



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

Community Preservation Committee
Richard Hewitt, Chair – at large
Aubrey Theall Vice Chair – Historical Commission
Bruce Easom, Treasurer – Conservation Comm.
Carolyn Perkins, Clerk – at large
George Barringer – Planning Board
Daniel Emerson – Housing Auth.
Rob Foley – Parks Commission

MEETING MINUTES

Date: Tuesday, October 14, 2025
Time: 6:00 PM
Location: 1st Floor Meeting Room, Town Hall 173 Main Street, and Zoom
Members Present: Dan Emerson, Aubrey Theall, Bruce Easom, Carolyn Perkins
Members Absent: Richard Hewitt, George Barringer, Rob Foley
Others Present: Micaela Moore, Mark Haddad, Anna Elliot

The meeting was called to order by vice chair, Aubrey Theall, at 6:14 PM.

Discussion of Out of Cycle Application for Cow Pond Brook Fields- Mark Haddad thanks the committee for having him and for having this special meeting. The Select Board voted unanimously in support of the inclusion of the article in the warrant and to support the application. The Parks Commission also voted unanimously to support the application. Got the official notice of the grant, including that it could be up to 1 million dollars, which he believes is 25% of what the final project will be. The requested \$115,000 will be used to continue the design so it can go out to bid come next spring. Mr. Haddad did submit a 2-page application for the 2027 application cycle for the project. The article will go to Town Meeting on Saturday for it to be voted on as long as the Community Preservation Committee allows it. Bruce Easom states the application is complete and answers all questions. Mr. Easom asked for clarification on the terms of the grant; the committee and Mr. Haddad discussed. Mr. Haddad stated the project must be finished by December of 2027. Mr. Easom stated there is the possibility for this to go through multiple CPA cycles. Mr. Haddad stated the funding can be done in phases. Aubrey Theall brings up the debt service worries the committee has discussed. Carolyn Perkins asks what the additional funds are for. Mr. Haddad states the \$30,000 was the initial preliminary plan that led to the 4 million that was brought down to \$100,000 last year to continue to refine the design. A working group was formed with representation from all the user groups that was working on the project over the summer refining the project, working through the issues, and applying to the grant. Mr. Haddad stated that receiving this grant has expedited things and he would like to get this project to one hundred percent design over the next three to four months so this project can go out to bid, so if the CPC is in favor of this project going forward the committee will have numbers in hand so they know the exact cost, and the project can have a funding plan possibly over two years. Ms. Perkins asks if this is within the current footprint of the site, even the parking, and Mr. Haddad confirms that the project fits into the site as is, but new parking space that is not currently parking will be converted, but that it doesn't intrude into the wetlands. The project is working to close an access road that was made with the Field of Dreams project to align with Conservation. Anna Elliot mentioned that they need further funding for design to bring to Natural Heritage. Bruce Easom

makes a motion that the Community Preservation Committee recommend to Town Meeting for funding CPA application 2026-19 in the amount of \$115,000 to be paid from unallocated reserve. Carolyn Perkins seconded the motion. The motion passed with a unanimous vote.

NEW/OLD BUSINESS

- **Budget Discussion-** No additional discussion occurred beyond the conversation during the review of the Out-of-Cycle Application for Cow Pond Brook Fields.
- **Sign Invoices/ Project letters-** The invoices were signed by members in attendance.
- **Next public meeting** will be October 27th 7 PM.
- **Upcoming Meeting Decision-** Not discussed.

MEETING MINUTES

No minutes for review.

Bruce Easom moved to adjourn the meeting at 6:24PM. Carolyn Perkins seconded, and the motion carried by unanimous vote.

Respectfully submitted by Micaela Moore, Inter-Departmental Assistant

Approved: 11/24/2025