



**TOWN OF
GROTON**
173 Main Street
Groton, MA 01450

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

MEETING MINUTES

Date: Monday, August 14th, 2023
Time: 7:00 PM
Location: 1st Floor Meeting Room, Groton Town Hall
Members Present: Bruce Easom, Carolyn Perkins, Daniel Emerson, Robert DeGroot, Richard Hewitt
Members Absent: Russell Burke, Anna Eliot
Others Present: Katie Berry

The meeting was called to order by Treasurer, Bruce Easom at 7:01 PM. Robert DeGroot chaired the meeting.

COMMUNITY PRESERVATION PLAN & CPA APPLICATION UPDATES- Dan Emerson addressed the board to let all know that he is making progress on updating the Community Preservation Plan. He plans to make the application forms addendums to the 23-24 Community Preservation Plan, to make them easiest to access. Dan Emerson will work with Katie Berry to update the plan and 2-page application. Bruce Easom will take a photo of the rail trail project as well as the pickle-ball courts, then the committee will vote on new cover photo. Richard Hewitt suggested a photo of the Middle School track in order to show the committees support for schools, however Carolyn Perkins made the point that its size makes it hard to photograph. Carolyn Perkins took some great shots of the Prescott stone and wall, as well as the repaired cannon, to be included in the plan. The committee is hoping to release the CPA applications in mid-September.

Conflict of interest topic- Carolyn Perkins added that she spoke to Attorney General's office regarding the Affordable Housing Trust, she was informed that because her potential conflict acts as an agent of the town, for the public good, it is not a conflict to vote on those applications, therefore not divided loyalty. She was also informed that in regards to the Historical Society, as a private entity which preserves materials in the public interest, she could recuse herself and cannot represent them on any other committee. She filed her declaration statement with the town, to be approved by Select Board.

PROJECT UPDATES

NEW PROJECT UPDATES

- 2024-01 Housing Trust Funds Request (CAROLYN PERKINS)- Carolyn Perkins stated that the Housing Trust hasn't met in a while, they are waiting on evaluations of properties in West

Groton.

- 2024-02 Preservation of Lake Massapoag (ROBERT DEGROOT)- Robert DeGroot plans to reach out to Bob Accomazzo, no updates.
- 2024-03 Conservation Fund FY2024 (BRUCE EASOM)- Bruce Easom shared that the Conservation Commission has been working on getting conservation restrictions on properties acquired with Community Preservation Act funds. The MA Division of Fish and Wildlife will own some, Conservation Trust others, the restrictions need to be approved by state, and coordinated through legal Counsel. Bruce Easom will provide an update once the 6 conservation restrictions are in place and will share the book and page of the recording.
- 2024-04 Rebuild Major League Baseball Diamond (ANNA ELIOT)- No updates.
- 2024-05 Construct 2 Softball Diamonds at Cutler (ANNA ELIOT)- No updates.
- 2024-07 Housing Coordinator FY2024 (CAROLYN PERKINS)- Carolyn Perkins informed the committee that Fran Stanley, Groton Housing Coordinator, gave populations from census, calculations for affordable housing, we are at 5% and state amount is 10%, however, the pending housing development at 500 Main Street, Groton Farms will bring our percentage to 10%.
- 2024-09 Squannacook River Rail Trail (SRRT) (BRUCE EASOM)- Bruce Easom screen shared a map of current rail trail status and developments.

CONTINUED PROJECT UPDATES

- 2020-03 Conservation Fund (BRUCE EASOM)- No additional updates.
- 2019-08 Duck Pond Restoration (RICHARD HEWITT)- Richard Hewitt share that the project is continuing along and that the town will take over electric invoices next year.
- 2022-01 Maintenance Shed Restoration (ROBERT DEGROOT)- Robert DeGroot stated that he has consulted with Don Black, the applicant, and that the painting of the shed needs to be completed, pending good weather, the project should be completed by the end of October.
- 2022-02 Feasibility Study for Cow Pond Fields; Woitowicz Field; Cutler Field (ANNA ELIOT)- No updates.
- 2022-04 Affordable Housing Site Assessment Study (DANIEL EMERSON)- Daniel Emerson received an update from Fran Stanley, Housing Coordinator, that the Fall Town Meeting warrant has two items related to assisting the Heritage Landing 40B with its development. The developer there wants to place a permanent restriction on portions of town owned land along Cow Pond Brook Road and Hoyts Wharf which would allow the developer to build more densely for its project; the Affordable Housing Trust and the Groton Housing Authority are looking to cooperate on the repair of the Still Meadow unit; the new Master Plan is kicking off so residents and committee members should think about what information they would like to offer the Planning Board consultant about affordable housing goals; and the Groton Farms 40B is progressing through the Zoning Board of Appeals review process. It appears that most of the ZBA's review has been done and so the ZBA's 40B consultant has been tasked with preparing a draft decision.
- 2022-06 Squannacook River Rail Trail (BRUCE EASOM)- Bruce Easom shared a complete review of the rail trail map with the committee.
- 2022-09 Groton Dunstable Natural Field Restoration Plan (BRUCE EASOM)- Bruce Easom has received no updates from Sherry Kersey, project applicant.
- 2022-12 Groton Country Club Recreation Courts Project (ANNA ELIOT)- This project is being closed out; a sign will be posted at the pickle-ball courts.
- 2022-14 GDRSD Middle School Track Construction (BRUCE EASOM)- This project is being closed out.
- 2023-03 Prescott Stone Project (ROBERT DEGROOT)- The project is ready for close out, waiting for signed letter from project applicant, Kara Fossey.

- 2023-04 Nashua Riverwalk (CAROLYN PERKINS)- Carolyn Perkins share that they are waiting for turtle migration period to pass as well as Department of Conservation & Recreation's response regarding ADA accessible seating areas along the path.
- 2023-07 Bates / Blackman Improvements Including Accessible Path (RICHARD HEWITT)- Richard Hewitt shared that the project is ready to close out, waiting for signed letter from project applicant, Mark Gerath. Hewitt stated that the project came out very well. The committee discussed placement of a smaller CPA project plaque here, Katie Berry will reach out to vendors for pricing of a smaller plaque, approximately 1' x 1'.

ADDITIONAL DISCUSSION- Bruce Easom gave a state budget update, as the budget was signed for 56 billion dollars, the projected 30-million-dollar additional transfer of funds was not approved. Bruce Easom also filled out the CP3 form to report to the state all projects the Groton Community Preservation Committee has funded and is working with Town Accountant, Patricia Dufresne, to generate a financial report as well.

The committee discussed the ongoing maintenance for pickle-ball court, the original understanding was that a percentage of revenue received from players using the courts would be set aside for ongoing maintenance. Bruce Easom met with Shawn Campbell, of Groton Country Club, regarding the maintenance expense and was told that they could set aside a flat \$2000.00 annually, however the committee would like to have a larger discussion as to how much will be needed and best practices. The committee would like Robert DeGroot and Bruce Easom to meet with Town Manager Mark Haddad to create a plan for this. and Mr. Campbell to discuss. Bob DeGroot and Bruce Easom will speak to Mark Haddad.

Carolyn Perkins moved that the committee post a CPA project plaque at the new Middle School track, Dan Emerson seconded, and the motion carried unanimously. Bruce Easom will check with Mark Haddad and/or the School Committee to seek approval for posting the plaque.

NEW/OLD BUSINESS

- Sign Invoices/ Project letters- invoices and close out letters were signed by all present members.
- Select next meeting date/time- The Community Preservation Committee will meet on Monday 8/28/23 at 7:00pm.

MEETING MINUTES

Committee members reviewed minutes from July 24th 2023. Carolyn Perkins moved to approve the meeting minutes from Monday, July 24th, 2023. Dan Emerson seconded and the motion carried with Richard Hewitt abstaining.

Richard Hewitt moved to adjourn the meeting at 8:13PM. Bruce Easom seconded, and the motion carried by unanimous vote.

Respectfully submitted by Katie Berry, Inter-Departmental Assistant
 Approved: _____ 8/28/23 _____