



**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: Monday, November 24, 2025
Time: 7:00 PM
Location: 1st Floor Meeting Room, Town Hall 173 Main Street, and Zoom
Members Present: Dan Emerson, Aubrey Theall, Richard Hewitt, George Barringer, Rob Foley
Members Absent: Carolyn Perkins, Bruce Easom,
Others Present: Micaela Moore, Fran Stanley, Megan Donovan

The meeting was called to order by chair, Richard Hewitt, at 7:02 PM.

Budget Update- The committee discussed potential debt-repayment options.

Discussion on FY27 Project Applications

2027-02 Accessibility, Renovation and Restoration Improvements at Cow Pond Brook Fields- Richard Hewitt brought up discussion from last meeting regarding the conflict between this project's funding and the balance of other projects. He noted that there is no interest in having two bonded projects at the same time, and that the middle school track is not yet paid off. The idea of paying off the track this year was discussed so that taking on this new project might be possible. It is, in fact, possible to pay off the track this year. Richard asked the committee to consider whether this is something they would support. Mark Haddad will attend the next meeting to discuss the matter further.

Aubrey Theall asked Rob Foley where this project falls among the Parks Committee's priorities. Rob Foley stated that they have not yet prioritized the projects. He informed the committee of the discussions at the Parks Committee meeting held on November 24th. Mr. Foley stated he will have priorities prepared for the next meeting.

Mr. Hewitt stated that if the committee wishes to maintain a policy of having only one bonded project at a time, that should be formally stated so future applicants are aware. The committee discussed the grant this project has received. Mr. Theall stated that he would like to hear from Parks, the Town Manager, and the Select Board that this project is the number-one priority, given its cost.

Mr. Hewitt added that applicants should be informed that if this project is funded, some of theirs will not be, and that they may reapply next year. Mr. Hewitt explained the scoring system.

Dan Emerson agreed that paying off the debt should be explored, as it would have a large ripple effect and future applicants should be aware. George Barringer expressed concern that paying off the debt now feels like pre-scoring this project. Mr. Foley asked about how projects move onto the warrant, and Mr. Hewitt explained the process.

Mr. Hewitt also noted that Bruce Easom had stated it may be possible to pay off the track in fiscal year

2027, and that he is mildly in favor of doing so. The committee also discussed potential borrowing options.

2027-01 Electrical Upgrade of the Prescott School- Aubrey Theall noted that the requested amount has been reduced and stated that there is more than enough money in the historic bucket to fund this project. Megan Donovan explained that the priorities identified in the application focus on lighting. Mr. Theall added that the project costs could be increased if needed, since this is the only historic project and there is additional funding available in the bucket.

George Barringer explained the Dark Skies initiative and noted that, in some cases, lower-intensity lighting aligns with the Planning Board's goals. The committee informed Ms. Donovan that three quotes are not required until later in the process. At Ms. Donovan's request, the committee also reviewed the project timelines.

2027-03 Conservation Fund 2027- No discussion.

2027-04 Housing Coordinator FY27- No discussion.

2027-05 Pollinator Pathway Garden- No discussion.

2027-06 Petapawag Housing- Micaela Moore informed the board that the application was submitted late and that the committee would need to vote to allow it. George Barringer motioned to accept the application, and Dan Emerson seconded the motion. The motion passed unanimously.

2027-07 FY26 Housing Funds Request- No discussion.

2027-08 Cutler Softball Field Establishment- Rob Foley stated that they have instructed the applicant to pursue only the essential items, and as a result, the requested amount has been reduced. He noted that if the project does not pass, the fields will remain unusable and the grass will be an issue.

2027-09 Boutwell Playground Renovation- No discussion.

CONTINUED PROJECT UPDATES

2026-02 FY26 Conservation Fund (BRUCE EASOM)- No update.

2026-03 FY26 Housing Funds Request (DAN EMERSON)- No update.

2026-05 Accessibility, Renovation, and Restoration Improvements at Cow Pond Brook Fields (ROB FOLEY)- No update.

2026-06 FY26 Housing Coordinator (CAROLYN PERKINS)- No update.

2026-09 Bancroft Castle Preservation Phase 2 (AUBREY THEALL)- They are working on getting the Webbers to sign the grant agreement, have received a proposal from the engineers to prepare bid specifications for the project, and are in the process of obtaining a stewardship plan.

2026-10 Prescott Community Center (RICHARD HEWITT)- No update.

2026-11 GDYBL Cow Pond Baseball Improvements (ROB FOLEY)- No update.

2026-14 Town Field Improvements (ROB FOLEY)- The project is almost complete. The irrigation work will take another year, the dugout roof still needs to be finished, and the benches are too short.

2026-15 Provide Curatorial Storage (CAROLYN PERKINS)- No update.

2026-18 FY26 Williams Barn Renovation (BRUCE EASOM)- No update.

2025-03 Milestone Markers Restoration (AUBREY THEALL)- The markers will be installed on December 11th.

2025-07 Squannacook River Rail Trail Phase II Permitting (BRUCE EASOM)- No update.

2025-09 Property Security, Safety, and Preservation (CAROLYN PERKINS)- No update.

2023-04 Nashua Riverwalk (CAROLYN PERKINS)- No update.

2022-07 Duck Pond Restoration (RICHARD HEWITT)- Shut down for the winter.

2022-04 Affordable Housing Site Assessment Study (DANIEL EMERSON)- No update.

NEW/OLD BUSINESS

- **Budget Discussion-** No additional discussion.
- **Sign Invoices/ Project letters-** The invoices were signed by members in attendance.
- **Next public meeting -** Monday, December 8th, at 7:00 PM.
- **Upcoming Meeting Decision-** Not discussed.

MEETING MINUTES- Aubrey Theall made a motion to approve the minutes of October 14th, 2025, as submitted. Dan Emerson seconded the motion, and it passed with four votes in favor and Richard Hewitt abstaining.

Rob Foley moved to adjourn the meeting at 7:46PM. George Barringer seconded, and the motion carried by unanimous vote.

Respectfully submitted by Micaela Moore, Inter-Departmental Assistant

Approved: _____ 12/8/2025 _____