



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

**SELECT BOARD MEETING
MONDAY, FEBRUARY 2, 2026
AGENDA
SELECT BOARD MEETING ROOM
2nd FLOOR
GROTON TOWN HALL**

6:30 P.M. Announcements and Review Agenda for the Public

6:31 P.M. Public Comment Period

I. 6:35 P.M. Town Manager's Report

1. FY 2027 Budget Update
2. Update on Select Board Schedule Through the 2026 Spring Town Meeting

II. 6:40 P.M. Items for Select Board Consideration and Action

1. Approve FloRo/PFAS Bond and BAN Issues
2. Consider Approving a One Day All Kinds of Alcohol License for the Nashoba Valley Chamber of Commerce for the Annual Taste of Nashoba Valley to be held at Lawrence Academy on Tuesday, March 24, 2026 from 5:30 p.m. to 8:00 p.m.

III. 7:00 P.M. In Joint Session with the Finance Committee – Presentation of the Town Manager's Proposed Fiscal Year 2027 Operating Budget

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
- E. Main Street Study

SELECT BOARD LIAISON REPORTS

IV. Minutes: Regularly Scheduled Meeting of January 26, 2026

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.



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

To: **Select Board**

From: **Mark W. Haddad – Town Manager**

Subject: **Weekly Agenda Update/Report**

Date: **February 2, 2026**

TOWN MANAGER'S REPORT

Please note that Monday's meeting will begin at 6:30 p.m. 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 Select Board will be meeting in joint session with the Finance Committee for the presentation of the Town Manager's Proposed Fiscal Year 2027 Operating Budget.

1. With regard to the FY 2027 Budget Update, in addition to the presentation of the FY 2027 Budget, I want to update the Select Board on the release of House 1, Governor Maura Healey's Proposed FY 2027 State Budget. The Governor continues to be a disappointment when it comes to supporting municipalities and local school departments/districts. After a major push by the Massachusetts Municipal Association (MMA) to increase Unrestricted General Government Aid (UGGA), the Governor has what I would describe as an anemic local aid proposal. Her budget contains a minor increase of two and one half (2 1/2%) in UGGA. I am carrying a two (2%) increase in my proposed Budget, so the extra half of percent will add approximately \$20,000 to new revenues for FY 2027. I'll try to budget for six (6) additional Firefighters with this enormous increase. While this is discouraging, what is even more disgusting is her pathetic proposal for the increase in Chapter 70 Aid for the hold harmless School Districts. After much lobbying, the Governor has included an increase of \$75 per student. This is half of what was approved last year, as well as what the Groton Dunstable Regional School District Superintendent is carrying in his initial budget (an increase of \$150 per student). Governor Healey continues to be tone deaf when it comes to supporting municipalities. She is no friend to the Town of Groton and the cities and towns of Massachusetts. I will continue to do everything I can to lobby the Legislature for more Aid. I will keep the Board apprised of any changes as we move through the State Budget Approval Process. I apologize for my flippant message, but Governor Healey has left me angry with her lack of support.
2. Please see an update to the I would propose the following meeting schedule that will get you through the Spring Town Meeting:

Monday, February 9, 2026 -

Squannacook Dam Discussion

Monday, February 16, 2026 -

No Meeting – (President's Day Holiday)

Monday, February 23, 2026 -

First Review of 2026 Town Meeting Warrant

Continued on Next Page – Over >

Select Board

Weekly Agenda Update/Report

February 2, 2026

page two

2. Continued:

Monday, March 2, 2026 -	Regularly Scheduled Meeting
Monday, March 9, 2026 -	2026 Town Meeting Warrant Public Hearing
Monday, March 16, 2026 -	No Meeting
Monday, March 23, 2026 -	Regularly Scheduled Meeting
Monday, March 30, 2026	Regularly Scheduled Meeting
Monday, April 6, 2026 -	Regularly Scheduled Meeting
Monday, April 13, 2026 -	Regularly Scheduled Meeting
Monday, April 20, 2026 -	No Meeting – (Patriot's Day Holiday)
Saturday, May 2, 2026 -	2026 Spring Town Meeting

ITEMS FOR SELECT BOARD CONSIDERATION AND ACTION

1. Town Treasurer/Tax Collector Katie Kazanjian will attend Monday's meeting for the Select Board to review and approve the recently issued Bond Anticipation Notes (BAN) and General Obligation Bonds (GOB). The Town AAA Bond Rating continues to reap benefits for Groton's taxpayers, providing very low interest rates on the notes. The BAN, totaling \$4,592,980, is for the remaining amount for the Florence Roche Elementary School (\$2.1 million) Middle School Track, Ambulance, Dump Truck, SCBA and a couple of Water Department Projects. The Town received five bids for the BAN, with the low bid awarded to Truist Securities Inc. of Charlotte, NC with a Net Interest Cost of \$107,338, or 2.337%. This is great news. The GOB is for a large portion of the remaining Florence Roche Project (\$24 million) and the portion of the PFAS Debt (\$4,580,000) not covered by the State Revolving Fund (SRF). Twenty (20) firms submitted bids for the loan, which is both unheard of and amazing. The competition to loan money to the Town of Groton was phenomenal. The winning bid was submitted by Bancroft Capital, LLC, from Fort Washington, Pennsylvania. They provided the Town with a \$2,363,843 premium, which after paying off borrowing costs, provided the Town with a True Interest Cost (TIC) on the loan of 3.314980%. This is outstanding. Essentially, while the Town will receive \$28,580,000, we will only have to pay back \$26,525,000. Enclosed with this Report are the Bid results, along with a copy of the vote the Board needs to take to approve the BAN/GOBs. I look forward to discussing this in more detail with the Board at Monday's meeting.
2. I would respectfully request that the Board approve a One Day All Kinds of Alcohol License for the Nashoba Valley Chamber of Commerce for the Annual Taste of Nashoba Valley to be held at Lawrence Academy on Tuesday, March 24, 2026 from 5:30 p.m. to 8:00 p.m.

MWH/rjb
enclosure

11:01:34 a.m. EDST

[Upcoming Calendar](#) [Overview](#) [Compare](#) [Summary](#)**Bid Results****Groton (Town)**
\$4,592,980 General Obligation Bond Anticipation Notes

The following bids were submitted using **PARITY®** and displayed ranked by lowest NIC.
Click on the name of each bidder to see the respective bids.

Amount Awarded (M)	Bidder Name	NIC	Bid Amount
<input type="text"/>	Truist Securities, Inc.	2.337000	4,592.98M
<input type="text"/>	Piper Sandler & Co	2.421000	4,592.98M
<input type="text"/>	Oppenheimer & Co., Inc.	2.438000	4,592.98M
<input type="text"/>	Jefferies LLC	2.439000	4,592.98M
<input type="text"/>	TD Financial Products LLC	2.538000	4,592.98M
<hr/>			
Awarded Totals	<input type="text" value="0M"/>		22,964.9M
Issue Size	4,592.98M		

*Awarding the Bonds to a specific bidder will provide you with the Reoffering Prices and Yields.

11:31:05 a.m. EDST

Upcoming Calendar Overview Compare Summary

Bid Results

Groton (Town)
\$28,580,000 Genaeral Obligation Municipal Purpose Loan of
2026 Bonds

The following bids were submitted using **PARITY®** and displayed ranked by lowest TIC.
Click on the name of each bidder to see the respective bids.

Bid Award*	Bidder Name	TIC
<input type="checkbox"/>	Bancroft Capital, LLC	3.314980
<input type="checkbox"/>	TD Financial Products LLC	3.321222
<input type="checkbox"/>	Huntington Securities, Inc.	3.328565
<input type="checkbox"/>	Piper Sandler & Co	3.333231
<input type="checkbox"/>	RBC Capital Markets	3.334507
<input type="checkbox"/>	UBS Financial Services Inc.	3.334994
<input type="checkbox"/>	J.P. Morgan Securities LLC	3.339693
<input type="checkbox"/>	Loop Capital Markets, LLC	3.343848
<input type="checkbox"/>	Cabrera Capital Markets Inc.	3.343862
<input type="checkbox"/>	KeyBanc Capital Markets	3.344296
<input type="checkbox"/>	Raymond James & Associates, Inc.	3.350459
<input type="checkbox"/>	FHN Financial Capital Markets	3.352880
<input type="checkbox"/>	HilltopSecurities	3.358775
<input type="checkbox"/>	Wells Fargo Bank, National Association	3.359644
<input type="checkbox"/>	Brownstone Investment Group, LLC	3.359888
<input type="checkbox"/>	BofA Securities	3.369164
<input type="checkbox"/>	UMB Bank, N.A.	3.370358
<input type="checkbox"/>	Robert W. Baird & Co., Inc.	3.393958
<input type="checkbox"/>	Jefferies LLC	3.420272
<input type="checkbox"/>	Mesirow Financial, Inc.	3.439975

*Awarding the Bonds to a specific bidder will provide you with the Reoffering Prices and Yields.

Bancroft Capital, LLC - Fort Washington , PA's Bid

Groton (Town)
\$28,580,000 Genaeral Obligation Municipal Purpose Loan of
2026 Bonds

For the aggregate principal amount of \$28,580,000.00, we will pay you \$30,943,843.14, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount \$	Coupon %	Yield %	Dollar Price
02/01/2027	1,350M	5.0000	1.9000	102.971
02/01/2028	1,350M	5.0000	1.9000	105.972
02/01/2029	1,360M	5.0000	1.9000	108.916
02/01/2030	1,365M	5.0000	1.9300	111.684
02/01/2031	1,375M	5.0000	1.9700	114.283
02/01/2032	1,385M	5.0000	2.0200	116.685
02/01/2033	1,395M	5.0000	2.1100	118.645
02/01/2034	1,400M	5.0000	2.1700	120.614
02/01/2035	1,415M	5.0000	2.2800	119.724
02/01/2036	1,420M	4.0000	2.3600	111.854
02/01/2037	1,430M	4.0000	2.6900	109.342
02/01/2038	1,440M	5.0000	2.6200	117.022
02/01/2039	1,450M	4.0000	3.0000	107.043
02/01/2040	1,460M	4.0000	3.1100	106.240
02/01/2041	1,470M	4.0000	3.3000	104.870
02/01/2042	1,480M	4.0000	3.4400	103.874
02/01/2043	1,490M	4.0000	3.6000	102.749
02/01/2044	1,505M	4.0000	3.7600	101.639
02/01/2045	1,515M	4.0000	3.9000	100.678
02/01/2046	1,525M	4.0000	4.0000	100.000

Total Interest Cost: \$13,018,351.39

Premium: \$2,363,843.14

Net Interest Cost: \$10,654,508.25

TIC: 3.314980

Time Last Bid Received On:01/27/2026 11:29:58 EST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: Bancroft Capital, LLC, Fort Washington , PA

Contact: Alix (AJ) Cethoute II

Title:

Telephone:212--55-5-12

Fax:

Issuer Name: Town of Groton

Company Name: _____

Accepted By: _____

Accepted By: _____

VOTE OF THE SELECT BOARD

I, the Clerk of the Select Board of the Town of Groton, Massachusetts (the “Town”), certify that at a meeting of the board held February 2, 2026, of which meeting all members of the board were duly notified and at which a quorum was present, the following votes were passed, in favor and against, all of which appear upon the official record of the board in my custody

Voted: We hereby determine, in accordance with G.L. c. 70B, that the cost of the Florence Roche Elementary School project authorized by votes of the Town passed May 1, 2021 (Article 8) and September 12, 2022 (Article 1) and excluded from the limitations of Proposition 2½, so-called, by a vote of the Town passed May 25, 2021 (Question 1), being financed with proceeds of a portion of the Notes defined below, together with all other bonds and notes of the Town previously issued to pay costs of this project, does not exceed the portion of the total cost of the project that is not being paid by the school facilities grant and we hereby approve the issuance of notes and bonds to finance this project under G.L. c. 70B.

Further Voted: that the sale of the \$26,525,000 General Obligation Municipal Purpose Loan of 2026 Bonds of the Town dated February 11, 2026 (the “Bonds”), to Bancroft Capital, LLC at the price of \$28,717,858.18 and accrued interest, if any, is hereby approved and confirmed. The Bonds shall be payable on February 1 of the years and in the principal amounts and bear interest at the respective rates, as follows:

<u>Year</u>	<u>Amount</u>	Interest <u>Rate</u>	<u>Year</u>	<u>Amount</u>	Interest <u>Rate</u>
2027	\$1,255,000	5.00%	2037	\$1,325,000	4.00%
2028	1,255,000	5.00	2038	1,335,000	5.00
2029	1,260,000	5.00	2039	1,345,000	4.00
2030	1,270,000	5.00	2040	1,355,000	4.00
2031	1,275,000	5.00	2041	1,365,000	4.00
2032	1,285,000	5.00	2042	1,375,000	4.00
2033	1,295,000	5.00	2043	1,385,000	4.00
2034	1,305,000	5.00	2044	1,395,000	4.00
2035	1,305,000	5.00	2045	1,405,000	4.00
2036	1,315,000	4.00	2046	1,420,000	4.00

Further Voted: to approve the sale of the \$4,592,980 3.50 percent General Obligation Bond Anticipation Notes of the Town dated February 11, 2026, and payable February 11, 2027 (the “Notes”), to Truist Securities, Inc. at par and accrued interest, if any, plus a premium of \$53,416.36.

Further Voted: that in connection with the marketing and sale of the Bonds, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated January 21, 2026 and a final Official Statement dated January 27, 2026 (the “Official

Statement”), each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

Further Voted: that in connection with the marketing and sale of the Notes, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated January 21, 2026 and a final Official Statement dated January 27, 2026, each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

Further Voted: that the Bonds shall be subject to redemption, at the option of the Town, upon such terms and conditions as are set forth in the Official Statement.

Further Voted: that the Town Treasurer and the Select Board be, and hereby are, authorized to execute and deliver continuing and significant events disclosure undertakings in compliance with SEC Rule 15c2-12 in such forms as may be approved by bond counsel to the Town, which undertakings shall be incorporated by reference in the Bonds and Notes, as applicable, for the benefit of the holders of the Bonds and Notes from time to time.

Further Voted: that we authorize and direct the Town Treasurer to establish post issuance federal tax compliance procedures and continuing disclosure procedures in such forms as the Town Treasurer and bond counsel deem sufficient, or if such procedures are currently in place, to review and update said procedures, in order to monitor and maintain the tax-exempt status of the Bonds and Notes and to comply with relevant securities laws.

Further Voted: that any certificates or documents relating to the Bonds and the Notes (collectively, the “Documents”), may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute one and the same document; delivery of an executed counterpart of a signature page to a Document by electronic mail in a “.pdf” file or by other electronic transmission shall be as effective as delivery of a manually executed counterpart signature page to such Document; and

electronic signatures on any of the Documents shall be deemed original signatures for the purposes of the Documents and all matters relating thereto, having the same legal effect as original signatures.

Further Voted: that each member of the Select Board, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing votes.

I further certify that the votes were taken at a meeting open to the public, that no vote was taken by secret ballot, that a notice stating the place, date, time and agenda for the meeting (which agenda included the adoption of the above votes) was filed with the Town Clerk and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located or, if applicable, in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR 29.03(2)(b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the sale of the Bonds or the Notes were taken in executive session, all in accordance with G.L. c.30A, §§18-25, as amended.

Dated: February 2, 2026

Clerk of the Select Board

250791612v1

**SELECT BOARD MEETING MINUTES
HELD VIA ZOOM
MONDAY, JANUARY 26, 2026
UN-APPROVED**

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

Also Virtually Present: Mark Haddad, Town Manager; Kara Cruikshank, Executive Assistant to the Town Manager; Patricia DuFresne, Assistant Finance Director/Town Accountant; Megan Foster, Principal Assessor; Katie Kazanjian, Treasurer/Tax Collector; Melisa Doig, Human Resources Director; Attorney Sherrill Goul and Applicant Jennifer Nicosia, Welcome Home Furnishings; Anna Eliot, Park Commission Vice Chair; Grace Bannasch, Town Clerk.

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

ANNOUNCEMENTS

Ms. Pine explained that the Board voted to send out a fundraising letter in December. Ms. Katie Berry, Assistant Town Accountant, provided Ms. Pine with a breakdown of the contribution comparisons between 2024 and 2025. Ms. Pine wanted to share the results with the Board. She stated that the increase was quite substantial. Mr. Pine was pleased with the results and would like to hold this fundraiser every year.

Mr. Cunningham acknowledged that the Department of Public Works did an excellent job handling the snowstorm.

Mr. Haddad and the Finance Team met with Wall Street to prepare for a bond issue to secure funding for the remaining costs of the Florence Roche Elementary School Project, the PFAS Water Main Project, and a Bond Anticipation Note (BAN) for a few additional projects. He announced that Wall Street has confirmed the Town's AAA bond rating. Mr. Haddad took a moment to thank Ms. Patricia DuFresne, the Assistant Finance Director/Town Accountant, for her outstanding efforts and to thank the Finance Team. He emphasized that this is great news for the taxpayers.

Mr. Reilly shared the news of the passing of longtime Groton resident Bob Hargraves. He extended his condolences to his family.

PUBLIC COMMENT PERIOD

None

TOWN MANAGER'S REPORT

1. FY 2027 Budget Update.

Mr. Haddad said he will be issuing the Town Manager's Proposed Fiscal Year 2027 Operating Budget this week. The Select Board will meet in Joint Session with the Finance Committee on February 2nd for the Town Manager to present the Proposed Operating Budget.

2. Select Board Meeting Schedule through the 2026 Spring Town Meeting.	
Monday, February 2, 2026 -	Regularly Scheduled Meeting
Monday, February 9, 2026 -	Regularly Scheduled Meeting
Monday, February 16, 2026 -	No Meeting – (President's Day Holiday)
Monday, February 23, 2026 -	Regularly Scheduled Meeting
Monday, March 2, 2026 -	Regularly Scheduled Meeting
Monday, March 9, 2026 -	Regularly Scheduled Meeting
Monday, March 16, 2026 -	No Meeting
Monday, March 23, 2026 -	Regularly Scheduled Meeting
Monday, March 30, 2026	Regularly Scheduled Meeting
Monday, April 6, 2026 -	Regularly Scheduled Meeting
Monday, April 13, 2026 -	Regularly Scheduled Meeting
Monday, April 20, 2026 -	No Meeting – (Patriot's Day Holiday)
Mon., April 27, or Sat., May 2, 2026 -	2026 Spring Town Meeting

ITEMS FOR SELECT BOARD CONSIDERATION AND APPROVAL

1. Consider Appointing Bob Hill to the Town Forest Committee.

Mr. Cunningham made a motion to appoint Bob Hill to the Town Forest Committee, with a term to expire on June 30, 2028. Mr. Reilly seconded the motion.

Ms. Pine requested that we obtain a statement regarding the Committee's recommendation or their committee interest forms moving forward. In the future, Mr. Haddad will send the committee interest forms to the Board along with his Town Manager's Report.

Roll Call: Pine — aye; Reilly — aye; Cunningham — aye; Manugian — aye; Pisani — aye.

2. Consider Appointing Ellen Wetmore to the Local Cultural Council.

Ms. Manugian made a motion to appoint Ellen Wetmore to the Local Cultural Council, with a term to expire on June 30, 2030. Ms. Pine seconded the motion. Roll Call: Pine — aye; Reilly — aye; Cunningham — aye; Manugian — aye; Pisani — aye.

3. Review, Approve, and sign the Grant of the Conservation Restriction for the Shepley Hill Project.

A copy of the Grant of Conservation Restriction from Shepley Hill Capital Partners LLC to the Conservation Commission was provided to the Board for review. Mr. Haddad explained that the Select Board needed to approve and sign the document. Mr. Haddad recommended approval, contingent upon the Conservation Commission's approval.

Ms. Manugian made a motion to approve the Grant of the Conservation Restriction for the Shepley Hill Project, contingent upon the Conservation Commission. Ms. Pine seconded the motion. Roll Call: Pine — aye; Reilly — aye; Cunningham — aye; Manugian — aye; Pisani — aye.

4. Consider Approving a One-Day Wine and Malt Beverages License for the Friends of Prescott for the “Art of Wine Tasting” Event to be held on Friday, February 13, 2026, from 7:00 p.m. to 9:00 p.m.

Mr. Cunningham moved to approve the One-Day Wine and Malt Beverages License for the Friends of Prescott for the “Art of Wine Tasting” Event to be held on Friday, February 13, 2026, from 7:00 p.m. to 9:00 p.m. Ms. Pine seconded the motion. Roll Call: Pine — aye; Reilly — aye; Cunningham — aye; Manugian — aye; Pisani — aye.

5. Consider Approving a One-Day Wine and Malt Beverages License for the Friends of Prescott for the “Paint and Sip: The Starry Night” Event to be held on Friday, February 28, 2026, from 4:00 p.m. to 6:00 p.m.

Ms. Manugian moved to approve the One-Day Wine and Malt Beverages License for the Friends of Prescott for the “Paint and Sip: The Starry Night” Event to be held on Friday, February 28, 2026, from 4:00 p.m. to 6:00 p.m. Mr. Cunningham seconded the motion. Roll Call: Pine — aye; Reilly — aye; Cunningham — aye; Manugian — aye; Pisani — aye.

6:15 p.m.- Public Hearing- Liquor License Application- Off-Premises Wine and Malt Beverages License- 9 West Main Street

Attorney Sherrill Gould, along with applicant Jennifer Nicosia of Welcome Home Furnishings & Décor, LLC., at 9 West Main Street, were virtually present.

Mr. Haddad read aloud the public hearing notice into the record.

Mr. Reilly moved to open the public hearing. Mr. Cunningham seconded the motion. Roll Call: Pine — aye; Reilly — aye; Cunningham — aye; Manugian — aye; Pisani — aye.

Attorney Gould introduced Ms. Nicosia to the Board. She is seeking an Off-Premises Wine and Malt Beverage License for Welcome Home Décor & Furnishings at 9 West Main Street. She explained that the license would be used to create gift baskets. Ms. Nicosia explained that her new store has a unique flair and that the community has been wonderful. Mr. Haddad explained that there had previously been a wine and malt license at that location.

Comments/Questions from the Board

Mr. Pisani inquired whether this license would alter the current hours of operation. Ms. Nicosia confirmed it would not. Ms. Pine raised a discrepancy in the square footage on the application, noting that it had been corrected to a different number. The attorney said that the lease differed from the assessor's property record card. She suggested that closet space with slanted ceilings might be the source of the discrepancy. Attorney Gould believes the space is approximately 2,500 to 2,700 sq. feet. Ms. Pine also asked if Ms. Nicosia would hold sip-and-shops. Mr. Haddad stated that she was allowed to have wine tastings under this license. Mr. Cunningham said he was in favor of granting this application. Ms. Nicosia stated that the store's current hours of operation are as follows: Closed on Monday and Tuesday; Wednesday through Friday from 11:00 a.m. to 4:00 p.m.; and Saturday and Sunday from 11:00 a.m. to 5:00 p.m. Mr. Haddad thanked his Executive Assistant, Ms. Kara Cruikshank, for her efforts in sending an additional public

hearing notice to abutters after the hearing was rescheduled from in-person to Zoom because of the snowstorm.

There were no public comments, but one letter of support was sent via email for the license.

Mr. Cunningham made a motion to close the public hearing. Mr. Reilly seconded the motion. Roll Call: Pine — aye; Reilly — aye; Cunningham — aye; Manugian — aye; Pisani — aye.

Ms. Pine moved to grant the Off-Premises Wine and Malt Beverages License to Welcome Home Furnishings & Décor, LLC., for 9 West Main Street, with Jennifer Nicosia as Manager, with hours of operation Monday through Friday, 11:00 a.m. to 4:00 p.m., and Saturday and Sunday, 11:00 a.m. to 5:00 pm. Mr. Cunningham seconded the motion.

Discussion

Ms. Manugian suggested setting the hours of operation from Sunday through Saturday, 10:00 a.m. to 6:00 p.m. The Board agreed with this suggestion and amended the hours of operation to Sunday through Saturday, 10:00 a.m. to 6:00 pm.

Roll Call: Pine — aye; Reilly — aye; Cunningham — aye; Manugian — aye; Pisani — aye.

6:30 p.m. -Consider Request from Park Commission to Support CPA Project- Cow Pond Brook Field Improvements

Park Commissioner Ms. Anna Eliot was virtually in attendance for the discussion.

Mr. Haddad provided and reviewed a map of the proposed Project improvements with the Board. Mr. Haddad, Ms. Megan Buczynski, Activitas Project Consultant, and Ms. Cruikshank met earlier that day with the Park Commissioners, who voted unanimously in support of the Project and recommended it. Ms. Eliot was present to ask the Select Board to consider writing a letter of support for the Project as required by the Community Preservation Committee (CPC). Ms. Eliot noted that Ms. Buczynski is a resident of the Town and thanked the Working Group.

Questions/Suggestions

Ms. Manugian asked how much parking this proposal would add. Mr. Haddad explained that 150 spaces will be added, bringing the total to approximately 300 spaces. The Police and Fire Departments were concerned about events ending at the same time there, and the means of egress. In response to their concerns, there will now be two additional means of egress, for a total of three entrances/exits. *Ms. Pine said she attended the public hearing for this project and has two suggestions, stating that the project was expensive. She suggested that, when it goes out to bid, the playground area be downgraded or removed. Mr. Haddad said the playground will be downgraded based on feedback, and the cost of the newly proposed entrance will be covered by the money saved from reducing the playground. She also suggested that the walking path not be paved and use stone dust similar to the handicap accessible trail installed last year. The path would still be accessible. She believes this would save funds on the project. Ms. Pine does support this project. Mr. Cunningham agreed with a stone dust trail in place of a paved path, and said it is also ADA-compliant. Ms. Manugian inquired about maintenance for the stone dust surface vs. pavement.*

Mr. Haddad said there are many things he and Megan Byuczynski need to work out prior to going out to bid on the project.

Mr. Reilly stated that he supports the project and that it was long overdue.

Mr. Cunningham motioned to authorize the Town Manager to send a letter of support to the CPC on behalf of the Select Board. Ms. Pine seconded the motion. Roll Call: Pine — aye; Reilly — aye; Cunningham — aye; Manugian — aye; Pisani — aye.

OTHER BUSINESS

None

On-Going Issues

- A. PFAS Issue —None
- B. UMass Satellite Emergency Facility – None
- C. Fire Department Staffing —Mr. Haddad said he is working on a plan for a separate joint meeting that would address the staffing issue. He would provide more information to the Board soon.
- D. West Groton Dam— None

Mr. Haddad applied for a grant to hire an engineer for a traffic study on Main Street and has not yet received a response from the state. The DPW Director, Mr. Brian Callahan, has received permission from MassDOT to fund up to \$50,000 from Chapter 90 Funds. Mr. Haddad and the MDM transportation consultants will meet to form a working group to review traffic patterns, parking, and the potential for installing roundabouts on Main Street. Ms. Manugian requested that this topic be added to the list of ongoing issues. Mr. Haddad will keep the Board updated.

Ms. Pine would like the police to come in to discuss the flock camera located at Townsend Rd. and 119 that has raised some concerns. Mr. Haddad will schedule a time to add this discussion to the agenda. Ms. Pine mentioned that AI records meetings unless instructed otherwise. She expressed concern regarding the Executive Session. Mr. Haddad stated that Mike Chaisson, the IT Director, fixed this feature.

SELECT BOARD LIASON REPORTS

None

Approval of the Regularly Scheduled Meeting of January 12, 2026

Ms. Pine made a motion to approve the regular meeting minutes of January 12, 2026. Mr. Cunningham seconded the motion. Roll Call: Pine — aye; Reilly — aye; Cunningham — aye; Manugian — aye; Pisani — aye.

The Select Board adjourned at 6:54 p.m.

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