPA # 2024-06 CONCEPTUAL SITE ENGINEERING COSTS WAS NOT RECOMMENDED TO THE SPRING TOWN MEETING**

Don Black was present and requested to hear reasoning for why *CPA Proposal # 2024-06 Conceptual Site Engineering Costs* was not recommended to be put forth at the Spring Town Meeting to be voted on.

CPC members informed Mr. Black that ultimately it came down to the level of risk and degree of difficulty involved with this type of project.

**Anna Eliot moved to reopen discussion for CPA Project # 2024-06 Conceptual Site Engineering Costs.**

**The motion failed as it was not seconded by anyone.**

Brief discussion ensued regarding consensus and desire to reduce risk where they can with any proposed project.

Carolyn Perkins also mentioned regarding the easement there was not enough information available to ensure that there was enough frontage there. Ms. Perkins brought this concern up during the first review of the proposal as easements can be defined very narrowly and the easement itself can vary from parcel to parcel.

Richard Hewitt expressed concerns of what would happen if PFAS or any hazardous contaminants were discovered and what type of implications that would bring for the town.

John Sopka speaking as a resident of the town shared that this issue is not something that should be ignored.

**Bruce Easom moved to recess the meeting until 7PM and reconvene upstairs in the 2<sup>nd</sup> Floor Meeting Room to join the Select Board meeting.**

**Carolyn Perkins seconded and the motion carried by unanimous vote.**

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### **ATTEND SELECT BOARD MEETING UPSTAIRS ON 2ND FLOOR TO REVIEW PROPOSED CPC WARRANT ARTICLES**

Bruce Easom went through the FY2024 CPA Warrant Articles below with the Select Board.

- 2024-01 Housing Trust Funds Request
- 2024-02 Preservation of Lake Massapoag
- 2024-03 Conservation Fund FY2024
- 2024-04 Rebuild Major League Baseball Diamond
- 2024-05 Construct 2 Softball Diamonds at Cutler Field West Groton
- 2024-07 Housing Coordinator FY2024
- 2024-09 Squannacook River Rail Trail (SRRT)

The Town Manager asked for confirmation on the current balance of the Conservation fund. Mr. Easom responded that they would check and forward this information.

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CPC members reconvened downstairs in the 1<sup>st</sup> Floor Meeting Room at 7:30PM.

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### **CONTINUATION OF DISCUSSION OF WHY PROPOSAL CPA # 2024-06 CONCEPTUAL SITE ENGINEERING COSTS WAS NOT RECOMMENDED TO THE SPRING TOWN MEETING**

CPC members agreed this was a great idea for a project and said that they are not ignoring the current issues with the parcel there on Nashua Road however we want to make sure everyone does their due diligence and we go through the proper channels to address any concerns or possible issues.

Brief discussion ensued regarding a potential solution.

**Anna Eliot moved that the CPC send a letter to the Select Board requesting that they conduct a Phase One Environmental Assessment (21E) on the Nashua Road parcel.**

**Carolyn Perkins seconded and the motion carried by majority vote with Bruce Easom opposing and Richard Hewitt abstaining.**

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### **REVIEW CPC BUDGET**

Bruce Easom is working on a couple of updates with the different bins and will forward the budget spreadsheet to the members.

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## REVIEW PROJECT UPDATES IF ANY

### PROJECT UPDATES – 2020-03 CONSERVATION FUND

Bruce Easom informed members that they are in the process of finalizing a few items on the Casella parcel purchase.

### PROJECT UPDATES – 2022-04 AFFORDABLE HOUSING SITE ASSESSMENT STUDY

Daniel Emerson provided the update below from Fran Stanley:

*I have one update regarding the Fieldstone Drive parcels.*

*As you know, the Housing Trust has contracted with an engineer to do some testing of the Fieldstone Drive parcels. Some work has already been completed. Soil testing is one of the tasks and it involves digging test pits. Because the back hoe would need to cross a wetlands area in order to access the desired uplands area, the Trust will need to file an RDA with the Conservation Commission. An RDA is a Request for Determination of Applicability. The testing itself is an exempt task, but the crossing of the wetlands could be damaging to the wetlands and so an RDA filing is required.*

*In conclusion, the soil testing will be delayed until this administrative process is complete.*

### PROJECT UPDATES – 2023-03 PRESCOTT STONE PROJECT

Carolyn Perkins informed members that they have hired a contractor and are in the process of arranging a start date for him.

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## NEW / OLD BUSINESS

### CPC INVOICES

Committee members reviewed and signed invoices.

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## MEETING MINUTES

Committee members reviewed minutes from March 13<sup>th</sup>, 2023. Carolyn Perkins made a few edits.

**Richard Hewitt moved to approve the meeting minutes as amended from Monday, March 13<sup>th</sup>, 2023. Robert DeGroot seconded and the motion carried by unanimous vote.**

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**Daniel Emerson moved to adjourn the meeting at 7:58 PM. Carolyn Perkins seconded and the motion carried by unanimous vote.**

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Respectfully submitted by Sammie Kul, Inter-Departmental Assistant

**Approved 4/10/2023**