



TOWN OF GROTON

173 Main Street
Groton, Massachusetts 01450-1237
Tel: (978) 448-1111
Fax: (978) 448-1115

Select Board

Alison S. Manugian, *Chair*
Rebecca H. Pine, *Vice Chair*
Peter S. Cunningham, *Clerk*
John F. Reilly, *Member*
Matthew F. Pisani, *Member*

Town Manager
Mark W. Haddad

SELECT BOARD MEETING
MONDAY, SEPTEMBER 30, 2024
AGENDA
SELECT BOARD MEETING ROOM
2nd FLOOR
GROTON TOWN HALL

- 6:00 P.M. **Announcements and Review Agenda for the Public**
- 6:01 P.M. **Public Comment Period #1**
- I. 6:05 P.M. **Town Manager's Report**
1. **Consider Accepting the Nomination of the Town Manager and Appoint Bob Elam and Jesse Cotter to the Great Ponds Advisory Committee**
 2. **Review Motions and Article Assignments for the 2024 Fall Town Meeting**
 3. **Update on Fiscal Year 2026 Budget**
 4. **Update on Meeting Schedule Through the End of the Year**
- II. 6:10 P.M. **Items for Select Board Consideration and Action**
1. **Consider Right of First Refusal for Lot 1 Sandy Hill Road**
 2. **Consider Approving a One-Day Wine and Malt Beverages License for the Friends of Prescott for Open Mic Night to be held on Friday, October 11, 2024 from 6:30 p.m.- 9:30 p.m.**
- III. 6:15 P.M. **Introduction and Update from the Opioid Committee**
- IV. 6:25 P.M. **Jim Barisano – Review/Discuss Citizens' Petition – Article 24 – Town Wide Speed Regulation**
- V. 6:30 P.M. **Interview and Consider Appointing Individuals to the Charter Review Committee**
- OTHER BUSINESS**
- ON-GOING ISSUES –** **Review and Informational Purposes – Brief Comments - Items May or May Not Be Discussed**
- A. **PFAS Issue**
 - B. **Fiscal Year 2026 Budget**
 - C. **Green Communities Application and Implementation**
 - D. **Florence Roche Elementary School Construction Project**
 - E. **PILOTS**

SELECT BOARD LIAISON REPORTS

- VI. **Public Comment Period #2**
- VII. **Minutes: Regularly Scheduled Meeting of September 9, 2024**
- VIII. **Executive Session: Executive Session – Pursuant to M.G.L., c. 30A, §21(a), Clause 3 – “To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares” – Purposes – Collective Bargaining**

ADJOURNMENT

Notes may be taken at any time during the meeting. The listing of topics that the Chair reasonably anticipates will be discussed at the meeting is not intended as a guarantee of the topics that will be discussed. Not all topics listed may in fact be discussed, and other topics not listed may also be brought up for discussion to the extent permitted by law.



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Town Manager
Mark W. Haddad

To: *Select Board*

From: *Mark W. Haddad – Town Manager*

Subject: *Weekly Agenda Update/Report*

Date: *September 30, 2024*

TOWN MANAGER'S REPORT

In addition to the Town Manager's Report, Items for Select Board Consideration and Action and a review of the On-going Issues List, there are four items scheduled on Monday's Agenda. First, the Opioid Committee will be in to introduce themselves and update the Board on the work they have been doing to address implementing programming to expend the funds the Town has received for the opioid settlement. Enclosed with this Report is information from the Committee that they will review with the Board. Second, Jim Barisano, the proponent of the Fall Town Meeting Citizens' Petition Warrant Article to set a Town Wide Speed Regulation, will be in to review the Article with the Board. Third, we have invited the residents interested in serving on the Charter Review Committee to the meeting to be interviewed and appointed to fill the vacancies on the Committee appointed by the Board. As you are aware, the Select Board has three appointees on the Committee, one of which can be a member of the Select Board. Please note that Select Board Member Peter Cunningham is interested in being appointed to the Committee. There are five residents who have submitted interest forms and will be in to be interviewed. They are Bob Collins, Kristen Frank, Jim Barisano, Anna Eliot and Richard Kingsborough. Enclosed with this Report are their Committee Interest Forms/Letters of Interest for your review. Finally, the Board will be meeting in Executive Session with the Finance Committee to provide Collective Bargaining Guidance to the Town Manager. I will be sending out information for this Executive Session under separate cover.

1. The Great Ponds Advisory Committee has requested that I nominate Bob Elam and Jesse Cotter for appointment to the Committee. I would respectfully request that the Board accept these nominations and appointment them to the Committee.
2. Enclosed with this Report are the Motions and Proposed Article Assignments for the 2024 Fall Town Meeting. These Motions have been reviewed and approved by Town Counsel. I would like to spend a few minutes at Monday's meeting reviewing them with the Board.
3. I have no specific update on the Fiscal Year 2026 Budget. I will address any issues that arise at the Meeting.

Select Board
Weekly Agenda Update/Report
September 30, 2024
page two

4. Please see an update to the Select Board’s Meeting Schedule through the end of the Year:

Saturday, October 5, 2024	-2024 Fall Town Meeting
Monday, October 7, 2024	- Regularly Scheduled Meeting
Monday, October 14, 2024	-No Meeting (Indigenous People’s Day)
Monday, October 21, 2024	-Regularly Scheduled Meeting
Monday, October 28, 2024	-In Joint Session with Finance Committee – Provide FY 2026 Budget Guidance (To be held at the Center)
Monday, November 4, 2024	-Regularly Scheduled Meeting (Remote Meeting)
Monday, November 11, 2024	-No Meeting (Veteran’s Day)
Monday, November 18, 2024	-Regularly Scheduled Meeting
Monday, November 25, 2024	-Regularly Scheduled Meeting
Monday, December 2, 2024	-No Meeting
Monday, December 9, 2024	-Regularly Scheduled Meeting
Monday, December 16, 2024	-Regularly Scheduled Meeting
Monday, December 23, 2024	-No Meeting
Monday, December 30, 2024	-No Meeting
Monday, January 6, 2025	-Regularly Scheduled Meeting

ITEMS FOR SELECT BOARD CONSIDERATION AND ACTION

1. The Board had received a Notice of Intent to sell a parcel currently classified under Chapter 61 and covert it to residential use pursuant to M.G.L. c 61. Specifically, the lot in question is a portion of land situated on 260 Common Street and Sand Hill Road known as Lot 1 Sandy Hill Road, Groton. Enclosed with this Report is a letter dated August 16, 2024 from the Attorney of the Sellers. Under Chapter 61, the Town has 120 Days (by December 14, 2024) to consider exercising or releasing an option to purchase this property. The Town would need to match the proposed selling price (\$260,000). As is our practice, we have asked for recommendations from the Assessors (establish the Roll Back Taxes), Conservation Commission and Planning Board if there is any interest in the property. No Board has expressed an interest. Therefore, I would respectfully request that the Board vote to not exercise its right to purchase and release the property. We can discuss this in more detail at Monday’s meeting.
2. I would respectfully request that the Board approve a One-Day Wine and Malt Beverages License for the Friends of Prescott for Open Mic Night to be held on Friday, October 11, 2024 from 6:30 p.m.- 9:30 p.m.

MWH/rjb
enclosure

Over the past 15 years it is estimated that about 18,000 Massachusetts residents have died from opioid-related overdoses. Nearly 70% of those died having filled prescriptions from a Massachusetts prescriber at a pharmacy doing business in the state.

In 2021 a nationwide lawsuit found that a number of companies had contributed to those deaths by engaging in misconduct such as over-dispensing and diversion of opioids. This litigation has resulted in monetary awards of several billion dollars.

In 2023, Massachusetts was allocated "abatement funds" from this settlement and will ultimately receive some \$900 million to be used to mitigate the harm resulting from opioids. Under legislative action 60% of that money will be used for statewide mitigation efforts and 40% will go to the cities and towns of Massachusetts.

The Town of Groton to date has received approximately \$13,000 and is expecting a total allocation of just over \$43,000 through 2039.

Under the State-Subdivision Agreement for Statewide Opioid Settlements that established how the funds are to be used, cities and towns have been given fairly wide latitude in terms of the types of recovery and prevention programs on which settlement money can be spent. The state requires that cities and towns incorporate community input in determining how to spend these funds with a particular emphasis on involvement of those who have been directly impacted by the opioid epidemic.

This past April, Groton's Town Manager identified an initial working group to begin the process of assessing how the town might spend current and future funds and ultimately make recommendations for recovery and prevention efforts. Currently the working group includes public safety officials, individuals with public health, addiction, and senior services expertise. A coordinator was also assigned from the Town Manager's Finance Team.

This group has been meeting monthly to work on a community-wide needs survey that is expected to help inform those recommendations. Residents with personal experience of addiction themselves or through family, friends or other loved ones are encouraged to volunteer their experience. If interested in joining our effort please contact the Town Manager's office (townmanager@grotonma.gov or 978-448-1111).

Groton Opioid Strategy Survey

Have you or someone you know been affected by the opioid crisis? You are not alone. The opioid epidemic is one of the most significant challenges facing the United States of America. Massachusetts is receiving funds from settlements with pharmaceutical companies and distributors who have been held accountable. The Commonwealth will be providing these settlement funds to communities to strengthen opioid response, recovery, and prevention measures. The Town of Groton is expecting to receive more than \$40,000 to be used for these purposes. As we assess areas to prioritize, we want to ensure that the community is involved in the planning process and assists with setting broad goals that will maximize the funding's impact.

We need your help! By completing this survey, you can provide critical insights into how Groton can best distribute our settlement funds. All responses are optional and anonymous. The survey response deadline is January 15th, 2025. Your input is greatly appreciated!

* Required

1. Please indicate which gender you identify with.

- Female
- Male
- Non-binary
- Transgender
- Prefer not to say

2. Please indicate which race you identify with. Select all that apply.

- Black or African American

- Asian
- American Indian or Alaska Native
- White
- Native Hawaiian or other Pacific Islander
- Two or more races
- Other

3. Indicate which ethnicity you identify with. Please choose one.

- Non-Hispanic/Non-Latino/a
- Hispanic/Latino/a

4. What is your age?

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65 +

5. What is your connection to the Town of Groton

- I live in the Town of Groton
- I work in the Town of Groton
- I do not work or live in the Town of Groton

6. Which of the following describes your personal and /or professional involvement.
Select all that apply.

- I have lost a friend/family member(s) to opioid addiction/overdose
- I have a friend/family member(s) who currently has an opioid use disorder
- I have a friend/family member(s) in recovery from substance use disorder
- I myself am in recovery from opioid use disorder
- I currently use opioids
- I have not personally been impacted by opioid addiction

7. Please rank the following list of 7 opioid use response strategies, based on the degree to which you believe they should be prioritized in Groton (with 1 being the highest and 7 being the lowest priority) *

Opioid Use Disorder Treatment: Includes medication and therapeutic counseling for people with opioid use disorders

Support for People in Treatment and Recovery: Includes recovery, housing, transportation employment and community services for people in treatment or recovery from an opioid use disorder

Connections to Care: Includes early identification and intervention for individuals at risk of or who have recently developed an opioid use disorder

Harm Reduction: Includes efforts to prevent opioid-related death and illness

Address the Needs of Criminal-Justice-Involved Persons: Includes providing treatment and recovery services during incarceration, supports upon reentry, and creating programs to divert individuals from entering the criminal justice system

Support Pregnant or Parenting Women and Their Families, Including Babies with Neonatal Abstinence Syndrome: Includes services for pregnant people with opioid use disorder, childcare, and family supports

Prevent Misuse of Opioids and Implement Prevention Education: Includes youth prevention, anti-stigma campaigns, and community education about opioid use

8. What concerns you about opioid use in Groton?

Enter your answer

9. Please add any additional thoughts or ideas you would like to share about how Groton can better support individuals and families impacted by opioid use.

Enter your answer

10. How much did you know about the opioid settlement funds before taking this survey?

- I had never heard of these funds or the settlement before
- I am somewhat familiar with the opioid settlement funds
- I am very familiar with the opioid settlement funds
- Prefer not to answer

11. How familiar are you with the resources available in the Groton MA area for people who use opioids or who are in recovery?

- Not familiar at all
- Somewhat familiar
- Very familiar
- Haven't had a need to familiarize myself with these resources
- Other

12. Would you support the idea of Groton pooling its allocation of Opioid Settlement Funds with other communities in an effort to expand opioid-related public health protections and services offered regionally?

- Yes
- No
- No Opinion

13. It is crucial to our effort that we incorporate the voices of those who have been personally impacted by the Opioid Epidemic. If you would be interested and comfortable in further sharing your experiences with us or would like to serve on our working group, please provide your contact information below. If you would prefer to contact us without your information being recorded, you're welcome to reach out to Patricia Dufresne (Groton Opioid Working Group Chair) at 978-448-1107

Enter your answer

Robert L. Collins
Attorney At Law
P. O. Box 2081
Westford, Massachusetts 01886

Telephone (978) 448-3511
Facsimile (978) 448-8511

Groton Office:
204 Gay Road
Groton, Massachusetts 01450

29 August 2024

The Groton Select Board
Alison Manugian, Chair
173 Main Street
Groton, MA 01450

RE: Charter Review Commission

Dear Alison and Board Members:

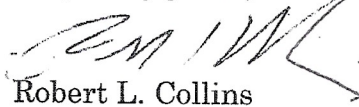
I understand that there is to be a committee appointed to review the Town's Charter.

I served on the last Charter Review Committee, an experience which I thoroughly enjoyed. I believe I was of assistance, since I drafted language on an as-needed basis for provisions that the Committee felt needed attention.

If there is room on the Committee, I would be interested in serving. I am thus requesting that the Board consider appointing me as a member of the Committee.

Thanking the Board for its consideration, I remain

Very truly yours,


Robert L. Collins

RLC/jel

Kara Cruikshank

From: Kristen Frank <kristen.hashem@gmail.com>
Sent: Tuesday, September 10, 2024 3:30 PM
To: Kara Cruikshank
Subject: Re: Charter review committee

Hi Kara,

Sorry for the delay, I was traveling for work.

I would like to be considered for the Select Board first and the School Committee second.

Please let me know if additional information would be helpful!

Kristen

On Tue, Sep 10, 2024 at 8:23 AM Kara Cruikshank <kruikshank@grotonma.gov> wrote:
Hi Kristen:

There are four appointing authorities to fill the seven vacancies on the Charter Review Committee. The Select Board has three appointments, the Finance Committee has two appointments, the Moderator and the GDRSD Committee have one appointment each. Right now we have 6 applicants for the Select Board to consider, one for the Finance Committee and one for the School Committee. The Moderator has already made his appointment.

Can you please let me know which appointing authority you would like to be considered by?

Thanks,
Kara Cruikshank

-----Original Message-----

From: kristen.hashem@gmail.com <kristen.hashem@gmail.com>
Sent: Friday, September 6, 2024 1:00 PM
To: townmanager@grotonma.gov
Subject: Charter review committee

Hi Kara,

I would like to volunteer to be on the charter review committee.

We moved to Groton in 2022 and I live here with my husband and 2 children. Groton is the second Massachusetts town we've lived in and Massachusetts is the fourth state that I've live in so I feel I can share ideas from a range of experiences.

Please let me know if you need additional information!

Sincerely,
Kristen Frank Hashem
65 Painted Post Road

Kara Cruikshank

From: Kara Cruikshank <kcruikshank@grotonma.gov>
Sent: Saturday, August 31, 2024 8:56 AM
To: Jim Barisano; selectboard@grotonma.gov
Subject: RE: Charter Review Committee

Good morning, Jim:

Thank you for your email. I will share it with the Select Board.

Have a nice weekend!

Best regards,
Kara

From: Jim Barisano <jimbar46@gmail.com>
Sent: Friday, August 30, 2024 2:38 PM
To: selectboard@grotonma.gov
Subject: Charter Review Committee

Hi Kara,

I'd like to volunteer for a position on the Charter Review Committee. I would like to be considered for the post by the Select Board. As a relatively new resident of Groton, I feel that I bring a fresh perspective to the Committee. Thank you for your consideration.

Best regards,
Jim

Jim Barisano, President

Automotive Networks Corporation
978-264-4333
Web: <http://www.wheelstvshowroom.com>
Mobile: 978-835-7744

WheelsTV is dedicated to helping consumers, auto dealers and OEMs do business more quickly, easily, and enjoyably through interactive video technologies.

**TOWN OF GROTON
COMMITTEE INTEREST FORM**

Town Government needs citizens who are willing to give time in the service of their community. If you are interested in serving, on a voluntary basis, on boards and committees within the Town, please complete this form and return to:

**TOWN OF GROTON
Board of Selectmen
173 MAIN STREET
GROTON, MA 01450-1237**

Date: 8/29/24

Name Anna Eliot
First M.I. Last

Address 129 B Langley

Mailing Address (if different) _____

Circle One GROTON, 01450 WEST GROTON, 01472

Telephone No. (home) 978-448-0100 (cell) _____

Preferred e-mail Address annaeliot@verizon.net

Occupation Attorney

Background Public servant For town since 1986

Town activities/issues, which interest you:

Charter Review prior PB, SB
current parks

Specific committees or positions in which you are interested:

Charter Review By SB or moderator
Appointee

Richard P. Kingsborough, PhD
50 Wallace Rd.
Groton, MA 01450
(508) 735-9009
rkingsborough01@gmail.com

16 September 2024

Kara Cruikshank
Executive Assistant
Town of Groton
173 Main St.
Groton, MA 01450

RE: Charter Review Committee

Dear Ms. Cruikshank,

I am writing to submit my name for consideration for membership on the Charter Review Committee for the Town of Groton. My wife and I moved to Groton from Chelmsford in 2014 and we have been raising out two small children here ever since. Now that we have put our family's roots down in town, I would like to start to become more involved and give something back to the community, as that is how I was raised.

I am a chemist by training with a PhD degree in Chemistry from MIT and currently work in the Biological and Chemical Technologies group at MIT Lincoln Laboratory. I am an Eagle Scout and have been a Scoutmaster for Troop 212 in Chelmsford prior to moving to Groton and have been looking to get back into that now that my son is the right age. For the past seven years, I have also been a member of the Ancient and Honorable Artillery Company of Massachusetts and have served for the past 4+ years as a member of the Finance Committee (Committee Chair this year). From just these two examples, I hope this shows that I have a strong history of service.

Please feel free to reach out to me if you need any further information.

Sincerely,



Richard P. Kingsborough

**FALL TOWN MEETING
MOTIONS
OCTOBER 5, 2024**

Articles 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10 – Consent Motion

Mover: John Reilly

MOTION: I move that the Town take affirmative action on Articles 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10 pursuant to the motions as set forth in the Town Meeting Information Handout for this Meeting, without debate and in accordance with the action proposed under each motion, provided however that if any voter requests the right to debate a specific motion, then said motion shall be debated and voted upon separately.

Quantum of Town Meeting Vote: 2/3s Majority

Article 1: Prior Year Bills

MOTION: I move that this Article be indefinitely postponed.

Article 2: Amend the Fiscal Year 2025 Town Operating Budget

Budget Motions

MOTION 1: I move that the Fiscal Year 2025 Operating Budget, as adopted pursuant to Article 15 of the May 18, 2024 Special Town Meeting, be amended as follows, each line item to be considered as a separate appropriation for the purposes voted:

General Government: By increasing the General Government Appropriation from \$2,478,370 to \$2,574,970 so as to increase Line Item 1022 – “Select Board Expenses” by \$28,500 from \$6,800 to \$35,300; increase Line Item 1032 – “Town Manager Expenses” by \$8,100 from \$12,100 to \$20,200; increase Line Item 1080 – “Town Counsel Expenses” by \$40,000 from \$90,000 to \$130,000; increase Line Item 1160 – “Insurance and Bonding” by \$20,000 from \$330,000 to \$350,000; and raise and appropriate from the Fiscal Year 2025 tax levy and other general revenues of the Town the sum of \$20,000 and transfer the sum of \$76,600 from the Excess and Deficiency Fund (Free Cash), for a total of \$96,600 to fund said increases.

MOTION 2: I move that the Fiscal Year 2025 Operating Budget, as adopted pursuant to Article 15 of the May 18, 2024 Special Town Meeting, be amended as follows, each line item to be considered as a separate appropriation for the purposes voted:

Protections of Persons and Property: By increasing the Protection of Persons and Property Appropriation from \$4,515,079 to \$4,683,315 so as to increase Line Item 1302 – “Police Department Expenses” by \$6,400 from \$264,552 to \$270,952; increase Line Item 1311 – “Fire Department Wages” by \$154,411 from \$1,160,261 to \$1,314,672; increase Line Item 1312 – Fire Department Expenses” by \$7,425 from \$212,146 to \$219,571; and transfer the sum of \$168,236 from the Excess and Deficiency Fund (Free Cash) to fund said increases.

MOTION 3: I move that the Fiscal Year 2025 Operating Budget, as adopted pursuant to Article 15 of the May 18, 2024 Special Town Meeting, be amended as follows, each line item to be considered as a separate appropriation for the purposes voted:

Library and Citizens’ Services: By increasing the Library and Citizens’ Services Appropriation from \$2,192,957 to \$2,288,957 so as to increase Line Item 1602 – “Council on Aging Expenses” by \$7,500 from \$12,700 to \$20,200; increase Line Item 1692 – Weed Management Expenses: Great Lakes” by \$88,500 from \$12,385 to \$100,885; and raise and appropriate from the Fiscal Year 2025 tax levy and other general revenues of the Town the sum of \$7,500 and transfer the sum of \$88,500 from the Excess and Deficiency Fund (Free Cash), for a total of \$96,000 to fund said increases.

MOTION 4: I move that the Fiscal Year 2025 Operating Budget, as adopted pursuant to Article 15 of the May 18, 2024 Special Town Meeting, be amended as follows, each line item to be considered as a separate appropriation for the purposes voted:

Debt Service: By decreasing Debt Service from \$5,056,611 to \$4,932,452 so as to decrease Line Item 2001 – “Long Term Debt – Principal Non-Excluded” by \$5,000 from \$165,000 to \$160,000; decrease Line Item 2003 – “Long Term Debt – Interest Non-Excluded” by \$3,390 from \$110,364 to \$106,974; increase Line Item 2004 – “Short Term Debt – Principal – Town – Non Excluded” by \$124,006 from \$123,526 to \$247,532; increase Line Item 2005A – “Short Term Debt Interest – Town – Non Excluded” by \$15,839 from \$8,644 to \$24,483; decrease Line Item “2005B – “Short Term Debt – Town – Excluded” by \$255,614 from \$1,283,825 to \$1,028,211; and transfer the sum of \$34,890 from the Excess and Deficiency Fund (Free Cash); and transfer the sum of \$104,955 be transferred from Fire & Emergency Medical Services Receipts Reserved; for a total of \$139,845 to fund said increases.

MOTION 5: I move that the Fiscal Year 2025 Operating Budget, as adopted pursuant to Article 15 of the May 18, 2024 Special Town Meeting, be amended as follows, each line item to be considered as a separate appropriation for the purposes voted:

Employee Benefits: By increasing Employee Benefits from \$5,174,990 to \$5,199,336 so as to increase Line Item 3010 – “Employee Benefits - Health Insurance/Employee Expenses” by \$24,346 from \$2,161,151 to \$2,185,497; and transfer the sum of \$24,346 from the Excess and Deficiency Fund (Free Cash) to fund said increases.

Article 3: Transfer Money Into the Capital Stabilization Fund

MOTION: I move that \$900,000 be transferred from the Excess and Deficiency Fund (Free Cash) to be added to the sum already on deposit in the Capital Stabilization Fund.

Article 4: Transfer Money into the Stabilization Fund

MOTION: I move that this Article be indefinitely postponed.

Article 5: Transfer Money into the GDRSD Capital Stabilization Fund

MOTION: I move that this Article be indefinitely postponed.

Article 6: Terminate Opioid Settlements Special Purpose Stabilization Fund

MOTION: I move, pursuant to Chapter 40, Section 5B of the Massachusetts General Laws, to (i) transfer \$13,594.93 held in the Opioid Settlement Stabilization Fund to the Opioid Special Revenue Fund and (ii) terminate the Opioid Settlement Stabilization Fund as created by Article 7 of the 2023 Spring Town Meeting.

Article 7: Transfer Within the Water Enterprise Fund

MOTION: I move that \$60,000 be transferred from the Water Enterprise Fund Surplus to the Fiscal Year 2025 Water Department Operating Budget for general expenses.

Article 8: Transfer Within the Center Sewer Enterprise Fund

MOTION: I move that this Article be indefinitely postponed.

Article 9: Transfer Within the Four Corners Sewer Enterprise Fund

MOTION: I move that this Article be indefinitely postponed.

Article 10: Debt Service for Middle School Track – Fiscal Year 2025

MOTION: I move that the Town appropriate, pursuant to Massachusetts General Laws, Chapter 44B, Section 5, the sum of Four Hundred Thousand (\$400,000) from the Community Preservation Fund Unallocated Reserve to fund the debt service for Fiscal Year 2025 for the Middle School Track Project, as authorized under Article 7 of the May 1, 2021 Spring Town Meeting.

Article 11: Water Supply System for Heritage Landing

Mover: Tom Orcutt

MOTION: I move that the Town appropriate Two Million Five Hundred Nine Thousand Six Hundred Dollars (\$2,509,600), to be expended by the Town Manager, for the design, bid specifications, bidding, construction, construction administration, and all related costs to extend the Town’s potable water supply system to serve the Heritage Landing project at Cow Pond Brook Road, and that to meet this appropriation, the Town Treasurer, with the approval of the Select Board, is authorized to borrow said amount under and pursuant to G.L. c. 44, §8(5) or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor, and to authorize the Town Manager to apply for a MassWorks Development Grant for such water project; provided, that no funds may be expended hereunder unless and until the Town has received a MassWorks Development Grant reimbursing the Town for all costs associated with the water project.

Quantum of Town Meeting Vote: 2/3s Majority

Article 12: Security Improvements at Sargisson Beach

Mover: John Reilly

MOTION: I move that \$40,000 be transferred from the Excess and Deficiency Fund (Free Cash), to be expended by the Town Manager, for security improvements at Sargisson Beach and the Sargisson Beach Parking Area, including the purchasing of cameras, servers, installation of a structure to house equipment, and all related equipment and expenses to carry out these improvements.

Quantum of Town Meeting Vote: Majority

Article 13: Funding To Purchase Budget Software

Mover: Peter Cunningham

MOTION: I move that \$35,000 be transferred from the Excess and Deficiency Fund (Free Cash), to be expended by the Town Manager, to purchase budget software, and all costs incidental and related thereto, for the Town of Groton.

Quantum of Town Meeting Vote: Majority

Article 14: Funding - Complete Streets Grant Work

Mover: Alison Manugian

MOTION: I move that \$35,000 be transferred from the Excess and Deficiency Fund (Free Cash), to be expended by the Town Manager, for the purpose of paying engineering costs, and other related costs, for complete streets design and planning work associated with successfully receiving grant funding from the Commonwealth under the Complete Streets Grant Program.

Quantum of Town Meeting Vote: Majority

Article 15: Amend Purpose of CPA Project

Mover: Matthew Pisani

MOTION: I move to amend the purpose of CPC Proposal D “Rebuild Major League Baseball Diamond”, as voted under Article 14 of the 2023 Spring Town Meeting, to allow for a comprehensive study and development of bid specifications for improvements to Town Field, including the Major League Diamond, Little League Field, Gazebo and Playground, and all costs associated and related thereto.

Quantum of Town Meeting Vote: Majority

Article 16: Squannacook River Dam

Mover: Rebecca Pine

MOTION: I move that \$212,250 be transferred from the Excess and Deficiency Fund (Free Cash) to be expended by the Town Manager, to hire the necessary professionals to determine the costs and impacts for both removal and repair of the Squannacook River Dam.

Quantum of Town Meeting Vote: Majority

Article 17: Authorize the Lease of Town Owned Land

Mover: Matthew Pisani

MOTION: I move to authorize the Select Board to dispose of by lease for a period of up to thirty (30) Years a 5.24 acre portion of Town owned land located at 600 Cow Pond Brook Road consisting of portions of Assessors' Parcel 248 -41, as shown on the plan entitled "Sketch Plan of Compost Facility at DPW Facility" dated August 30, 2024, a copy of which is on file in the Town Clerk's office, for such minimum consideration and on such terms and conditions as the Select Board deems advisable, for the purpose of providing a composting facility.

Quantum of Town Meeting Vote: 2/3s Majority

Article 18: Amend Chapter 81 "Town Meetings"

Mover: Alison Manugian

MOTION: I move to amend Chapter 81 "Town Meetings" of the Code of the Town of Groton as set forth in Article 18 of the Warrant for the 2024 Fall Town Meeting.

Quantum of Town Meeting Vote: Majority

Article 19: Zoning - Firearms Retail Sales Establishments

Mover:

MOTION: I move to amend the Zoning Bylaw of the Town of Groton, Section 218-3, Definitions, Section 218-5.2, Schedule of Use Regulations, and Section 218-10 Special Regulations, by inserting a new Section 218-10.5 Firearms Retail Sales Establishments, as set forth in Article 19 of the Warrant for 2024 Fall Town Meeting.

Quantum of Town Meeting Vote: 2/3s Majority

Article 20: Zoning Amendment – Solar Parking Canopies

Mover:

MOTION: I move to amend the Zoning Bylaw of the Town of Groton, Section 218-3, Definitions, Section 218-5.2, Schedule of Use Regulations, and Section 218-5.3 Accessory Uses, by inserting a new Section 218-5.3.E, Solar Parking Canopies, as set forth in Article 20 of the Warrant for the 2024 Fall Town Meeting.

Quantum of Town Meeting Vote: 2/3s Majority

Article 21: Zoning Amendment – Accessory Dwelling Units Mover:

MOTION: I move to amend the Zoning Bylaw of the Town of Groton, Section 218-3, Definitions, Section 218-5.2, Schedule of Use Regulations, and Section 9.4, Accessory Apartment, as set forth in Article 21 of the Warrant for the 2024 Fall Town Meeting.

ALTERNATE MOTION: I move to amend the Zoning Bylaw of the Town of Groton, Section 218-3, Definitions, Section 218-5.2, Schedule of Use Regulations, and Section 9.4, Accessory Apartment, as set forth in document entitled “Accessory Dwelling Unit Amendments – Revised _____, 2024 on file with the Town Clerk’s Office and made available at this meeting.

Quantum of Town Meeting Vote: Majority

Article 22: Amend Chapter 198 Stormwater Management Mover: Michelle Collette

MOTION: I move to amend the Code of the Town of Groton by deleting Chapter 198, “Stormwater Management – Low Impact Development,” in its entirety and replacing it with a new Chapter 198, “Stormwater Management – Low Impact Development” as on file in the Office of the Town Clerk.

Quantum of Town Meeting Vote: Majority

Article 23: Accept Monarch Path as a Town Way Mover: Peter Cunningham

MOTION: I move that this Article be indefinitely postponed.

Quantum of Town Meeting Vote: Majority

Article 24: Citizens’ Petition Mover: James Barisano

MOTION: I move to accept Massachusetts General Laws, Chapter 90, Section 17C, thereby authorizing the Select Board to establish a speed limit of 25 miles per hour on any roadway inside a thickly settled or business district in the town on any way that is not a state highway.

Quantum of Town Meeting Vote: Majority

Law Office of Kyle J. Croteau, P.C.

Kyle J. Croteau, Esq.
kcroteau@gibbonslaw.com
Licensed to practice in MA & NH

21 Park Street
Ayer, MA 01432
Telephone: (978)772-2284
Facsimile: (978)772-0802

August 16, 2024

VIA IN HAND

Board of Selectmen
Town of Groton
173 Main Street
Groton, MA 01450

VIA IN HAND

Conservation Commission
Town of Groton
173 Main Street
Groton, MA 01450

VIA CERTIFIED MAIL

Department of Conservation and Recreation
Brian Arrigo, Commissioner
Attn: State Forester
State Transportation Building
10 Park Plaza, Suite 6620
Boston, MA 02116

VIA IN HAND

Board of Assessors
Town of Groton
173 Main Street
Groton, MA 01450

VIA IN HAND

Planning Board
Town of Groton
173 Main Street
Groton, MA 01450

2024 AUG 16 A 10:24

**NOTICE OF INTENT TO SELL FOR AND CONVERT TO RESIDENTIAL USE
PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 61**

Dear Honorable Board Members:

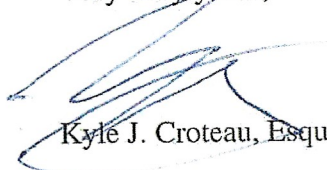
Please be advised that this office represents Kelly A. Wheatley and David O. Wheatley, Trustees of the Wheatley Family Revocable Trust. This letter is to serve as Notice that Kelly A. Wheatley and David O. Wheatley, Trustees of the Wheatley Family Revocable Trust, of 34 Bligh Street, Ayer, Massachusetts 01432 (978) 815-0585 and who can be reached through the care of the Law Office of Kyle J. Croteau, P.C. at (978) 772-2284, intends to sell a portion of land situated on 260 Common St and Sand Hill Road known as Lot 1 Sandy Hill Road, Groton,

Massachusetts for conversion to residential use. Attached is a copy of the recorded Chapter 61 Lien of which Lot 1 Sandy Hill Road, Groton, Massachusetts is a portion. Also attached is a copy of the Purchase and Sale Agreement entered into by Kelly A. Wheatley and David O. Wheatley, Trustees of the Wheatley Family Revocable Trust and Twin Valley Homes, Inc., which specifically describes the parcel as Lot 1 Sandy Hill Road, Groton, MA 01450. Lot 1 containing 2.59 Acres +/- of land, as shown and described on the recorded plan of land entitled, "Plan of Land in Groton, Mass. For Juanita S. Rollins, Trustee" dated December 5, 2022, and prepared by Dillis & Roy Civil Design Group, recorded in the Middlesex South District Registry of Deeds in Plan Book 2023, Plan 539, which is attached hereto. The premises is described in the deed recorded with the Middlesex South District Registry of Deeds in Book 81955, Page 525, attached hereto. The premises is a portion of Groton Assessor's Parcel 225-17 and Parcel 225-19. The purchase price for said land is Two Hundred Sixty Thousand (\$260,000.00) Dollars.

Pursuant to Massachusetts General Laws, Chapter 61, Section 8, the Town of Groton has one hundred twenty (120) days from the date of the mailing of this Notice in which to provide Kelly A. Wheatley and David O. Wheatley, Trustees of the Wheatley Family Revocable Trust written notice of its intent to exercise its rights of first refusal option to meet the bona fide offer to purchase the above-referenced property. Kelly A. Wheatley and David O. Wheatley, Trustees of the Wheatley Family Revocable Trust respectfully requests that if the Town of Groton, acting by and through its Board of Selectmen, decides that it will not exercise its option, and that decision is made prior to the expiration of the one hundred twenty (120) day option period, that it please notify Kelly A. Wheatley and David O. Wheatley, Trustees of the Wheatley Family Revocable Trust and Attorney Kyle J. Croteau of said decision so that the Wheatleys may complete the conversion in a more expeditious fashion.

If you have any questions or concerns regarding this matter, please do not hesitate to contact me at the above address and phone number.

Very truly yours,



Kyle J. Croteau, Esquire

KJC
Enclosures

THIS INSTRUMENT MUST BE FILED FOR RECORD OR REGISTRATION

STATE TAX FORM CL-3
(REV. 10/93)

THE COMMONWEALTH OF MASSACHUSETTS

Groton

Name of City or Town

OFFICE OF THE BOARD OF ASSESSORS



2011 00091760

Bk: 56909 Pg: 395 Doc: LIEN

Page: 1 of 1 05/26/2011 02:30 PM

CLASSIFIED FOREST-AGRICULTURAL OR HORTICULTURAL-RECREATIONAL LAND TAX LIEN

The Board of Assessors of the city/town of Groton hereby
States it has accepted and approved the application of Juanita S. Rollins

Owner(s) of the real property described below, for the valuation, assessment and taxation of that property
as classified forest agricultural or horticultural recreational land under the
provisions of General Laws Chapter 61 61A 61B . This classification is
effective as of January 1, 2012 for the fiscal year beginning July 1, 2011 .

DESCRIPTION OF PROPERTY

(The description must be sufficiently accurate to identify the property. In the case of registered
land, the Certificate of Title Number and the Registry Volume and Page must be given.)

Map/Lot: 225- 17 & 225-19

Acres to be Classified: 10.17

Location: 260 Common St and Sand Hill Rd

Deed Reference: Bk.15724 Pg. 594

Bk.10020 Pg.479

Received from Probate #03P-2930EP

This statement made on the 18 day of May 2011
Constitutes a lien upon the property as provided in General Laws Chapter 61 §2 61A §9
61B §6 .

[Handwritten Signature]
[Handwritten Signature]
BOARD OF ASSESSORS

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex ss.

May 18 2011

Then personally appeared the above named RENA Sweezy, Board Of
Assessors for the city/town of Groton and acknowledged the foregoing instrument to be their
free act and deed, before me.

[Handwritten Signature]
Notary Public/Justice of the Peace My

commission expires APR 30, 2015

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

**STANDARD FORM LAND
PURCHASE AND SALE AGREEMENT**

From the Office of: Thomas A. Gibbons
21 Park St, Ayer, MA 01432
Ofc: 978-772-2284 fax: 978-772-0220

This 8th day of August, 2024

1. **PARTIES AND MAILING ADDRESSES**

Kelly A. Wheatley and David O. Wheatley, Trustees of the Wheatley Family Revocable Trust u/d/t dated March 23, 2022, hereinafter called the SELLER, agrees to SELL Twin Valley Homes Inc, hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described Premises: Lot 1 Sand Hill Road, Groton, MA 01450 as further described below.
2. **DESCRIPTION**

The land presently known and numbered as Lot 1 Sand Hill Road, Groton, MA 01450 shown on a plan recorded in Middlesex South District Registry of Deeds, Plan Book 2023, Plan 539, and more particularly described in the deed to the Seller dated August 29, 2023 and recorded with Middlesex South District Registry of Deeds in Book 81955, Page 525. (the "Premises").
3. **TITLE DEED**

Said premises are to be conveyed by a good and sufficient quitclaim deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except:

 - (a) Provisions of existing building and zoning laws;
 - (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
 - (c) Any liens for municipal betterments assessed after the date of closing;
 - (d) Easements, restrictions and reservations of record, if any, insofar as same do not interfere with the Buyer's intended use of the property to construct a single family home consisting of a minimum of four bedrooms.
4. **PLANS**

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.
5. **REGISTERED TITLE**

Intentionally omitted.
6. **PURCHASE PRICE**

The agreed purchase price for said premises is Two Hundred Sixty Thousand (\$260,000.00) Dollars, of which

\$ 0.00	has been paid as a deposit with the accepted offer and
\$ 5,000.00	has been paid as a deposit upon execution of the Purchase and Sale Agreement
\$ 255,000.00	are to be paid at the time of delivery of the deed by certified, cashier's, bank treasurer's, or Attorney IOLTA check(s) or wire transfer.
\$ 260,000.00	TOTAL
7. **TIME FOR PERFORMANCE; DELIVERY OF DEED**

Such deed is to be delivered at 11:00 AM, on the 30th day of August, 2024, at the office of the Buyer's Attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement, however, the Seller shall be entitled to extend, if necessary, the closing date to five (5) business days following obtaining a release from the Town of Groton of the Right of First Refusal and any rollback tax calculations from the Assessor pursuant to MGL C. 61.
8. **POSSESSION AND CONDITION OF PREMISES**

Full possession of said premises FREE OF all tenants and occupants is to be delivered at the time of the delivery of the deed, said premises to be then in compliance with provisions of any instrument referred to in clause 4 hereof.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises, all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then the SELLER shall use reasonable efforts, not to exceed an expenditure in excess of \$2,500.00, exclusive of mortgage and municipal liens and the cost of obtaining the release of the Premises from MGL C. 61 tax classification, to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and there upon the time for performance hereof shall be extended for a period of thirty days.
10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.
11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction, in which case the SELLER shall convey such title.
12. ACCEPTANCE OF DEED

The acceptance and recording of a deed by the BUYER or his nominee as the case may be, which recording shall be complete no later than the next business day following the closing, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.
13. USE OF MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.
14. ADJUSTMENTS

Taxes for the then current fiscal year shall be apportioned, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. At closing, the Parties shall execute a tax adjustment agreement for purposes of establishing proportionate tax obligations of the parties until the Premises is separately assessed from the remaining property of the Seller.
15. ADJUSTMENT OF UNASSESSED AND ABATED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained; and, if the taxes which are to be apportioned shall thereafter be reduced by abatement, the amount of such abatement, less the reasonable cost of obtaining the same, shall be apportioned between the parties, provided that neither party shall be obligated to institute or prosecute proceedings for an abatement unless herein otherwise agreed.
16. BROKER'S FEE

N/A
17. DEPOSIT

All deposits made hereunder shall be held in escrow by Law Office of Thomas A. Gibbons, P.C. as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. On July 31, 2024 Law Office of Thomas A. Gibbons, P.C. will be closing and the Parties agree that the escrow shall be transferred to the new escrow agent, Law Office of Kyle J. Croteau, P.C. In the event of any disagreement between the parties, the escrow agent shall retain all deposits made under this agreement pending instructions mutually given in writing by the SELLER and the BUYER, or by a final order of a court of competent jurisdiction.
18. BUYER'S DEFAULT; DAMAGES

If the BUYER shall fail to fulfill the BUYER'S agreement herein, all deposits made hereunder by the BUYER shall be retained by the SELLER as liquidated damages, which shall be the Seller's sole remedy at law and in equity. Seller and Buyer hereby agree that this liquidated damages provision provides a reasonable forecast, at the time of the signing of this Agreement, of Seller's losses, which are difficult to determine, that could result if Buyer does not consummate the purchase on the closing date provided for herein, including without limitation any losses which could result from Seller's inability to resell the premises for the same agreed purchase price due to any number of any presently undeterminable factors, whether or not any such losses are actually incurred by Seller. The Buyer and Seller have carefully reviewed this default provisions of the Purchase and Sale Agreement prior to entering the Agreement, with the benefit of qualified legal counsel of their choosing, and hereby acknowledge that this is a fair and reasonable liquidated damages clause and not a penalty.

- 19. **RELEASE BY HUSBAND OR WIFE** Intentionally omitted.

- 20. **LIABILITY OF TRUSTEE, SHAREHOLDER, BENEFICIARY, etc.** If the SELLER or BUYER executes this agreement in a representative or fiduciary capacity, only the principal or the estate represented shall be bound, and neither the SELLER or BUYER so executing, nor any shareholder or beneficiary of any trust, shall be personally liable for any obligation, express or implied, hereunder.

- 21. **WARRANTIES AND REPRESENTATIONS** The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement or previously made in writing, except for the following additional warranties and representations, if any, made by either the SELLER or the Broker(s):

None. Buyer has conducted so much due diligence and inspection as the Buyer deems advisable and is relying solely on the results of that due diligence and inspection and not on any representation of the Seller or the Seller's broker that is not specifically set forth herein in writing.

- 22. **MORTGAGE CONTINGENCY CLAUSE** Not Applicable. Cash purchase.

- 23. **CONSTRUCTION OF AGREEMENT** This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and ensures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be cancelled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

- 24. **ADDITIONAL PROVISIONS** The initialed riders, if any, attached hereto, are incorporated herein by reference.

Any matter of practice arising under or relating to this agreement which is the subject of a title standard or a practice standard of the Massachusetts Real Estate Bar Association at the time for delivery of the deed shall be covered by said title standard or practice standard to the extent applicable.

This sale is subject to the Town of Groton's Right of First Refusal and releasing the Premises from Chapter 61 tax classification.

Seller at Seller's expense shall procure the release from the Town of Groton and pay any and all fees associated with same including roll back taxes which may be associated with said Release.


Seller shall transfer the Septic Design plan to Buyer at no cost to Buyer.

Addendum A attached hereto and made a part hereof by reference.

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.


 _____ 8-8-24
 SELLER Date


 _____ 8-8-24
~~SELLER~~ Buyer Date


 _____ 8-8-24
 BUYER Date
 Seller

**SELECT BOARD MEETING MINUTES
MONDAY, SEPTEMBER 16, 2024
UN-APPROVED**

SB Members Present: Matt Pisani; Peter Cunningham, Clerk; Alison Manugian, Chair; Becky Pine, Vice Chair;

SB Members Absent: John Reilly;

Also Present: Mark Haddad, Town Manager; Kara Cruikshank, Executive Assistant to the Town Manager; Megan Foster, Principal Assessor; Patricia DuFresne, Assistant Director of Finance/Town Accountant; Takashi Tada, Land Use Director; Bud Robertson, Finance Committee Chair.

Ms. Manugian called the meeting to order at 6:00 PM.

ANNOUNCEMENTS

Ms. Pine announced that GrotonFest would be held on Saturday, September 28th, from 10:00 a.m. to 4:00 p.m. at the Legion Common.

PUBLIC COMMENT PERIOD #1

None

TOWN MANAGER’S REPORT

1. Update on Fiscal Year 2026 Budget.

Mr. Haddad said there were no updates at this time, and they will continue the conversation once the school district gathers more information about proposed amendments to the Regional Agreement.

2. Proposed Select Board Meeting Schedule through the End of the Year.

Monday, September 23, 2024	No Meeting
Monday, September 30, 2024	Executive Session Collective Bargaining Guidance Interview Applicant- Charter Review Committee
Saturday, October 5, 2024	2024 Fall Town Meeting
Monday, October 7, 2024	Regularly Scheduled Meeting
Monday, October 14, 2024	No Meeting (Indigenous People’s Day)
Monday, October 21, 2024	Regularly Scheduled Meeting
Tuesday, October 29, 2024	In Joint Session with the Finance Committee-Provide FY 2026 Budget Guidance
Monday, November 4, 2024	Regularly Scheduled Meeting
Monday, November 11, 2024	No Meeting (Veteran’s Day)
Monday, November 18, 2024	Regularly Scheduled Meeting
Monday, November 25, 2024	Regularly Scheduled Meeting
Monday, December 2, 2024	No Meeting
Monday, December 9, 2024	Regularly Scheduled Meeting
Monday, December 16, 2024	Regularly Scheduled Meeting
Monday, December 23, 2024	No Meeting
Monday, December 30, 2024	No Meeting

ITEMS FOR SELECT BOARD CONSIDERATION AND APPROVAL

1. Consider Appointing Olive Cote to the Local Cultural Council

Mr. Pisani made a motion to appoint Olive Cote to the Local Cultural Council, with a term to expire on June 30, 2030. M. Cunningham seconded the motion. The motion carried unanimously.

6:15 p.m. Continuation of the Public Hearing on the 2024 Fall Town Meeting Warrant

Mr. Haddad asked the Board to reopen the public hearing.

Mr. Cunningham made a motion to reopen the public hearing for the 2024 Fall Town Meeting Warrant. Mr. Pisani seconded the motion. The motion carried unanimously.

2. Take Positions on All Articles Contained in the Warrant for the 2024 Fall Town Meeting.

Mr. Haddad provided the Board with the Final Draft of the 2024 Fall Town Meeting Warrant. Since the last draft, there have been several changes made to the Warrant:

- a. The Article submitted by the Affordable Housing Trust to transfer the property on Hoyts Wharf Road was removed.
- b. The Squannacook River Dam Article was amended to request funding (\$200,000 from Free Cash) to study the dam's repair and/or removal.
- c. The Town Manager's Report to the 2024 Fall Town Meeting Warrant was added. Mr. Haddad noted that the Finance Committee increased funding for Fire Wages to \$154,411. The Town Manager's Report has been updated to reflect the additional Free Cash Transfers.

Article 1: Prior Year Bills- There are no unpaid bills at this time.

The Select Board deferred until Town Meeting.

The Finance Committee deferred until Town Meeting.

Article 2: Amend the Fiscal Year 2025 Town Operating Budget-

1. Select Board Expenses-

The Select Board was unanimously in favor to support.

The Finance Committee was unanimously in favor to support.

2. Town Manager Expenses-

The Select Board was unanimously in favor to support.

The Finance Committee recommended (6 in Favor, 1 Against- Green)

3. Town Counsel Expenses-

The Select Board was unanimously in favor to support.

The Finance Committee was unanimously in favor to support.

4. Insurance and Bonding-
The Select Board was unanimously in favor to support.
The Finance Committee was unanimously in favor to support.
5. Police Expenses-
The Select Board was unanimously in favor to support.
The Finance Committee was unanimously in favor to support.
6. Fire Wages-
The Select Board recommended (4 in Favor, 1 Abstain- Pisani)
The Finance Committee was unanimously in favor to support.
7. Fire Expenses-
The Select Board recommended (4 in Favor, Abstain- Pisani)
The Finance Committee was unanimously in favor to support.
8. Council on Aging Expenses-
The Select Board recommended (4 in Favor, 1 Against- Manugian)
The Finance Committee recommended (5 in Favor, 1 Against-Lengel, 1 Deferred- Green)
9. Weed Management—Groton Lakes-
The Select Board was unanimously in favor to support.
The Finance Committee recommended (5 in Favor, 1 Against- Lengyel, 1 Deferred- Green)
10. Debt Service-
The Select Board was unanimously in favor to support.
The Finance Committee was unanimously in favor to support.
11. Health Insurance-
The Select Board recommended (4 in Favor, 1 Abstain- Pisani)
The Finance Committee was unanimously in favor to support.

Article 3: Transfer Money into Capital Stabilization Fund-
The Select Board was unanimously in support.
The Finance Committee was unanimously in favor to support.

Article 4: Transfer Money into the Stabilization Fund-
The Select Board was unanimously in favor to support.
The Finance Committee was unanimously in favor to support.

Article 5: Transfer Money into the GDRSD Capital Stabilization Fund-
The Select Board was unanimously in favor to support.
The Finance Committee was unanimously in favor to support.

Article 6: Revoke Opioid Settlements Special Purpose Stabilization Fund-
The Select Board was unanimously in favor to support.
The Finance Committee was unanimously in favor to support.

Article 7: Transfer Within the Water Enterprise Fund-
The Select Board was unanimously in favor to support.
The Finance Committee was unanimously in favor to support.

Article 8: Transfer Within the Center Sewer Enterprise Fund-
The Select Board was unanimously in favor to support.
The Finance Committee was unanimously in favor to support.

Article 9: Transfer Within the Four Corners Sewer Enterprise-
The Select Board was unanimously in favor to support.
The Finance Committee was unanimously in favor to support.

Article 10: Debt Service for the Middle School Track—Fiscal Year 2025-
The Select Board was unanimously in favor to support.
The Finance Committee was unanimously in favor to support.

Article 11: Water Supply System for Heritage Landing-
The Select Board deferred to Town Meeting.
The Finance Committee was unanimously in favor to support.

Article 12: Funding for Security Improvements at Sargisson Beach-
The Select Board was unanimously in favor to support.
The Finance Committee was unanimously in favor to support.

Article 13: Funding to Purchase Budget Software for the Town of Groton-
The Select Board was unanimously in favor to support.
The Finance Committee was unanimously in favor to support.

Article 14: Engineering Funds for Complete Streets Grant Work-
The Select Board was unanimously in favor to support.
The Finance Committee was unanimously in favor to support.

Article 15: Amend Purpose of CPA Project for Improvements to Baseball Diamond-
The Select Board was unanimously in favor to support.
The Finance Committee was unanimously in favor to support.

Article 16: Squannacook River Dam-
Mr. Haddad said mentioned that they have received quotes for the cost of engineering to study the repair of the Squannacook River Dam. DPW Director Tom Delaney has contacted two firms for quotes for removing the dam, and they will receive them before Town Meeting. He said they also followed up

to check if grant money was available. Mr. Haddad explained that the Town can't apply for the DER grant money unless they decide to remove the dam. There are other grant programs available that they will pursue. Mr. Haddad also mentioned that Town Counsel is currently looking into the dam's ownership issue.

The Select Board was unanimously in favor to support.

The Finance Committee was unanimously in favor to support.

Article 17: Authorize the Lease of Town-Owned Land-

Ms. Pine asked Mr. Haddad if anyone had conducted a study or provided information about PFAS at the compost facility. Mr. Haddad remembers talking about this previously but needed clarification on the answer. He would find out per Ms. Pine's request.

Mr. Brendan Mahoney, a 47 Hoyts Warf Road resident, inquired whether the Board was considering entering into a 30-year lease with the possibility of new housing being developed next door and how it might impact the builder. Mr. Haddad replied that the Board of Health had met with the neighbors and was satisfied with the improvements made by the compost facility. Also, if they extend the lease to 30 years, they would make more improvements to the facility.

The Select Board was unanimously in favor to support.

The Finance Committee has not taken a position at this time.

Article 18: Amend Chapter 81, "Town Meetings" of the Code of the Town of Groton-

The Select Board recommended (4 in favor, 1 Against- Cunningham)

The Finance Committee has not taken a position at this time.

Article 19: Zoning Amendment—Firearms Retail Sales Establishment-

The Select Board was unanimously in favor to support.

The Finance Committee has not taken a position at this time.

Article 20: Zoning Amendment- Solar Parking Canopies-

The Select Board was unanimously in favor to support.

The Finance Committee has not taken a position at this time.

Article 21: Zoning Amendment—Accessory Dwelling Units-

The Select Board was unanimously in favor to support.

The Finance Committee has not taken a position at this time.

Article 22: Amend Chapter 198 Stormwater Management—Low Impact Development-

The Select Board was unanimously in favor to support.

The Finance Committee has not taken a position at this time.

Article 23: Accept Monarch Path as a Town Way-

Town Planner Takashi Tada provided an update on the Road Acceptance of Monarch Path. Mr. Tada said that the work to uncover the paved-over manhole covers is scheduled to be completed by September 20th. The developer's engineer is set to complete the survey on Monday, September 23rd. They need to provide Mr. Tada and Nitsch Engineering with an as-built plan for the public hearing continuation joint meeting of the Select Board and Planning Board by September 26th.

The Select Board deferred to Town Meeting.

The Finance Committee has not taken a position at this time.

Article 24: Citizens' Petition—Reduce Statutory Speed Limit from 30 MPH to 25 MPH-

Ms. Manugian asked what the process would be moving forward if this passed at Town Meeting. Mr. Haddad said his understanding was that if the Town approves the Citizens' Petition to lower the Speed Limit of non-posted roads to 25MPH, it is still up to the Select Board to set the limit. Approving the law gives the Select Board the option but does not compel the Board to take this action. Mr. Haddad said that he would seek clarification from Town Counsel regarding the Board's next steps if the Town votes yes to this Article at Town Meeting.

The Select Board deferred to Town Meeting.

The Finance Committee has not taken a position at this time.

Mr. Cunningham moved to close the public hearing on the 2024 Fall Town Meeting Warrant. Ms. Pine seconded the motion. The motion carried unanimously.

OTHER BUSINESS

ON-GOING ISSUES

- A. PILOTs- The PILOT Working Group will meet again on Thursday, September 19, 2024.

SELECT BOARD LIASON REPORTS

None

Public Comment Period #2

Mr. Takashi Tada inquired about an agenda item that he believed was on the Select Board agenda for that evening, which was to consider the Right of First Refusal for Lot 1 Sandy Hill Road. Mr. Haddad explained that he had removed this agenda item until the Conservation Commission had a scheduled site walk for September 30th. Mr. Tada explained the Planning Board would not take a position on this matter until the Conservation Commission conducted its site walk.

Approval of the Regularly Scheduled Meeting Minutes of September 9, 2024

Mr. Cunningham made a motion to approve the minutes of the regularly scheduled meeting of September 9, 2024. Mr. Pisani seconded the motion. The motion carried unanimously.

The meeting was adjourned at 7:09 p.m. Respectively submitted by Kara Cruikshank, Executive Assistant to the Town Manager.