



Town Manager
Mark W. Haddad

TOWN OF GROTON

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

Select Board

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

SELECT BOARD MEETING
MONDAY, DECEMBER 15, 2025
AGENDA
SELECT BOARD MEETING ROOM
2nd FLOOR
GROTON TOWN HALL

5:30 P.M. Executive Session #1 – Pursuant to M.G.L. c. 30A, §21(a), Purpose (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”

Executive Session #2 - Pursuant to M.G.L. c. 30A, §21(a), Purpose (7), “to comply with or act under the authority of the Public Records Law and the holding in *Suffolk Construction Co., Inc. v. Division of Capital Asset Management*, 449 Mass. 444 (2007), to review an attorney-client privileged communication”

6:00 P.M. Announcements and Review Agenda for the Public

6:01 P.M. Public Comment Period

I. 6:05 P.M. Town Manager’s Report

1. Approve Letter in Support of Increasing Chapter 70 Funding
2. Consider Approving an Increase to the Plumbing, Gas and Electrical Fees
3. FY 2027 Budget Update
4. Select Board Meeting Schedule Through the End of the Year

II. 6:10 P.M. Items for Select Board Consideration and Action

1. Annual License Renewals
2. Consider Appointing Veronica O’Donnell as a Full Member of the Zoning Board of Appeals with a Term to Expire on June 30, 2026
3. Consider Appointing Alfred Von Campe and Tim Synan as Associate Members to the Zoning Board of Appeals with Terms to Expire on June 30, 2026

III. 6:15 P.M. Sustainability Commission Update

OTHER BUSINESS

ON-GOING ISSUES – Review and Informational Purposes – Brief Comments - Items May or May Not Be Discussed

- A. PFAS Issue
- B. UMass Satellite Emergency Facility
- C. Fire Department Staffing
- D. West Groton Dam

SELECT BOARD LIAISON REPORTS

IV. Minutes: Regularly Scheduled Meeting of December 8, 2025

ADJOURNMENT

Votes 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: *December 15, 2025*

TOWN MANAGER'S REPORT

In addition to the Town Manager's Report, Items for Select Board Consideration and Action and a review of the Ongoing Issues List, there is one item scheduled on Monday's Agenda. The Sustainability Commission will be in to provide their Annual Report to the Board, including an update from Kelly Brown from the State on information on the specialized stretch energy code. Enclosed with this Report is a copy of the Presentation Ms. Brown will be making at the meeting.

1. As discussed at last week's meeting, I have drafted a letter to the Governor and Legislature urging them to increase Chapter 70 Aid to hold harmless Districts. I would ask the Board to review and approve this letter for submission. We can discuss this in more detail at Monday's meeting.
2. As you know, we have been meeting with the various Departments reviewing their FY 2027 Budgets. As part of our review, we discuss revenue generation. During our meeting with Building Commissioner Bob Garside, we discussed the issue of raising building, electrical, gas, plumbing and electrical fees. We raised building permit fees two years ago, so we are comfortable with the current Fee Schedule. We have not raised gas, plumbing and electrical fees in five years. Based on this, we are recommending that the Select Board raise these fees immediately to generate more revenues for the Town. Attached with this Report are the current and proposed fees for your review and consideration. Essentially, we are raising the fees by \$20 across the Board. Based on last year's income, this could raise revenues by over \$25,000 in FY 2027. I look forward to discussing this with the Board in more detail at Monday's meeting.
3. With regards to the FY 2027 Budget Update, we have completed our review of the various Department Budgets. In addition, I will be meeting with Dunstable and Groton Dunstable School District Officials on Monday morning to review the status of all budgets. I would like to take some time at Monday's meeting to update you on the status of the Budget.

Select Board
Weekly Agenda Update/Report
December 15, 2025
page two

4. At next week's meeting, our last meeting of the year, I will be proposing a meeting schedule that will take us from the first of the year, through the 2026 Spring Town Meeting.

ITEMS FOR SELECT BOARD CONSIDERATION AND ACTION

1. Enclosed with this Report are the Annual Licenses for the Board's review and approval.
2. Dan McLaughlin has resigned from the Zoning Board of Appeals, creating a vacancy for a full member on the Committee. To fill the vacancy, the Zoning Board of Appeals is recommending that Associate Member Veronica O'Donnell be appointed as a full member. This appointment would be through June 30, 2026. I would respectfully request that the Select Board make this appointment at Monday's meeting.
3. The Zoning Board of Appeals is recommending that the Select Board appoint Alfred Von Campe and Tim Synan as Associate Members on the ZBA. These appointments would be through June 30, 2026. I would respectfully request that the Select Board make these appointments at Monday's meeting.

MWH/rjb
enclosure



MASSACHUSETTS
**DEPARTMENT OF
ENERGY RESOURCES**

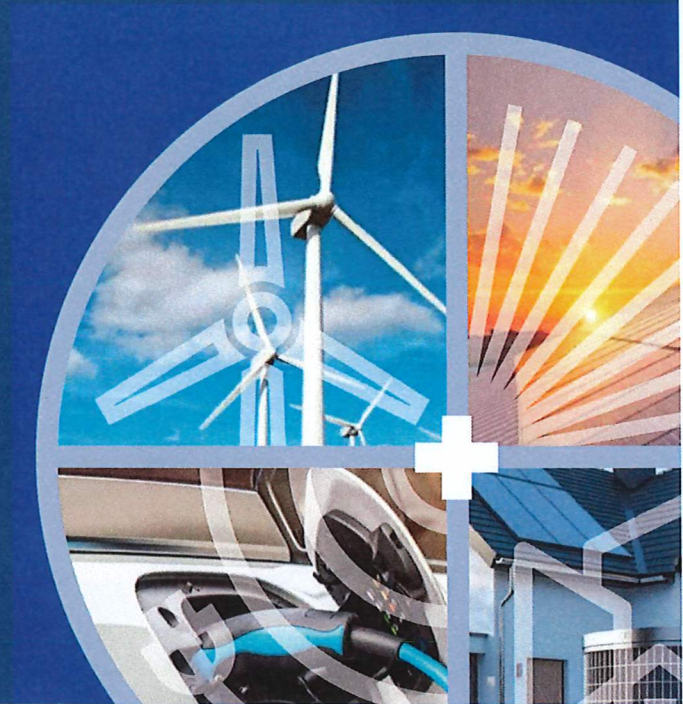
Climate Leader Communities

Presentation for Town of Groton

December 15, 2025

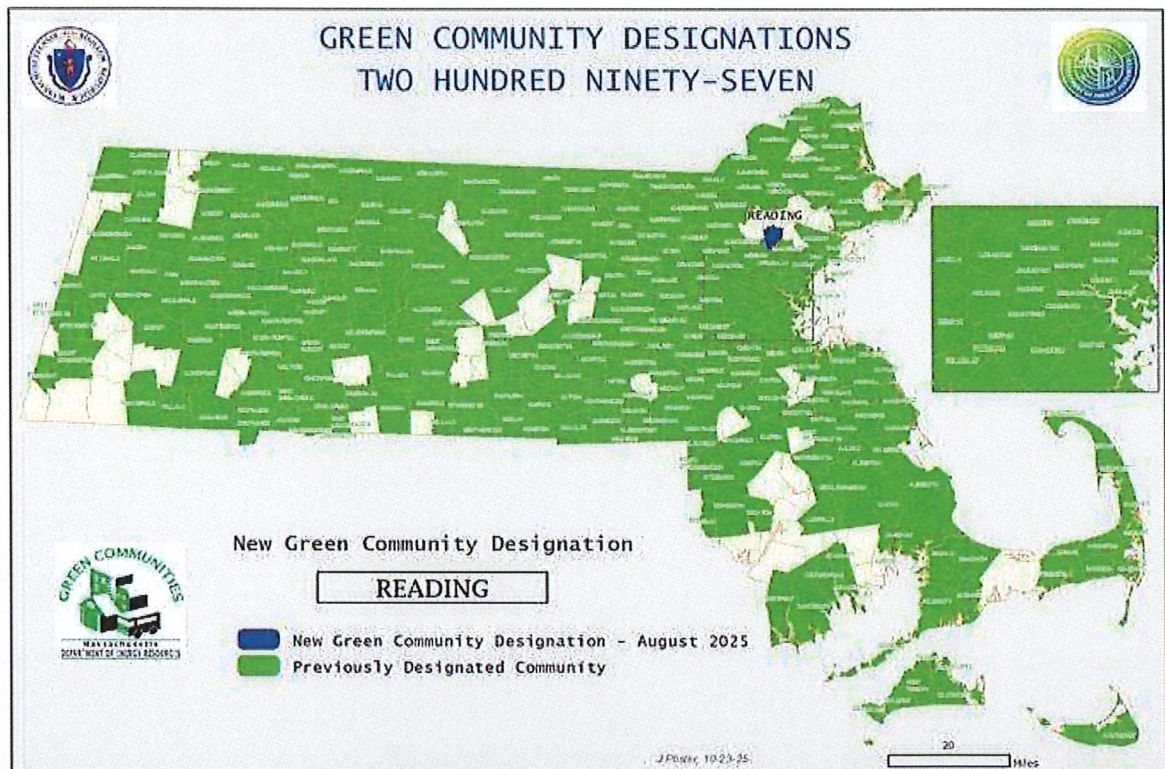
Presented by

Kelly Brown, Regional Coordinator, DOER Green Communities &
Michael Rossi, PSD on behalf of Mass Save



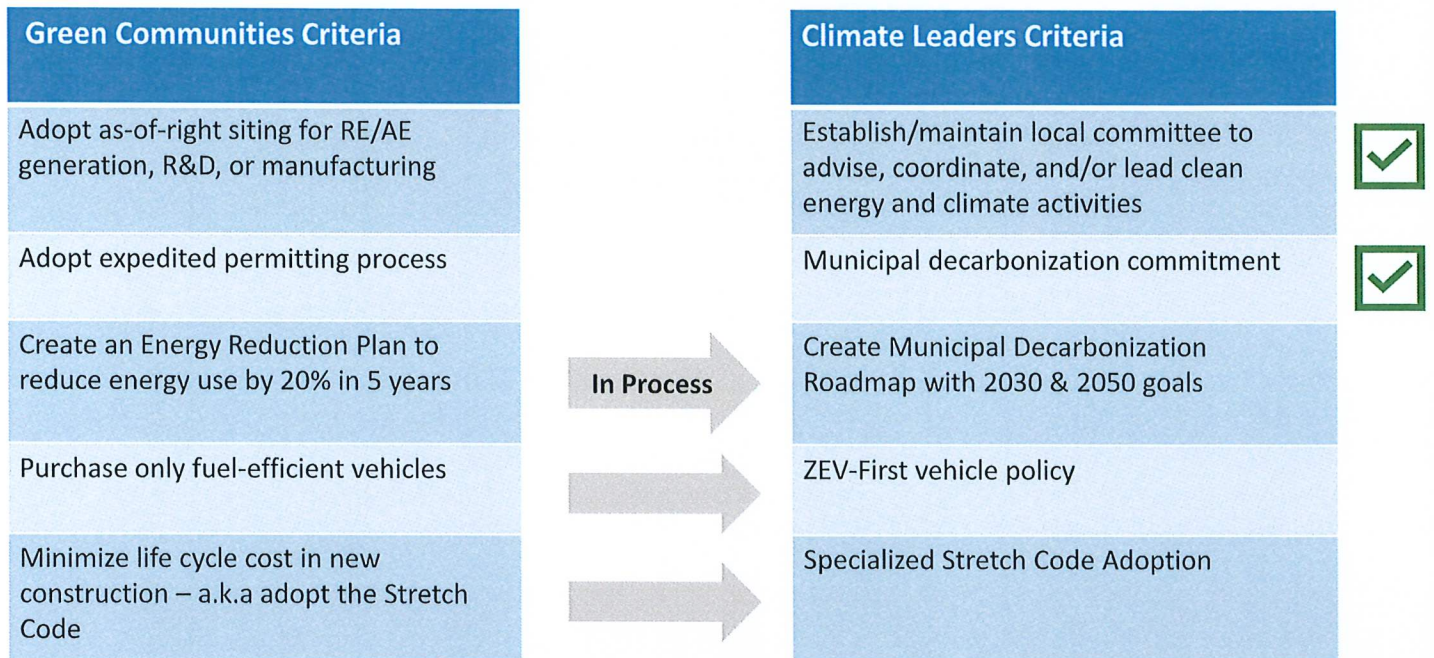
Green Communities Progress

- **297 of 351** Cities/Towns are Green Communities
- **\$198M+** grants awarded since 2010
- **\$29M+** Annual Energy Cost Savings
- **63K+** tons GHG reduced
- **72 Cities/Towns** met **20% energy reduction goal**
- **Groton** has received over **\$269,911** in DOER funding since becoming a Green Community in 2020





Program Evolution: From Green Community to Climate Leader



Adopt the Opt-In Specialized Code

Specialized Code: Adoption process & Timeline

Specialized code adoption at the local level, similar to prior stretch code process:

- Warrant article
- Town Meeting bylaw or City Council ordinance vote
- Effective date: Jan 1, or July 1
- Recommend 6-12 months after adoption



ANNUAL TOWN MEETING 2020 Warrant Article Guide

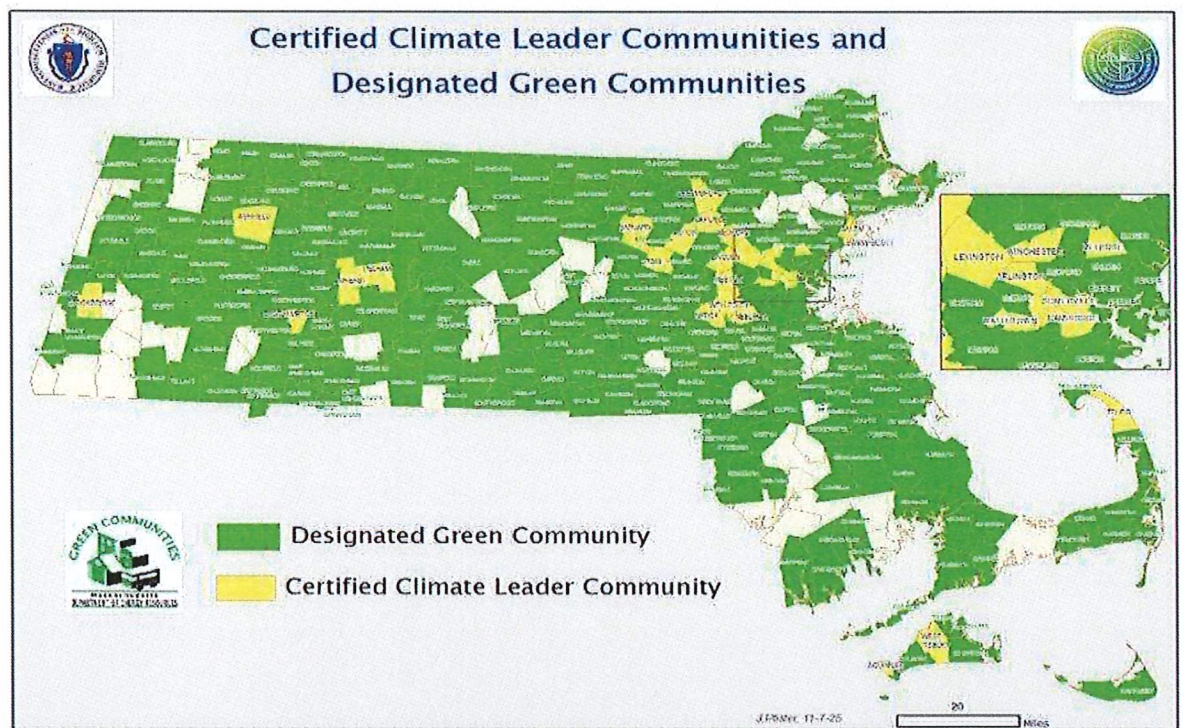
WHAT IS A WARRANT ARTICLE?
A warrant article is a request for the town meeting to take action on a specific issue. It is a formal way to bring a topic to the attention of the town meeting and to request that they take action on it. Warrant articles are typically used to request the town meeting to pass a bylaw, ordinance, or resolution, or to request that they take action on a specific project or issue.

HOW TO WRITE A WARRANT ARTICLE
A warrant article should be written in a clear and concise manner. It should state the purpose of the article, the action being requested, and the reasons for the request. It should also include any relevant information, such as the date of the town meeting, the name of the person submitting the article, and any other details that may be relevant to the request.

WHERE TO SUBMIT A WARRANT ARTICLE
Warrant articles should be submitted to the town clerk or the town meeting clerk. They should be submitted in writing and should be accompanied by any necessary supporting documents. The town clerk or clerk will then review the article and determine whether it should be placed on the agenda for the next town meeting.

Climate Leaders Program

- Program began accepting Climate Leader applications **December 2024**
- **28** municipalities achieved Climate Leaders status in 2025
- Awarded **3.7M** in accelerator grants



Climate Leaders Accelerator Grants Up To
\$1 Million & \$150,000 Technical Assistance Grants
Available to Certified Climate Leader Communities



Municipal building
electrification/decarbonization



Support for on-site solar PV + storage



Support for geothermal for existing
buildings and new construction

Pre-construction

- Feasibility studies
- Pre-electrification work
- Test wells
- Procurement documents

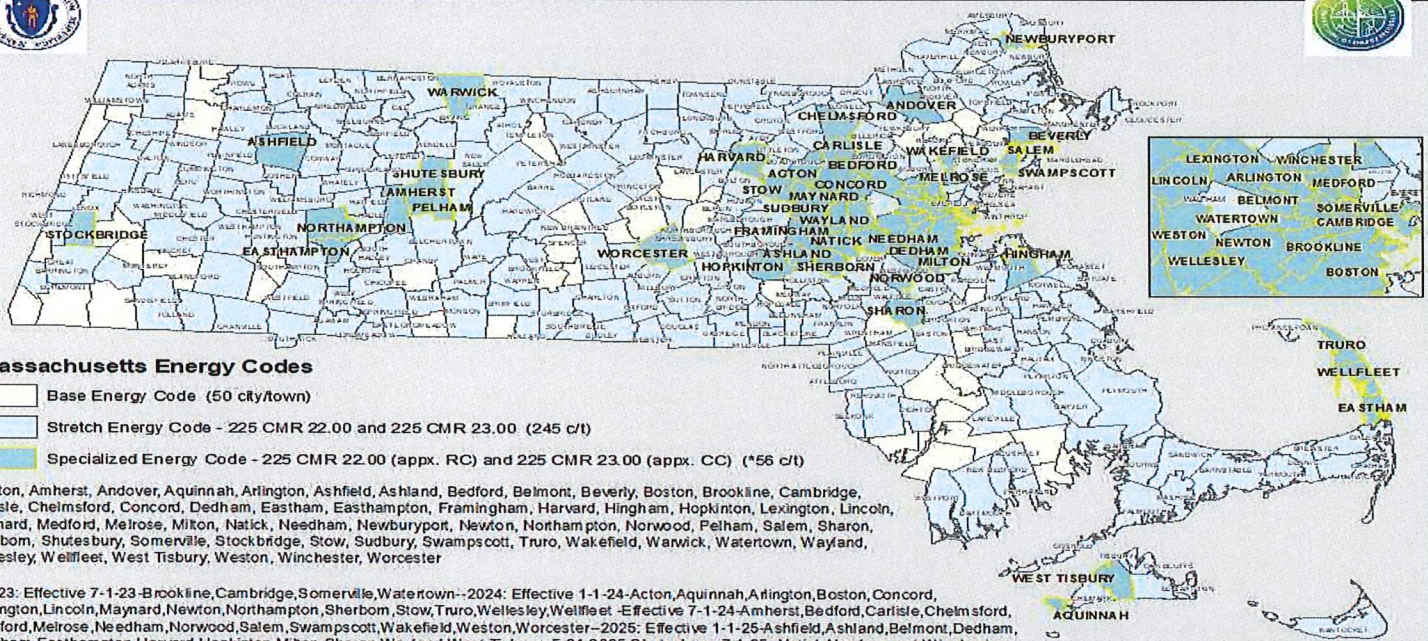
Equipment and installation

- Buy down the cost of direct ownership or PPA

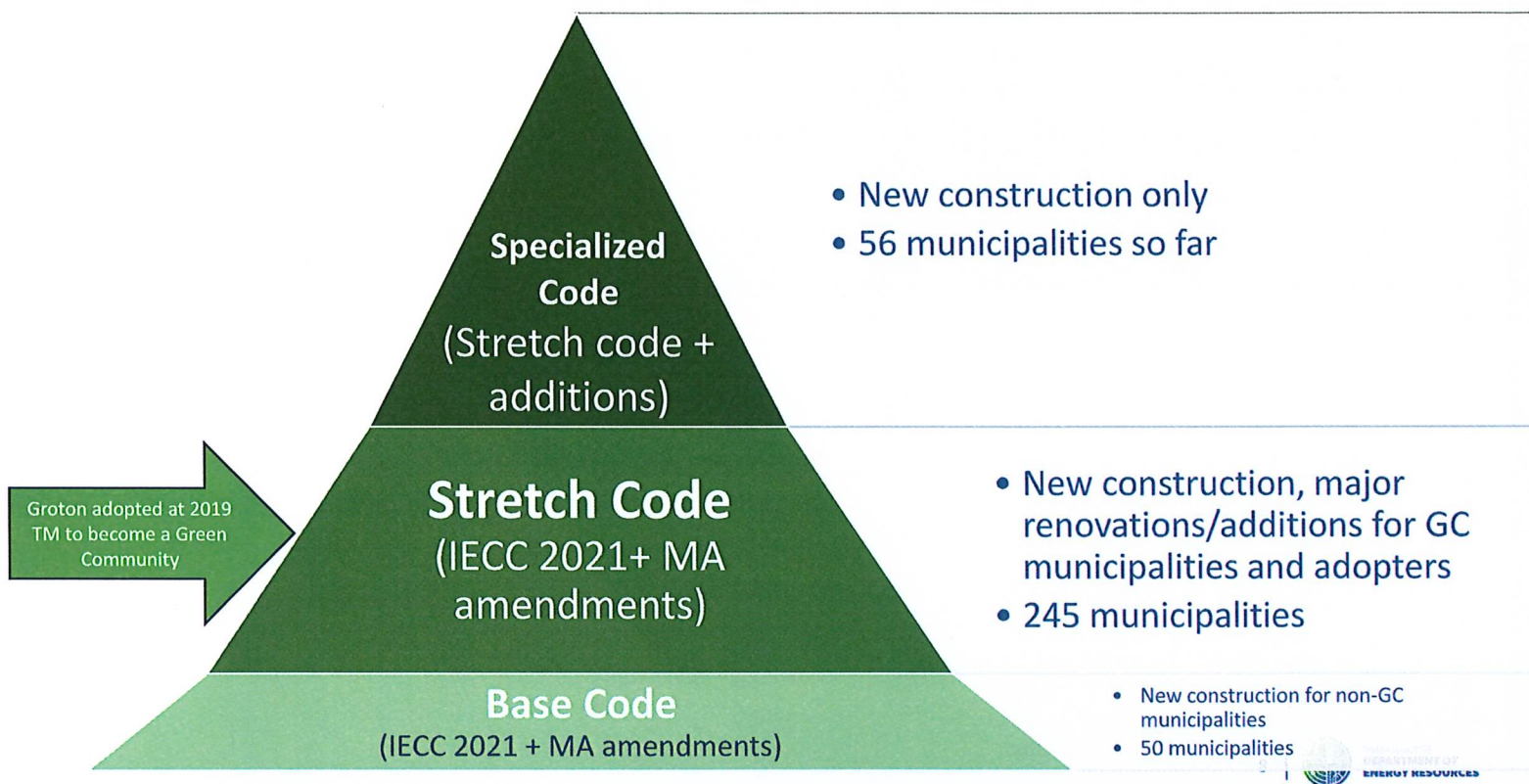
Quick Win

- Solar on newly constructed all-electric schools

Massachusetts Building Energy Code Adoption by Municipality

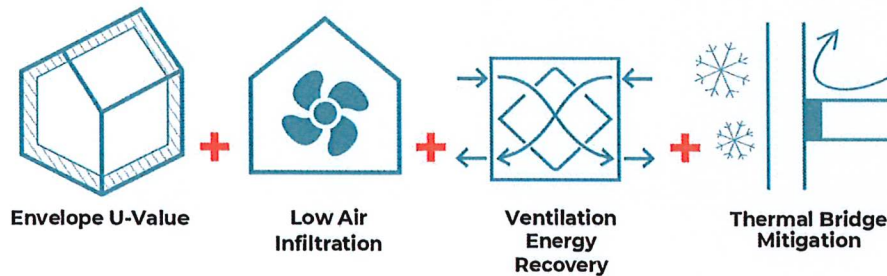


Base, Stretch, and Specialized – 3 Options



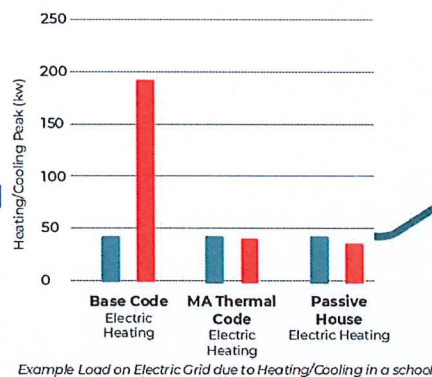
The THERMAL CODE

Another way to think about the Stretch & Specialized Codes....



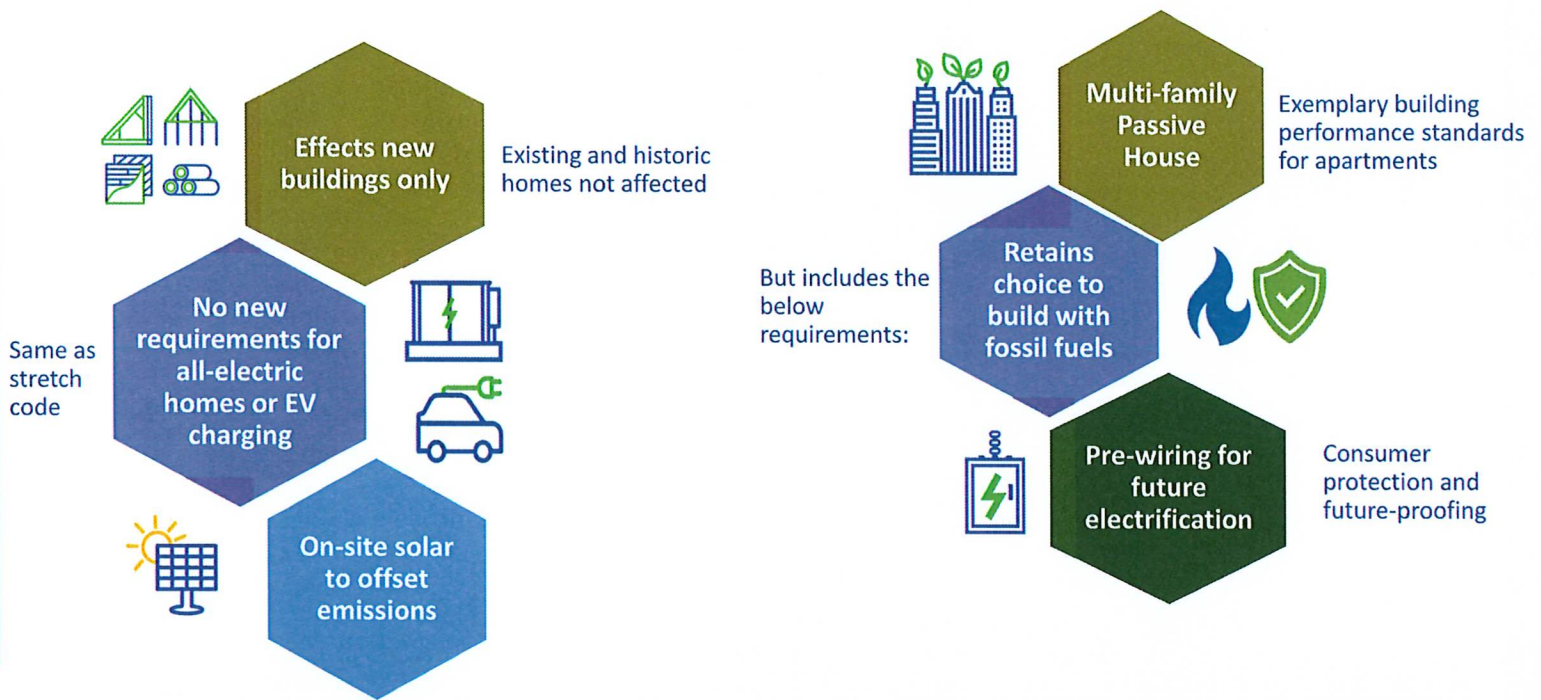
Energy efficiency, comfort, resilience & grid-friendly electrification.

While typical energy codes focus on the reduction of total energy, the Massachusetts THERMAL CODE **CRUSHES** heating loads.



This means that when MA switches to an all-renewable grid by 2050, buildings will draw less energy and be more grid-friendly

Specialized code – Fast Facts



Specialized vs Stretch code - Residential Low-Rise

Energy Source(s)	Home Size	Stretch code (July 2024)	Specialized Code (Jan 2024)
All Electric New Homes	Any Size home	HERS 45 or Passivehouse Same as Stretch Code	
Mixed-Fuel New Homes	Under 4,000 sq ft	HERS 42	+Solar PV (min 4kw) + wiring for electrification
	4,000 sq ft and over	HERS 42	+ Solar PV (to net-zero) + wiring for electrification
	Any	Passivehouse option	+ wiring for electrification
Home additions & alterations	Any	Same as Stretch Code	
Historic or Existing homes	Any	Energy Code exemption if it would damage the historic fabric of the building	

Specialized Residential Code: Solar PV sizing

- **Mixed-fuel: Solar required for mixed fuel buildings when there is a suitable solar-roof zone ≥ 300 sq. ft. AND at right orientation**
 - Can be ground mounted as long as it's on-site
 - Direct ownership or third-party (lease, PPA) allowed
 - No trees need to be cut down
- **All-electric: No PV required**



A 4-kW system would take up about 230 ft² while an 8-kW system would take up 460 ft²

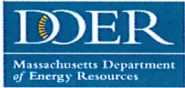
Home Type	Solar required
All-electric	No
Mixed-fuel < 4,000 sq. ft.	4 kW unless Passive House
Mixed-fuel > 4,000 sq. ft.	Enough for net-zero (8+ kw)
Other residential	0.75 W/sq. ft
Commercial	1.5 W/sq. ft of three largest floors
Commercial high ventilation	0.5 W/sq. ft of three largest floors



Specialized vs Stretch code – what’s different?

Commercial Buildings:

Building Type	Fuel Type	Stretch code (July 2024)	Specialized Code
Schools, Offices, Municipal buildings	All Electric	TEDI or Passive house	
	Mixed Fuel	TEDI or Passive house	TEDI + Solar PV or Passive house + wiring for electrification
Other Commercial (over 20,000 sf)	All Electric	ASHRAE or TEDI or Passive house	
	Mixed Fuel	ASHRAE or TEDI or Passive house	ASHRAE + Solar or TEDI + Solar or Passive house + wiring for electrification



Specialized vs Stretch code – Multi-family

Building Type	Fuel Type	Stretch code (July 2024)	Specialized Code
New Multi-family (4+ stories & over 12,000 sf)	All Electric	HERS 45 or TEDI or Passivehouse	Passivehouse
	Mixed Fuel	HERS 42 or TEDI or Passivehouse	Passivehouse + wiring for electrification

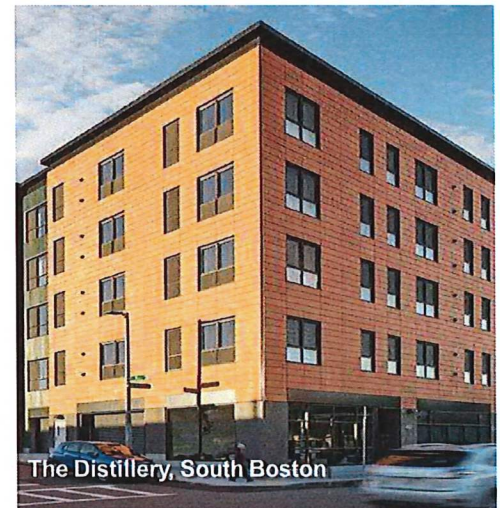
Passive House Building Standards

What is Passive House?

- Passive House is third party building verification program with two options for certification (PHIUS and PHI)
- These certification standards set energy performance and building envelope air-tightness requirements
- Can be any type of building
- Does not require all-electric or net zero

How do Passive House Buildings Perform?

- Heating loads can be reduced by 90% or more compared to a typical building
- Overall energy demand can be reduced by 60% or more
- Significant improvement in indoor air quality and occupant comfort



The Distillery, South Boston



Frequently Asked Questions

1 Does the Opt-In Specialized Code apply to existing structures?

No. Improvements to existing structures, depending on size, are regulated by the Updated Stretch Code and Base Code.

2 Will the Opt-In-Specialized Code discourage the creation of affordable housing?

No. Incentives will continue to encourage affordable housing while the Opt-In Specialized Code delivers benefits for residents.

3 Is it possible to install a gas cooktop?

Yes. This is permitted under the Mixed Fuel pathways.

4 Why adopt the Opt-In Specialized Code?

The #1 reason is that it requires pre-wiring, avoiding costly retrofits down the road and expediting electrification.

5 Will the Specialized Code affect the cost of building a new home?

It will not affect the cost of building an all-electric new home.

For new homes that burn fossil fuels, it will add the cost of prewiring for future electrification any appliance that burns fossil fuels and the cost of investing in a solar-electric system. (If solar is feasible.)



HERS Index (ERI)
45 ▶ 45
Stretch Specialized

Electric Heat Pump

- Home Details
- 2100 ft²
 - Small Single Family
 - 3 Bedrooms
 - Worcester, MA



MA 10th Edition Building Code | 2025

Small Single Family - Electric

Costs and Benefits to Meet Specialized Code

	COSTS ^{1,2}	BENEFITS	NET
Solar Costs	\$0 Total Solar Cost	\$0 Incentives	\$0 Cost Compared to Stretch Code
Pre-Wiring Costs ³	\$0 Total Pre-wiring Cost	\$0 Incentives	\$0 Costs Compared to Stretch Code

1. For All-Electric buildings, there is no cost difference between the Stretch Code and the Specialized Code because the requirements are the same.
2. Pre-wiring and solar costs are only applicable to mixed fuel projects following the Specialized code and do not apply to all-electric buildings.
3. Pre-wiring includes the costs to add a dedicated branch circuit and outlet nearby any equipment currently using fossil fuels for space heating, water heating, cooking, and clothes drying. This does not include the costs associated with upgrading an electrical panel.



MA 10th Edition Building Code | 2025

Small Single Family - Electric

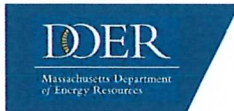
HERS Index (ERI)
45 ▶ 45
Stretch Specialized



2100 ft² Small Single Family
3 Bedroom - Worcester, MA

Breakdown of Construction Costs to Meet Specialized Code

FEATURE	STRETCH CODE	SPECIALIZED CODE	COST DIFFERENTIAL ¹
HERS INDEX ⁴	42	42	
Windows (U-Value/SHGC)	U-0.28, 0.29 SHGC	U-0.28, 0.29 SHGC	\$0
DHW	HPWH, 50 gal	HPWH, 50 gal	\$0
Heating	SEER 20, 12 HSPF, Ductless	SEER 20, 12 HSPF, Ductless	\$0
Cooling			
Duct Leakage to Outside	Ductless	Ductless	\$0
Foundation Insulation	NA	NA	\$0
Floor Insulation	Basement Ceiling R-30	Basement Ceiling R-30	\$0
Wall Insulation	R-21, 2x6, 16 in o.c.	R-21, 2x6, 16 in o.c.	\$0
High Efficacy Lighting	100% LED	100% LED	\$0
Ceiling Insulation	Roof R-38 Spray Foam, Unvented	Roof R-38 Spray Foam, Unvented	\$0
Air Infiltration	2 ACH50	2 ACH50	\$0
Mechanical Ventilation	HRV, 75%	HRV, 75%	\$0
Pre-Wiring ^{2,3}	N/A	N/A	\$0
Solar Array ²	N/A	N/A	\$0
TOTAL			\$0



PSD

- For All-Electric buildings, there is no cost difference between the Stretch Code and the Specialized Code because the requirements are the same.
- Pre-wiring and solar costs are only applicable to mixed fuel projects following the Specialized code and do not apply to all-electric buildings.
- Pre-wiring includes the costs to add a dedicated branch circuit and outlet nearby any equipment currently using fossil fuels for space heating, water heating, cooking, and clothes drying. This does not include the costs associated with upgrading an electrical panel.
- Please note that an all-electric home qualifies for a three-point increase in the HERS Index, reducing the stringency from HERS 52 to 55 when following the Base Code, and HERS 42 to 45 when following the Stretch Code. For the purposes of this analysis, a HERS Index of 52 (for Base Code) and 42 (for Stretch and Specialized Code) have been used in the energy models for the all-electric scenario.



HERS Index (ERI)

42 ▶ 42

Stretch Specialized



Gas

Home Details

- 2100 ft²
- Small Single Family
- 3 Bedrooms
- Worcester, MA



PSD

MA 10th Edition Building Code | 2025

Small Single Family - Gas

Costs and Benefits to Meet Specialized Code*

	COSTS	BENEFITS ³	NET
Pre-Wiring Costs ⁵	\$4,000 Total Pre-Wiring Cost	\$0 Incentives ^{1,2}	\$4,000 Cost Compared to Stretch Code
Solar Costs	\$14,920 Total Solar Cost	\$1,000 Incentives ^{1,2}	\$13,920 Cost Compared to Stretch Code
Total Costs	\$17,920 Total Additional Costs	\$1,482 Annual Energy Bill Savings ⁴	

*Green shaded boxes indicate cost savings, while red shaded boxes indicate added costs.

1. Incentives are calculated on a per unit basis, using Mass Save's new construction program Base Tier Incentives of \$7,500 without any Market Transformation Adders. These incentives are not applicable to mixed fuel projects.

2. Projects with solar installed may be eligible for a 15% MA State tax credit of the solar cost, up to \$1,000.

3. Mass Save Incentives are not available in communities with municipal light plants, which are locally owned utilities which represent 52 towns that make up about 13% of the MA population.

4. The PV Watts Calculator was used to determine the total kWh saving of the project, using defaults for module type, array type, system losses, tilt, azimuth, etc. The kWh savings was compared to the total kWh used in the energy model. The savings calculation estimates an energy cost of 28.7 cents/kWh.

5. Pre-wiring includes the costs to add a dedicated branch circuit and outlet nearby any equipment currently using fossil fuels for space heating, water heating, cooling, and clothes drying. This does not include the costs associated with upgrading an electrical panel.



MA 10th Edition Building Code | 2025

Small Single Family - Gas

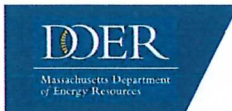
HERS Index (ERI)
42 ▶ 42
Stretch Specialized



2100 ft² Small Single Family
3 Bedroom - Worcester, MA

Breakdown of Construction Costs to Meet Specialized Code

FEATURE	STRETCH CODE	SPECIALIZED CODE	COST DIFFERENTIAL¹
HERS INDEX	42	42	
Windows (U-Value/SHGC)	U-0.18, 0.29 SHGC	U-0.18, 0.29 SHGC	\$0
DHW	Gas Tankless 0.94 EF	Gas Tankless 0.94 EF	\$0
Heating	Gas, 98% AFUE	Gas, 98% AFUE	\$0
Cooling	SEER 16	SEER 16	\$0
Duct Leakage to Outside	In Conditioned Space	In Conditioned Space	\$0
Foundation Insulation	Basement Walls R-21	Basement Walls R-21	\$0
Floor Insulation	NA	NA	\$0
Walls Insulation	R-21, 2x6, 16 in o.c. R-5 XPS	R-21, 2x6, 16 in o.c. R-5 XPS	\$0
High Efficacy Lighting	100% LED	100% LED	\$0
Ceiling Insulation	Roof R-38 Spray Foam, Unvented	Roof R-38 Spray Foam, Unvented	\$0
Air Infiltration	1 ACH50	1 ACH50	\$0
Mechanical Ventilation	HRV, 75%	HRV, 75%	\$0
Pre-Wiring³	N/A	Yes	\$4,000
Solar Array²	N/A	4 kW	\$13,920
TOTAL			\$17,920



PSD

1. Additional Cost are the costs above Stretch Code to reach Specialized Code.
2. Solar costs are based on the [Massachusetts Clean Energy Center Solar Costs Comparison Tool](#), using the median dollar per watt of \$3.73 as of July 30, 2024. The model does not take credit for any solar energy kWh generation.
3. Pre-wiring includes the costs to add a dedicated branch circuit and outlet nearby any equipment currently using fossil fuels for space heating, water heating, cooking, and clothes drying. This does not include the costs associated with upgrading an electrical panel.



HERS Index (ERI)
45 ▶ 45
Stretch Specialized

Electric Heat Pump

- Home Details**
- 4000 ft²
 - Large Single Family
 - 5 Bedrooms
 - Worcester, MA

Massachusetts Department
of Energy Resources

MA 10th Edition Building Code | 2025

Large Single Family - Electric

Costs and Benefits to Meet Specialized Code

	COSTS ^{1,2}	BENEFITS	NET
Pre-Wiring Costs ³	\$0 Total Pre-Wiring Cost	\$0 Incentives	\$0 Cost Compared to Stretch Code
Solar Costs	\$0 Total Solar Cost	\$0 Incentives	\$0 Cost Compared to Stretch Code

1. For All-Electric buildings, there is no cost difference between the Stretch Code and the Specialized Code because the requirements are the same.
2. Pre-wiring and solar costs are only applicable to mixed fuel projects following the Specialized code and do not apply to all-electric buildings.
3. Pre-wiring includes the costs to add a dedicated branch circuit and outlet nearby any equipment currently using fossil fuels for space heating, water heating, cooking, and clothes drying. This does not include the costs associated with upgrading an electrical panel.



MA 10th Edition Building Code | 2025

Large Single Family - Electric

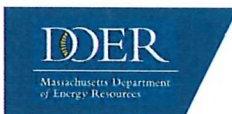
HERS Index (ERI)
45 ▶ 45
Stretch Specialized



4000 ft² Large Single Family
5 Bedroom - Worcester, MA

Breakdown of Construction Costs to Meet Specialized Code

FEATURE	STRETCH CODE	SPECIALIZED CODE	COST DIFFERENTIAL ¹
HERS INDEX ⁴	42	42	
Windows (U-Value/SHGC)	U-0.28, 0.29 SHGC	U-0.28, 0.29 SHGC	\$0
DHW	HPWH, 50 gal, 2.35 EF	HPWH, 50 gal, 2.35 EF	\$0
Heating	SEER 20, 12 HSPF, Ducted	SEER 20, 12 HSPF, Ducted	\$0
Cooling			
Duct Leakage to Outside	In Conditioned Space	In Conditioned Space	\$0
Foundation Insulation	NA	NA	\$0
Floor Insulation	R-30 Fiberglass Batt	R-30 Fiberglass Batt	\$0
Walls Insulation	R-21, 2x6, 16 in o.c.	R-21, 2x6, 16 in o.c.	\$0
High Efficacy Lighting	100% LED	100% LED	\$0
Ceiling Insulation	R-38 Open Cell Spray Foam, Unvented	R-38 Open Cell Spray Foam, Unvented	\$0
Air Infiltration	1.5 ACH50	1.5 ACH50	\$0
Mechanical Ventilation	HRV, 75%	HRV, 75%	\$0
Pre-Wiring ^{2,3}	N/A	N/A	\$0
Solar Array ²	N/A	N/A	\$0
TOTAL			\$0



PSD


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4. Please note that an all-electric home qualifies for a three-point increase in the HERS Index, reducing the stringency from HERS 52 to 55 when following the Base Code, and HERS 42 to 45 when following the Stretch Code. For the purposes of this analysis, a HERS Index of 52 (for Base Code) and 42 (for Stretch and Specialized Code) have been used in the energy models for the all-electric scenario.



HERS Index (ERI)

42 ▶ 0

Stretch Specialized



Gas

Home Details

- 4000 ft²
- Large Single Family
- 5 Bedrooms
- Worcester, MA



DER

Massachusetts Department of Energy Resources



PSD

MA 10th Edition Building Code | 2025

Large Single Family - Gas

Costs and Benefits to Meet Specialized Code*

	COSTS	BENEFITS ¹	NET
Pre-Wiring Costs ⁵	\$9,000 Additional Pre-Wiring Cost	\$0 Incentives ^{1,2}	\$9,000 Cost Compared to Stretch Code
Solar Costs	\$22,902 Additional Solar Cost	\$1,000 Incentives ^{1,2}	\$21,902 Cost Compared to Stretch Code
Total Costs	\$30,902 Total Additional Costs	\$2,273 Annual Energy Bill Savings ⁴	

*Green shaded boxes indicate cost savings, while red shaded boxes indicate added costs.

1. Incentives are calculated on a per unit basis, using Mass Save @ new construction program Base Tier Incentives of \$7,500 without any Market Transformation Adders. These incentives are not applicable to mixed fuel projects.
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3. Mass Save Incentives are not available in communities with municipal light plants, which are locally owned utilities which represent 52 towns that make up about 13% of the MA population.
4. The PV Watts Calculator was used to determine the total kWh saving of the project, using defaults for module type, array type, system losses, tilt, azimuth, etc. The kWh savings was compared to the total kWh used in the energy model. The savings calculation estimates an energy cost of 28.7 cents/kWh.
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MA 10th Edition Building Code | 2025

Large Single Family - Gas

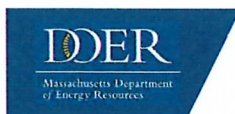
HERS Index (ERI)
42 ▶ 0
Stretch Specialized



4000 ft² Large Single Family
5 Bedroom - Worcester, MA

Breakdown of Construction Costs to Meet Specialized Code

FEATURE	STRETCH CODE	SPECIALIZED CODE	COST DIFFERENTIAL ¹
HERS INDEX	42	0	\$0
Windows (U-Value/SHGC)	U-0.18, 0.29 SHGC	U-0.18, 0.29 SHGC	\$0
DHW	Gas Tankless 0.94 EF	Gas Tankless 0.94 EF	\$0
Heating	Gas, 98% AFUE	Gas, 98% AFUE	\$0
Cooling	SEER 16	SEER 16	\$0
Duct Leakage to Outside	In Conditioned Space	In Conditioned Space	\$0
Foundation Insulation	NA	NA	\$0
Floor Insulation	R-30 Fiberglass Batt	R-30 Fiberglass Batt	\$0
Walls Insulation	R-21, 2x6, 16 in o.c., R-5 XPS	R-21, 2x6, 16 in o.c., R-5 XPS	\$0
High Efficacy Lighting	100% LED	100% LED	\$0
Ceiling Insulation	R-38 Open Cell Spray Foam, Unvented	R-38 Open Cell Spray Foam, Unvented	\$0
Air Infiltration	1.5 ACH50	1.5 ACH50	\$0
Mechanical Ventilation	HRV, 75%	HRV, 75%	\$0
Pre-Wiring ⁴	N/A	Yes	\$9,000
Solar Array ²	N/A	6.14 kW ³	\$21,902
TOTAL			\$30,902



PSD

1. Additional Costs are the costs above Stretch Code to reach Specialized Code.
2. Solar costs are based on the [Massachusetts Clean Energy Center Solar Costs Comparison Tool](#), using the median dollar per watt of \$3.73 as of July 30, 2024. The model does not take credit for any solar energy kWh generation.
3. This number is project specific and subject to change. The PV Watts calculator was used to determine which size array would equal the total energy use of the project, using defaults for module type, array type, system losses, tilt, azimuth, etc. In our energy model, a 6.14 kW array offsets the total energy use of the project.
4. Pre-wiring includes the costs to add a dedicated branch circuit and outlet nearby any equipment currently using fossil fuels for space heating, water heating, cooking, and clothes drying. This does not include the costs associated with upgrading an electrical panel.



MASSACHUSETTS
**DEPARTMENT OF
ENERGY RESOURCES**

Thank You!

Kelly Brown
Green Communities Central Regional Coordinator
Email: Kelly.Brown@mass.gov
www.mass.gov/orgs/green-communities-division

Mike Rossi, PSD Consulting, Email: mrossi@psdconsulting.com



TOWN OF GROTON

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

Select Board

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

Town Manager
Mark W. Haddad

December 16, 2025

Governor Maura Healey
Massachusetts State House
Office of the Governor
24 Beacon Street
Boston, MA 02133

Senate President Karen E. Spilka
Speaker of the House Ronald J. Mariano
Members of the Massachusetts General Court
State House
24 Beacon Street
Boston, MA 02133

Re: Request for Increased Chapter 70 Aid for Hold Harmless Districts

Governor Healey, President Spilka, Speaker Mariano, and Honorable Members of the Legislature:

The Groton Select Board and Groton Town Manager respectfully urge the Administration and the Legislature to increase Chapter 70 aid for hold harmless school districts in the Fiscal Year 2027 state budget.

The current Chapter 70 formula, while designed to equalize educational opportunity statewide, does not adequately account for the sustained inflationary pressures and escalating cost drivers facing local school systems like the Groton Dunstable Regional School District. Hold harmless districts in particular are disadvantaged because the formula does not adjust for contemporary realities such as rising personnel costs, mandated services, transportation expenses, special education obligations, and the broader operational cost escalations that municipalities must manage in order to maintain stable, high-quality public education.

As a result, the Towns of Groton and Dunstable, in order to support the Groton Dunstable Regional School District, must shoulder a growing share of educational funding without a corresponding increase in state support. This structural imbalance places unsustainable pressure on local property taxes, constrains municipal budgeting flexibility, and threatens the long-term quality and competitiveness of the Groton Dunstable Regional School District.

*Governor Maura Healey
Senate President Karen Spilka
Speaker Ronald Mariano
Massachusetts General Court
December 16, 2025
page two*

We respectfully request that the Commonwealth take immediate action to strengthen its support for hold harmless districts by increasing Chapter 70 aid to at least \$300 per student in Fiscal Year 2027 and revisit the formula elements that suppress appropriate adjustments for inflation and essential educational cost factors. Ensuring equitable and adequate state investment is vital for maintaining the standard of education that Massachusetts residents expect and deserve.

We appreciate the Administration's and Legislature's ongoing commitment to public education and ask for your partnership in addressing this pressing need. Thank you for your consideration and for your continued service to the Commonwealth.

Respectfully submitted,
Groton Select Board
Groton Town Manager

Matthew F. Pisani
Chair

Rebecca H. Pine
Vice Chair

Alison S. Manugian
Clerk

John F. Reilly
Member

Peter S. Cunningham
Member

Mark W. Haddad
Town Manager

MWH/rjb

cc: Dunstable Select Board
Jason Silva, Dunstable Town Administrator
Groton Dunstable Regional School District Committee
Dr. Geoff Bruno, Superintendent, Groton Dunstable Regional School District
Honorable John Cronin, Senator in the General Court
Honorable Margaret Scarsdale, Representative in the General Court
Honorable Danillo Sena, Representative in the General Court



TOWN OF GROTON
BUILDING DEPARTMENT
TOWN HALL- 2ND FLOOR
173 Main Street
Groton, Massachusetts 01450-1237

Tel: 978-448-1109
Fax: 978-448-1113
e-mail:
building@grotonma.gov

CURRENT FEES

Effective 1/1/2021- Adopted by
Groton Selectboard Aug 24, 2020

Electrical Permit Fee Schedule

Residential:

Minimum Permit charge		\$80.00
Sub Panel		\$80.00
Temporary Service		\$80.00
Service Change:	100 amp	\$80.00
	200 amp and higher (each service)	\$100.00
New Single-Family Dwelling:	100 amp	\$200.00
	200 amp	\$300.00
	400 amp	\$400.00
Generator Excluded		
New 2 Family and Higher Dwelling Unit:	100-amp service	\$200/unit
	200-amp service	\$300/unit
Additions and Remodel:	1-20 Outlets, Switches, Receptacles	\$100 Based on 2 Inspections
"	20-50 Outlets, Switches and Receptacles	\$100 Based on 2 Inspections
"	Over 50 Outlets, Switches and Receptacles	\$100 Based on 2 Inspections
Residential Barn, Garage, Pool Cabana, Storage Building (Detached, Single Story)		\$125.00
Ejector/Septic/Sewer Pump, Generator, Hot tub/ Jacuzzi, Hot Water heater, Oil Burner, Sauna, Welding Equipment, etc..		\$80.00
BA/FA- Combo		\$100.00
Burglar Alarm		\$80.00
Cable-Data-Telephone (low Voltage)		\$80.00

Carbon Monoxide Detectors	\$80.00
Fire Alarm	\$80.00
Central Air Conditioning/Mini Split	\$80.00
Above Ground Pools (1 Inspection)	\$80.00
In-Ground Pools/Outdoor Hot Tub/Saunas (2 Inspections)	\$150.00
Additional Inspection Fee	\$60.00
Re-Inspection Fee	\$75.00
Car Chargers	\$150.00
Solar Panels/ Power Packs	
1 Inspection	\$150.00
2 or 3 inspections	At Inspectors Discretion
<u>Commercial:/Non-Profit</u>	
New Construction/Additions (of Electrical cost value)	1%
Minor Renovations/tenant fit-up:	
1-10 Outlets, Fixtures, Receptacles	\$75 per Inspection
11-25 Outlets. Fixtures. Receptacles	\$75 per Inspection
25-50 Outlets, Fixtures, Receptacles	\$75 per Inspection
Over 50 Outlets, Fixtures, Receptacles	\$75 per Inspection
Service:	
100 Amp	\$200.00
200 Amp	\$300.00
400 Amp	\$400.00
600 Amp +Higher	\$500.00
BA/PA Combos	\$80 Per Inspection
Burglar Alarm	\$80 Per Inspection
Cable-Data-Telephone (low-Voltage)	\$80 Per Inspection
Fire Alarm	\$80 Per Inspection
Free Standing Lighting	Minimum Fee
Security Call Box/Station	Minimum Fee
Motor/Generator/Transformer	Minimum Fee
Solar Panels	1% of Electrical Cost
Additional Inspection Fee	\$80.00
Minimum Permit Charge	\$100.00
Re-Inspection Fee	\$100.00

Please note:

1. A separate permit must be filed for each dwelling unit or tenant space. In the case of a condominium development or multi- family dwelling, each unit shall be considered a dwelling unit.
2. Individuals that perform electrical work in the Commonwealth of Massachusetts must be licensed. The permit application must be completed by the electrician or a representative of the company.
3. New services, changes to existing service equipment, car chargers, powerpacks, and solar systems require a utility authorization number issued by the Groton Electric Light Department (978-448-1150) prior to application of this permit.
4. Any work performed more than 5 days prior to the application of the permit will result in a double permit fee.
5. All underground work must be inspected prior to back-fill.
6. The building must be tight to the weather prior to the installation of any electric wiring.
7. The rough inspection required all wires to be run, all device boxes and lighting outlets (except old work) to be installed and all grounds and splices to be made-up prior to concealment by insulation, wallboard, sheathing, etc.
8. Electrical permits are NOT transferable.
9. The permit fee will be based on the proposed valuation of work and shall include all material and labor
10. Fees will not be waived for any non-governmental agency.
11. Fees are non-refundable.
12. Fees are not subject to negotiation

PLEASE NOTE: ALL PERMITS issued within the Land Use Departments, will be charged a 6% administrative fee.



TOWN OF GROTON
BUILDING DEPARTMENT
TOWN HALL- 2ND FLOOR
173 Main Street
Groton, Massachusetts 01450-1237

Tel: 978-448-1109
Fax: 978-448-1113
e-mail:
building@grotonma.gov

PROPOSED FEES

Draft 12/8/2025-
Adopted by Groton Selectboard

Electrical Permit Fee Schedule

Residential:

Minimum Permit charge		\$100.00
Sub Panel		\$100.00
Temporary Service		\$100.00
Service Change:	100 amp	\$100.00
	200 amp and higher (each service)	\$150.00
New Single-Family Dwelling:	100 amp	\$300.00
	200 amp	\$400.00
	400 amp	\$400.00
Generator Excluded		
New 2 Family and Higher Dwelling Unit:	100-amp service	\$300/unit
	200-amp service	\$400/unit
Additions and Remodel:	1-20 Outlets, Switches, Receptacles	\$120 Based on 2 Inspections
" "	20-50 Outlets, Switches and Receptacles	\$120 Based on 2 Inspections
" "	Over 50 Outlets, Switches and Receptacles	\$120 Based on 2 Inspections
Residential Barn, Garage, Pool Cabana, Storage Building (Detached, Single Story)		\$150.00
Ejector/Septic/Sewer Pump, Generator, Hot tub/ Jacuzzi, Hot Water heater, Oil Burner, Sauna, Welding Equipment, etc..		\$100.00
BA/FA- Combo		\$120.00
Burglar Alarm		\$100.00
Cable-Data-Telephone (low Voltage)		\$100.00

Carbon Monoxide Detectors		\$100.00
Fire Alarm	\$100.00	
Central Air Conditioning/Mini Split	\$100.00	
Above Ground Pools (1 Inspection)	\$100.00	
In-Ground Pools/Outdoor Hot Tub/Saunas (2 Inspections)	\$150.00	
Additional Inspection Fee	\$85.00	
Re-Inspection Fee	\$85.00	
Car Chargers	\$150.00	
Solar Panels/ Power Packs		
1 Inspection	\$200.00	
2 or 3 inspections		
<u>Commercial:/Non-Profit</u>		
New Construction/Additions (of Electrical cost value)	1%	
Minor Renovations/tenant fit-up:		
1-10 Outlets, Fixtures, Receptacles	\$85 per Inspection	
11-25 Outlets, Fixtures, Receptacles	\$85 per Inspection	
25-50 Outlets, Fixtures, Receptacles	\$85 per Inspection	
Over 50 Outlets, Fixtures, Receptacles	\$85 per Inspection	
Service:		
100 Amp	\$300.00	
200 Amp	\$400.00	
400 Amp	\$500.00	
600 Amp +Higher	\$600.00	
BA/PA Combos	\$85 Per Inspection	
Burglar Alarm	\$85 Per Inspection	
Cable-Data-Telephone (low-Voltage)	\$85 Per Inspection	
Fire Alarm	\$85 Per Inspection	
Solar Panels	1 % of Electrical Cost	
Additional Inspection Fee	\$85.00	
Minimum Permit Charge	\$125.00	
Re-Inspection Fee	\$125.00	

Please note:

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11. Fees are non-refundable.
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PLEASE NOTE: ALL PERMITS issued within the Land Use Departments, will be charged a 6% administrative fee.



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BUILDING DEPARTMENT
TOWN HALL- 2ND FLOOR
173 Main Street
Groton, Massachusetts 01450-1237

Tel: 978-448-1109
Fax: 978-448-1113
e-mail:
building@grotonma.gov

CURRENT FEES

Effective 1/1/2021- Adopted by
Groton Selectboard Aug 24,2020

GAS/ PLUMBING PERMIT FEE SCHEDULE

Residential

First Fixture:	\$65.00
Add Fixtures- each	\$15.00
Dishwasher Only	\$40.00
Additional Inspection Fee:	\$50.00

Work
performed
without a
permit shall be
charged double

Re-inspection Fee:	\$60.00
--------------------	---------

All code
violations shall
require a
reinspection

*Gas Conversion" and/or *Gas/Plumbing Combination
items:

Boiler-	\$60.00
Dryer-	\$60.00
Hi-Lo Regulator-	\$60.00
Hot Water Heater-	\$60.00
Range-	\$60.00

Gas /
Plumbing
permits are
not
transferable.

Commercial/ Non-Profit

First Fixture-	\$100.00
Additional Fixtures-Each-	\$20.00
Additional Inspection Fee-	\$75.00
Re-Inspection Fee-	\$80.00

Technologies /
Gray Water
toilets: Board
of Health
approval /
permit needed.

1. The permit fee will be based on the proposed valuation of work and shall include all material and labor
2. Fees will not be waived for any non-governmental agency.
3. Fees are non-refundable.
4. Fees are not subject to negotiation

ALL PERMITS issued within the LAND USE DEPARTMENTS, will be charged a 6% administrative fee.



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BUILDING DEPARTMENT
TOWN HALL- 2ND FLOOR
173 Main Street
Groton, Massachusetts 01450-1237

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PROPOSED FEES

Draft 12/8/2025-
Adopted by the Groton Select
Board-

GAS/ PLUMBING PERMIT FEE SCHEDULE

Residential

First Fixture:	\$85.00
Add Fixtures- each	\$20.00
Additional Inspection Fee:	\$85.00

Re-inspection Fee:	\$85.00
--------------------	---------

*Gas Conversion" and/or *Gas/Plumbing Combination
items:

Boiler-	\$85.00
Dryer-	\$85.00
Hi-Lo Regulator-	\$85.00
Hot Water Heater-	\$85.00
Range-	\$85.00

Work
performed
without a
permit shall be
charged double

All code
violations shall
require a
reinspection

Gas /
Plumbing
permits are
not
transferable.

Commercial/ Non-Profit

First Fixture-	\$150.00
Additional Fixtures-Each-	\$30.00
Additional Inspection Fee-	\$85.00
Re-Inspection Fee-	\$85.00

Technologies /
Gray Water
toilets: Board
of Health
approval /
permit needed.

1. The permit fee will be based on the proposed valuation of work and shall include all material and labor
2. Fees will not be waived for any non-governmental agency.
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ALL PERMITS issued within the LAND USE DEPARTMENTS, will be charged a 6% administrative fee.



TOWN OF GROTON

173 Main Street
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Tel: (978) 448-1111
Fax: (978) 448-1115

SELECT BOARD

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

Town Manager
Mark W. Haddad

TO: Mark Haddad, Town Manager
FROM: Kara Cruikshank, Executive Assistant
DATE: December 10, 2025
RE: 2026 License Renewals – Alcohol, Common Victualler (CVL) & Class II

The following licenses require Select Board approval for renewal for the calendar year 2026:

- **Omahi Realty, LLC, dba Boston Road Market, Piyush Patel, Manager**
Located at 871 Boston Road
All Alcohol Package Store
Hours of Operation: Mon-Sun 8:00 AM – 11:00 PM
Licenses to expire on December 31, 2026
- **Groton Market, Inc., John Madigan, Manager**
Located at 235 Main Street
All Alcohol Package Store
Hours of Operation: Mon-Sat 9:00 AM - 9:00 PM, Sun 12:00 AM - 6:00 PM
License to expire on December 31, 2026
- **Filho's Cucina, Inc., dba Filho's Cucina, Paolo Filho, Manager**
Located at 235 Main Street
CVL & Carry-In
Hours of Operation: Mon-Thurs 11:00 AM – 8:00 PM, Fri & Sat 11:00 AM – 9:00 PM,
Sun 12:00 PM – 8:00 PM
Licenses to expire on December 31, 2026
- **Main House, Inc., Chang Wen Huang, Manager**
Located at 495 Main Street, Unit 3C
CVL
Hours of Operation: Mon-Sun 11:00 AM – 10:00 PM
License to expire on December 31, 2026
- **FJ Catalano Enterprises, Inc., dba Dunkin-Groton Center, Hannah Drew, Manager**
Located at 133 Main Street
CVL
Hours of Operation: Mon-Sun: 5:00 AM – 7:00 PM
License to expire on December 31, 2026

- **Courtney's Donuts, LLC, dba Dunkin-Groton Forge, George Badran, Manager**
Located at 788 Boston Road
CVL
Hours of Operation: Mon--Sat: 4:30 AM – 8:00 PM
Sunday 5:00 AM-7:00 PM
License to expire on December 31, 2026
- **Courtney's Donuts, LLC, dba Dunkin-Groton Haffners, Angela Meeks, Manager**
Located at 318 Main Street
CVL
Hours of Operation: Mon- Fri 4:30 AM- 8:00 PM
Sat-Sun: 5:00 AM – 8:00 PM
License to expire on December 31, 2026
- **Energy North Incorporated, dba: Haffner's 3120, Michael Johnston, Manager**
Located at 318 Main Street
CVL
Hours of Operation: Sun-Sat 5:00 AM – 11:00 PM
License to expire on December 31, 2026
- **Gibbet Hill Grill LLC, dba Gibbet Hill Grill Restaurant and The Barn at Gibbet Hill Function Hall, Thomas Totman, Manager**
Located at 61 Lowell Road
All Alcohol Restaurant (2) & CVL (2)
Hours of Operation (Barn & Grill): Mon-Sun 11:00 AM – 1:00 AM
Licenses to expire on December 31, 2026
- **Groton Medical Wellness Spa, LLC, dba Evans Energy Wellness Café, Arwyn Lennon, Manager**
Located at 493 Main Street
CVL
Hours of Operation: Mon-Thurs. 9:00 AM - 5:00 PM
Friday 9:00 AM-4:00 PM
License to expire on December 31, 2026
- **Seven Hills Pediatric Center, Christopher Roberts, Manager**
Located at 22 Hillside Ave
CVL
Hours of Operation: 24/7
License to expire on December 31, 2026
- **Masa, Inc., dba Tequila's Mexican Cantina, Eric Brambila, Manager**
Located at 765 Boston Road
All Alcohol Restaurant & CVL
Hours of Operation: Mon to Friday 11:00 AM - 11:00 PM
Sat and Sun 10:00 AM- 11:00 PM
Licenses to expire on December 31, 2026
- **Shaw's Supermarkets, Inc., dba Shaw's Supermarket #627, Dan Bolduc, Manager**
Located at 760A Boston Road
CVL
Hours of Operation: Mon to Sat 7:00 AM - 10:00 PM, Sun 7:00 AM – 9:00 PM
License to expire on December 31, 2026
Contingent upon receipt of renewal paperwork
- **Blackbird Café, Inc., dba Blackbird Café, Catherine Kenney, Manager**
Located at 493 Main Street
Unit G
CVL
Hours of Operation Mon-Sun: 7:00 AM – 2:30 PM
License to expire on December 31, 2026

- **Country Butcher of Groton, LLC, Patrick Gaudet, Manager**
Located at 68 Boston Road
CVL
Hours of Operation: Tues-Fri 9:00 AM–5:00 PM, Sat 9:00 AM–3:00 PM,
Sunday/Monday-Closed
License to expire on December 31, 2026
- **RiverCourt Residences, Jessica Fenzel, Manager**
Located at 8 West Main Street
CVL
Hours of Operation: Sunday- Saturday, 7:00 AM to 7:00 PM
License to expire on December 31, 2026
- **128 Main Street, LLC; dba: The Groton Inn; Michael Noseworthy, Manager**
Located at 128 Main Street
All Alcohol Restaurant, CVL, Entertainment, and Sunday Entertainment
Hours of Operation: Mon-Sun 8:00 AM – 1:00 AM, Sun 10:00 AM – 1:00 AM
Licenses to expire on December 31, 2026
- **128 Main Street, LLC; dba: Forge & Vine; Michael Noseworthy, Manager**
Located at 128 Main Street
All Alcohol Restaurant, CVL, Entertainment, and Sunday Entertainment
Hours of Operation: Mon-Sun 10:00 AM – 1:00 AM
Licenses to expire on December 31, 2026
- **Station House Restaurant, LLC, dba: The Station House, Andrew L. McElroy, Manager**
Located at 20 Station Ave
All Alcohol Restaurant
Hours of Operation: Mon-Sun 8:00 AM – 12:00 AM
License to expire on December 31, 2026
- **Gilson Family Herb Enterprises, dba The Herb Lyceum, William Gilson, Manager**
Located at 368 Main Street
All Alcohol Restaurant, CVL, Entertainment & Sunday Entertainment
Hours of Operation: Mon-Sun 11:00 AM – 11:00 PM
Licenses to expire on December 31, 2026
- **Bruno Ferreira, dba Bruno's Pizzeria, Bruno Ferreira, Manager**
Located at 195 Main Street
CVL
Hours of Operation: Mon-Sun 9:30 AM – 8:30 PM
License to expire on December 31, 2026
- **Santi's Restaurant & Dairy Bar, dba Johnson's Restaurant & Dairy Bar, Richard Santiano, Manager**
Located at 164 Boston Road
CVL & Carry-In
Hours of Operation:
Summer Hours: Mon-Sun 6:00 AM – 8:00 PM
Winter Hours: Mon-Sun 6:00 AM – 2:00 PM
Licenses to expire on December 31, 2026

- **Dolce Amar Sweets to Love, Raffaella Gutterman, Manager**
Located at 497 Main Street, Suite A
CVL
Hours of Operation: Wed-Sat: 7:00 AM – 5:00 PM
License to expire on December 31, 2026
- **Salt & Light, Café, Josiah & Linda Coleman, Manager**
Located at 159 Main Street
CVL
Hours of Operation: Mon-Sun 6:00 AM to 2:00 PM
License to expire on December 31, 2026
- **NESSP Sai Canteen, Siva Kandukuri, Manager**
Located at 99 Shirdi Way
CVL
Hours of Operation: Saturday 9:00 AM- 8:00 PM and Sunday 10:00 AM- 4:00 PM
License to expire on December 31, 2026
- **GPH Pub, LLC, dba: The Groton Publick House Pub and Eatery, Christopher Frothingham, Manager**
Located at 94 Lovers Lane
All Alcohol Restaurant (2) and CVL (2)
Hours of Operation: Daily 10:00 AM – 1:00 AM (Restaurant & Function Hall)
Licenses to expire on December 31, 2026
- **Hollis Street Nutrition, Julie Flynn, Manager**
Located at 30 Hollis Street
CVL
Hours of Operation: Mon and Tues 7:00 AM – 2:00 PM; Wed - Fri 7:00 AM – 4:00 PM,
and Saturday 9:00 AM – 1:00 PM
License to expire on January 31, 2026
- **Groton Towing, Inc., Robert Olson, Manager**
Located at 455 Main Street
Class II
Hours of Operation: Mon- Fri 8:00 AM- 6:00 PM
License to expire on December 31, 2026
- **Las Prime, Jacob Andrew Drooker, Manager**
Located at 619 Boston Road
CVL
Hours of Operation: Mon-Sat 6:00 AM – 10:00 PM; Sun 7:00 AM – 9:00 PM
License to expire on December 31, 2026
- **Shree Hari Om, LLC, dba: Groton Wine & Spirits; Utsav Patel, Manager**
Located at 768 Boston Road
All Alcohol Package Store
and CVL
Hours of Operation: Mon-Wed 10:00 AM – 9:00 PM;
Thurs-Sat 10:00 AM – 10:00 PM; Sun 10 AM-7 PM
Licenses to expire on December 31, 2026
- **Indralok, Inc., dba: Country Farms; Jaydeep B. Patel, Manager**
Located at 127 Main Street
All Alcoholic Package Store
Hours of Operation: Mon-Sun 6:00 AM – 10:00 PM
License to expire on December 31, 2026

- **Groton House of Pizza, Theo Stefanakos, Manager**
 Located at 129 Main Street
 CVL
 Hours of Operation: Mon-Sat 11:00 AM – 8:00 PM
 Closed Sunday
 License to expire on December 31, 2026

- **The Groton Hill Music Inc., Lisa Fiorentino, Manager**
 Located at 122 Old Ayer Road
 All Alcoholic Beverages, CVL, Entertainment & Sunday Entertainment
 Hours of Operation: Sun-Sat 12:00 PM- 10:00 PM
 Licenses to expire on December 31, 2026

- **Esquared Hospitality; Eric Brown, Manager, dba: Third Space Kitchen & Events**
 Located at 491 Main Street, Unit E
 CVL, Carry-In
 Hours of Operation: Sun-Sat 7:00 AM-11:00 PM
 Licenses to expire on December 31, 2026

- **786 Mobil Mart, Inc; Mehar Ashaq, Manager, dba; Mobil Groton**
 Located at 6 Boston Road
 CVL
 Hours of Operation: Mon- Fri 6:00 AM- 10:00 PM and Sat-Sun 7:00 AM-10:00 PM
 Licenses to expire on December 31, 2026

- **Beverly Auto Sales, Inc.; Aline Gomes, dba; BAS Gomes Group**
 Located at 14 Town Line Road
 Class II
 Hours of Operation: Sun-Sat 9:00 AM- 7:00 PM
 License to expire on December 31, 2026

**SELECT BOARD MEETING MINUTES
MONDAY, DECEMBER 8, 2025
UN-APPROVED**

Select Board Members Present: Matt Pisani, Chair; Becky Pine, Vice Chair; Alison Manugian, Clerk; John Reilly; Peter Cunningham.

Also Present: Mark Haddad, Town Manager; Kara Cruikshank, Executive Assistant to the Town Manager; Don Black, Chair of the Commemorations and Celebrations Committee.

Chair Pisani called the meeting to order at 6:00 p.m. and reviewed the agenda.

ANNOUNCEMENTS.

Ms. Pine took a moment to thank the Groton Interfaith Community for organizing a Walk of Lights, a community tree lighting, and a ceremony honoring Tom Delaney held on Saturday, December 6th.

Mr. Cunningham gave a shout-out to the Groton Business Association for Winterfest, held on Saturday, December 6th, saying it was incredible.

PUBLIC COMMENT PERIOD

None

TOWN MANAGER'S REPORT

1. Fiscal Year 2027 Budget Update.

Mr. Haddad explained that Budget Review Meetings have started with various departments. He will update the Board on the status of the budget at the next meeting. Mr. Haddad mentioned he and others met with Senator Cronin to discuss the possibility of submitting legislation (a copy of the proposed legislation is included in these minutes) to amend Proposition 2 ½ to exempt health insurance and pension costs from the Proposition 2 ½ Levy Limit. He said the meeting was very productive, thanked Senator Cronin for his time, and said relief is needed. The Senator provided helpful input and advice and explained that the focus should be increasing Chapter 70 per-pupil aid for hold-harmless districts. Mr. Haddad will draft a letter with Lacey McCabe, the Chair of the Groton Dunstable Regional School District, to send to the legislators urging the Legislature to increase this aid.

The Dunstable Town Administrator, Jason Silva, and Mr. Haddad met with Massachusetts Municipal Association (MMA) Executive Director Adam Chapdelaine and the MMA's Legislative Director to discuss securing the MMA's support for their initiative to amend Proposition 2½ and the goals they want to achieve. Mr. Haddad is considering requesting a home rule petition to include this legislation in the Spring Town Meeting Warrant and has asked the Board to consider it. Mr. Haddad stated that Groton needs assistance from the Legislature if local aid is not increased. If health insurance and pension costs were exempt from the Proposition 2½ levy limit, they would be about \$4 million below that limit.

He thanked Mr. Silva and Mr. Chapdelaine for their time meeting with him on Friday.

The Board authorized the Town Manager to draft a letter and send it to the Board before forwarding it to the legislature. Mr. Haddad also thanked Senator Cronin for taking the time to meet with Groton and Dunstable officials.

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

Monday, December 15, 2025-	Regularly Scheduled Meeting
Monday, December 22, 2025-	Regularly Scheduled Meeting
Monday, December 29, 2025-	No Meeting
Monday, January 5, 2026-	No Meeting
Monday, January 12, 2026-	Regularly Scheduled Meeting

6:15 PM. Commemorations and Celebrations Committee Update

Mr. Donald Black, Chairman, attended to give the Select Board an update on the Commemorations and Celebrations Committee.

Mr. Black announced that Wreaths Across America will be held on Saturday, December 13th, 2025, at 11:00 A.M at the Old Burying Ground. Mr. Black outlined several upcoming events planned to celebrate Groton's 250th anniversary. These include a proposed colonial ball, the planting of 250 sugar maple trees around the Town of Groton, and an Arbor Day ceremony scheduled for April 24, 2026. On April 25, at the Old Burying Ground, a British march will be met by Minutemen to ceremoniously bring back to Groton the soldiers from Groton killed in the Battle of Bunker Hill . The event will conclude at dusk with a march to the Liberty Tree for a reenactment. Additional events include the Memorial Day Parade, Groton's Avenue of Flags event (which will involve planting 261 new flags on Main and Hollis Street), Fourth of July fireworks, a commemoration of the 25th anniversary of September 11th, an annual Veterans Day ceremony, and a closing ceremony for Wreaths Across America.

Ms. Pine told Mr. Black that the Veterans Day Ceremony was well done and would like to see it publicized more so that more people can attend. She also suggested that the Diversity, Equity, and Inclusion Committee work together with the Commemorations and Celebrations Committee on Juneteenth.

Mr. Haddad thanked Mr. Black for attending and for his time.

ITEMS FOR SELECT BOARD CONSIDERATION AND APPROVAL

1. Consider Approving a Fund-Raising Letter.

Member Pine has revised the proposed Fundraising Letter discussed at a previous Select Board meeting, removing any reference to operational expenses and tailoring it to support some of the Town's gift funds. Mr. Haddad provided the updated Draft to the Board for review. He explained that they would post it on the website, and the School Committee offered to publish it in their newsletter.

Ms. Manugian made a motion to approve and issue the amended Fundraising letter. Mr. Cunningham seconded the motion. The motion carried unanimously.

2. Consider Approving a One-Day All Alcoholic Beverages License for the Friends of Prescott for the Holiday Spirits Celebration to be held on Thursday, December 18, 2025, from 7:00 p.m. to 9:00 p.m.

Ms. Pine made a motion to approve a One Day All Alcoholic Beverages License for the Friends of Prescott for the Holiday Spirits Celebration to be held on Thursday, December 18, 2025, from 7:00 p.m. to 9:00 p.m. Mr. Reilly seconded the motion. The motion carried unanimously.

3. Funding Proposal for Cow Pond Brook Fields Project.

Mr. Haddad provided the Board with a memo he sent to the Community Preservation Committee (CPC) outlining the proposed funding plan for the Cow Pond Brook Playing Fields improvement project. He explained that he and Town Treasurer Katie Kazanjian met with CPC Treasurer Bruce Easom to review funding options and a timeline that would allow the project to move forward in Fiscal Year 2027, should the CPC agree to bring the project to the 2026 Town Meeting for consideration and approval. Mr. Haddad reviewed the memo with the Board and will attend the CPC meeting later this evening to discuss it in more detail (see the included memo with these minutes).

Mr. Haddad asked if the Select Board had any input to provide to the Community Preservation Committee (CPC) that evening. He also announced a public hearing scheduled for January 12th at 5:00 PM. The CPC application is for \$4.1 million, and the Working Group is reviewing it with the Park Commission. Mr. Haddad explained that the application could be scaled back, but the total will not exceed \$4.1 million. It must be at least \$3.5 million to secure the \$1 million federal grant.

Ms. Pine expressed that she feels conflicted because the Affordable Housing Trust may be interested in using some of the unallocated reserved funds for a project. However, she believes that the fields are important and that the project should move forward. Mr. Pisani would like to review the plan and is concerned about the potential limitations on available funds. Mr. Haddad explained that while it is not a tax increase, it does restrict the funds available for other projects.

OTHER BUSINESS

None

On-Going Issues

- A. PFAS Issue-None
- B. UMass Satellite Emergency Facility – None
- C. Fire Department Staffing –None
- D. West Groton Dam—None

SELECT BOARD LIASON REPORTS

Approval of the Regularly Scheduled Meeting of November 24, 2025

Ms. Pine made a motion to approve the regular meeting minutes of November 24, 2025. Mr. Cunningham seconded. The motion carried unanimously.

The Select Board adjourned at 6:42 p.m.

Respectively submitted by Kara Cruikshank, Executive Assistant to the Town Manager.