



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 9, 2026

AGENDA

SELECT BOARD MEETING ROOM, 2nd FLOOR, GROTON TOWN HALL
AND ZOOM, WEBINAR ID: 889 0341 2889, PASSCODE: 522991

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. Consider Ratifying the Town Manager's Appointment of Lois Young to the Commission on Accessibility
2. FY 2027 Budget Update
3. Update on Select Board Schedule Through the 2026 Spring Town Meeting

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

1. Approve Letter of Support to CPC for Affordable Housing Trust Application
2. Discussion and Vote on Deed to Bluebird Lane for Public Way Acceptance
3. Consider Approving a One Day Wine and Malt Beverages License for Karen Lilgegren for Jackson and Annika's Barn Dance to be held at the Groton Grange on Friday, August 21, 2026 from 7:00 p.m. to 10:00 p.m.

III. 6:15 P.M. In Joint Session with the Park Commission – Consider Appointing an Individual to Fill a Vacancy on the Park Commission until the 2026 Annual Election

IV. 6:20 P.M. Squannacook River Dam Discussion – Review Study to Remove the Dam and Bids to Consider the Repair of the Dam

OTHER BUSINESS - Authorize the Town Manager and One Member of the Select Board to Sign Warrants for the Next Thirty Days

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

V. Minutes: Regularly Scheduled Meeting of February 2, 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.



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Town Manager

Mark W. Haddad

To: *Select Board*

From: *Mark W. Haddad – Town Manager*

Subject: *Weekly Agenda Update/Report*

Date: *February 9, 2026*

TOWN MANAGER'S REPORT

Please note that Monday's meeting has been posted as a Hybrid Meeting to accommodate the joint meeting with the Park Commission. In addition to the Town Manager's Report, Items for Select Board Consideration and Action and a review of the Ongoing Issues List, there are two items scheduled on Monday's Agenda. First, the Select Board will be meeting in joint session with the Park Commission to appoint someone to fill the current vacancy on the Commission until the 2026 Annual Election. There are two applicants for this vacancy. Robert Hall and Jack Petropoulos have submitted Interest Forms for the vacancy. The Park Commission will be interviewing the candidates prior to the Select Board meeting and then will meet in joint session with the Select Board to make a final decision/appointment. Second, Tom Delaney, who we have retained as a consultant, will be in attendance at Monday's meeting to discuss the final reports of the removal and repair of the Squannacook River Dam. Enclosed with this Report is an Executive Summary of the Removal Report, along with the Bid Results for the Repair.

1. The Commission on Accessibility has requested that I appoint Lois Young to the Commission to fill a vacancy caused by the passing of Barbara Rich. I would respectfully request that the Select Board ratify this appointment at Monday's meeting.
2. With regard to the FY 2027 Budget Update, I would like to follow-up on issues raised during the Budget Presentation at last week's meeting:
 1. At last week's Meeting, Select Board Member Manugian requested a summary of Capital Items that have already been procured and are paying off over a number of years. I provided this information under separate cover. At Monday's meeting, please let me know if you have any additional questions relative to this matter.
 2. Another issue that was raised was what percentage of FTEs has been reduced at the Groton Dunstable Regional School District over the last three years. I have reached out to the District for this information. I hope to have it by Monday's meeting. I will update the Board at the meeting.

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Select Board

Weekly Agenda Update/Report

February 9, 2026

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2. Continued:

3. Also at last week's meeting, there were several questions relative to the Per Pupil Cost of Nashoba Tech vs. Groton Dunstable Regional School District. Again, I sent information to the Select Board and Finance Committee under separate cover. To summarize, the per pupil cost at Groton Dunstable is approximately \$22,000, while at Nashoba Tech it is \$24,000. After discussing this individually with several members, it appears at this time that I will not be inviting Nashoba Tech Superintendent Denise Pigeon to a meeting. I would like the Board to confirm this understanding. In addition, Nashoba Tech has released its FY 2027 Budget. Groton's increase is approximately \$30,000. The Proposed Budget had an increase of \$22,712. The Governor's proposed increase in State Aid can cover this increase.
4. Select Board Member Manugian requested that I invite the Nashoba Associated Boards of Health to a future meeting to discuss their proposed thirty (30%) percent increase in their Assessment for FY 2027. I will either invite them to the February 28th Budget Meeting, or a future Select Board meeting. I will update the Board at Monday's meeting as to when this will be scheduled.
5. Select Board Member Manugian also asked for a summary from the School District on the impact the cuts have had on the delivery of education. The following summary was provided by Superintendent of Schools Dr. Geoff Bruno:

"The impact on the delivery of educational services have been many - including world languages, DECA and other electives at the HS level, Fine Arts offerings...down to the bare bones following all the cuts - this was including basic student safety/wellness services (nurse in the middle school north that was cut and then restored at the expense of a different position that was reduced/cut. With respect to World Language, we have NO exposure to other languages at the elementary school level, only minimal exposure to Spanish and Latin at the middle school level (unlike many other districts that offer a language option as a core academic subject (like instruction every school day), and minimal options at the high school level. As I noted throughout our budget presentations last year, further cuts at the HS level would put at risk our ability to offer the breadth of classes we would need to be considered a comprehensive high performing public high school. We are definitely on the edge following the 30+ reductions/positions over the last 3 fiscal years."

3. Please see an update to the meeting schedule that will get you through the Spring Town Meeting:

Tuesday, February 10, 2026	Joint Meeting with FinCom – Fire Dept Staffing
Monday, February 16, 2026 -	No Meeting – (President's Day Holiday)
Monday, February 23, 2026 -	First Review of 2026 Town Meeting Warrant
Saturday, February 28, 2026 -	Joint Meeting with FinCom – Budget Review

Continued on Next Page – Over >

Select Board

Weekly Agenda Update/Report

February 9, 2026

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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. Attached is a letter of support to the Community Preservation Committee for the Affordable Housing Trust's Application. I would respectfully request that the Select Board vote to authorize me to sign the letter on behalf of the Select Board.
2. There was an issue with the acceptance of Bluebird Lane. As you will recall, Bluebird Lane was accepted as a Town Way at the 2025 Fall Town Meeting. Conveyance of the real estate for the way is the final step of the street acceptance process. The deed from R.D. Kanniard Homes, Inc. conveys the developer's retained interest in Bluebird Lane and "Parcel B". I have attached a copy of the Street Acceptance Plan with this Report for your review. The deed from James N. Tedesco conveys an abutting lot owner's interest in Bluebird Lane, which was inadvertently not retained by the developer when that parcel was sold. This deed cures that issue for purposes of street acceptance. The Select Board needs to sign off on both deeds, which I have also attached to the Report. I would respectfully request that the Select Board approve the Deeds at Monday's meeting.
3. I would respectfully request that the Select Board approve a One Day Wine and Malt Beverages License for Karen Lilgegren for Jackson and Annika's Barn Dance to be held at the Groton Grange on Friday, August 21, 2026 from 7:00 p.m. to 10:00 p.m.

MWH/rjb
enclosure

**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: 2-5-26

Name Robert S. Hafl
First S M.I. . Last Hafl

Address 222 Common St

Mailing Address (if different) _____

Circle One

GROTON, 01450

WEST GROTON, 01472

Telephone No. (daytime) 978-877-9524 (evening) same

Preferred e-mail Address N/A

Occupation Retired

Background _____

Town activities/issues, which interest you:

Parks

Specific committees or positions in which you are interested:

Parks

Mark Haddad

From: Town of Groton <mchiasson@grotonma.gov>
Sent: Wednesday, February 4, 2026 3:47 PM
To: Select Board
Subject: New Committee Interest Form Entry

Name

Jack Petropoulos

Phone Number

5082597151

Email

jack.petropoulos@gmail.com

What Committee are you Joining?

Parks

Please give us a brief explanation of why you are interested.

I understand that there is a need for someone to fill a vacated position. I can bring considerable municipal committee / board experience to the role. I have no preconceived positions on the major initiative(s) in front of Parks right now and would be glad to lend my experience to figuring out how to move the project(s) forward, at least until someone can be elected to the role.

SQUANACOOK RIVER DAM REPAIR BID RESULTS

Please note that these bids were taken under advisement and subject to complete review by the Town's Engineer before award.

In addition, please note that the Bid Price is not the only cost for this project. There is construction administration, police details and contingency that will be added to the cost.

<u>COMPANY</u>	<u>BID</u>
R. BATES & SONS, INC. STERLING, MA	\$502,500
LUCIANOS EXCAVATION TAUNTON, MA	\$513,938
T. FORD COMPANY, INC GEORGETOWN, MA	\$546,445
NEW ENGLAND INFRASTRUCTURE, INC HUDSON, MA	\$1,145,000
DEFELICE CORPORATION DRACUT, MA	\$1,164,000
MASS BUILDING & BRIDGE, INC. NORFOLK, MA	\$1,177,500
UEL CONTRACTORS CLINTON, MA	\$1,365,000
SUMCO ECO CONTRACTING WAKEFIELD, MA	\$1,421,496

EXECUTIVE SUMMARY OF SQUANNACOOK RIVER DAM REMOVAL

Dam Summary: The Squannacook River Dam, also known as the West Groton Dam, is a timber crib structure with stone fill, standing approximately 10 feet high and spanning 130 feet across the river. It is currently owned by the Town of Groton and is situated just upstream of the Townsend Road Bridge.

Detailed Structural and Safety Condition: The dam is currently classified by the Massachusetts Office of Dam Safety as a Significant Hazard in Poor condition. This "Significant Hazard" rating implies that a failure could result in substantial economic loss or damage to infrastructure, specifically the downstream Townsend Road Bridge and utilities. The "Poor" condition rating is a result of deteriorating timber cribbing, visible voids within the spillway, and active leakage. Because the dam no longer serves its original industrial purpose, the Town is studying if removal is more cost-effective than the perpetual maintenance and liability associated with a failing structure.

Ecological Restoration and Fisheries: The Squannacook River is recognized as a high-quality cold-water fishery. The dam currently acts as a barrier to biological connectivity, fragmenting the river habitat.

- **Target Species:** Removal is intended to benefit resident species such as brook trout and facilitate the movement of migratory species like the American eel.
- **Habitat Restoration:** The project aims to restore a natural riffle-pool sequence and a free-flowing river state, which improves water oxygenation and maintains the cooler temperatures necessary for cold-water aquatic life.
- **Sediment Management Strategy:** The project must manage about 14,000 cubic yards of sediment that has accumulated behind the dam.
- **Testing:** Sediment chemistry has been analyzed to ensure that its movement or removal does not pose an environmental risk.
- **Removal Approach:** The design utilizes a combination of mechanical removal (dredging) and passive management, where the river is allowed to naturally transport a controlled amount of sediment to reach a new equilibrium. This approach is designed to stabilize the riverbanks and prevent excessive downstream siltation that could smother fish spawning grounds.
- **Infrastructure and Engineering Challenges:** The removal process is technically complex due to the dam's proximity to other structures.

- **Hollingsworth & Vose (H&V) Intake:** The H&V paper mill relies on the river for fire protection and process water. The engineering design includes modifications to ensure these intakes remain functional once the water level of the impoundment is lowered.

- **Retaining Walls:** There are historical granite block retaining walls along the riverbanks. The project includes measures to ensure these walls remain stable despite the changes in water pressure and flow velocity following dam removal.

- **Water Control:** During construction, a "care of water" plan will be implemented to bypass the river flow around the work area, allowing for the mechanical demolition of the timber cribs in a dry or controlled environment.

According to the engineering study and previous project summaries, the following measures are planned:

- **Care of Water Plan:** During the active construction phase, a "care of water" plan will be implemented to bypass the river flow around the work area. This allows for the mechanical demolition of the timber crib dam in a controlled environment while ensuring the mill's intake still has access to the necessary river flow.

- **Structural Modifications:** Because the H&V mill relies on the river for fire protection and process water, the design includes specific modifications to the intake structure. These adjustments are necessary to ensure the intake continues to function once the dam is removed and the water level of the impoundment is permanently lowered to its natural state.

- **Infrastructure Stabilization:** The engineering plan includes measures to protect and stabilize the intake and the surrounding granite block retaining walls. This is critical because the removal of the dam will change the water pressure and flow velocity in the vicinity of the H&V facility, which could otherwise undermine the stability of the intake infrastructure.

- **Sediment Control:** Part of the management strategy includes mechanical removal and stabilization of sediment to prevent accumulated debris from clogging or interfering with the intake as the river re-establishes its natural channel.

By integrating these modifications into the initial construction phase, the project aims to eliminate the need for the mill to find an alternative water source while the dam is being removed.

To bypass the river flow safely during the construction and demolition process, the project will implement a formal "Care of Water" plan. This plan is designed to isolate the work area from the main river current, ensuring that the 130-foot-long timber crib dam can be mechanically dismantled in a dry or controlled environment.

Key elements of this bypass strategy include:

- **Temporary Water Control Structures:** The engineering design typically utilizes cofferdams or temporary barriers to reroute the river's flow away from the specific section of the dam being removed. This provides stability for heavy machinery and prevents the river from undermining demolition equipment during the process.
- **Protection of the H&V Intake:** A critical component of the bypass is maintaining a continuous water supply to the Hollingsworth & Vose (H&V) intake. The care of water plan ensures that even while the river is diverted, the mill has the necessary access to flow for fire protection and industrial processes.
- **Sediment Management:** By bypassing the flow around the active work site, the project can mechanically remove or stabilize the 14,000 cubic yards of sediment without the river sweeping it downstream. This prevents uncontrolled siltation that could harm the cold-water fishery or downstream infrastructure.
- **Downstream Continuity:** The bypass system is engineered to ensure that river flow is maintained downstream at all times, preventing the water from backing up and creating flood risks for upstream properties or the Townsend Road Bridge.

The care of water plan mitigates downstream flooding and associated risks through the following strategies:

- **Maintaining Flow Continuity:** The plan is engineered to ensure that river flow is maintained downstream at all times during construction. By using bypass systems to reroute the Squannacook River around the work area, the project prevents water from backing up behind temporary barriers, which would otherwise create flood risks for upstream properties and the Townsend Road Bridge.
- **Controlled Impoundment Drawdown:** By isolating the 130-foot-long dam structure, the plan allows for the mechanical demolition of the timber cribs in a controlled environment. This prevents an uncontrolled release of the impounded water, which could cause a sudden downstream surge or "dam break" effect that would threaten downstream infrastructure.
- **Sediment Management and Channel Capacity:** The plan facilitates the mechanical removal and stabilization of approximately 14,000 cubic yards of sediment. By preventing this material from being swept downstream in an uncontrolled manner, the plan ensures that the river channel does not become clogged with silt and debris, which could reduce the river's hydraulic capacity and lead to overbank flooding during storm events.

- **Infrastructure Protection:** The care of water measures are specifically designed to stabilize the riverbanks and granite block retaining walls during the removal process. This protection ensures that changes in water pressure and flow velocity do not cause structural failures that could obstruct the river or damage the nearby Hollingsworth & Vose (H&V) facility. While the general bypass strategy is established in the study, the specific technical specifications for the bypass channels and pumping systems are part of the final engineering design and permitting phase, which accounts for a portion of the total \$2,240,000 project cost.

By removing the Squannacook River Dam, the Town of Groton eliminates several recurring and long-term financial obligations associated with maintaining a Significant Hazard structure. These eliminated costs include:

- **Mandatory Safety Inspections:** Under state regulations, dams must undergo formal inspections on a regular cycle; removing the dam eliminates the cost of these inspections every five years.
- **Emergency Action Planning:** The town will no longer be required to maintain, update, and exercise an Emergency Action Plan (EAP), which is a significant administrative and financial requirement for dams that pose a risk to life or property.
- **Ongoing Structural Repairs:** The dam is currently in "Poor" condition with deteriorating timber cribbing, leaks, and internal voids. Removal eliminates the perpetual need for patchwork repairs and the eventual necessity of a full-scale structural rehabilitation to bring the dam into safety compliance.
- **Liability and Risk Mitigation:** Removal removes the long-term liability and potential for "substantial economic loss" associated with a dam failure. This includes protecting the town from the massive costs of repairing or replacing downstream infrastructure, specifically the Townsend Road Bridge and local utilities, should the dam fail during a high-water event.
- **Insurance and Oversight:** Eliminating the structure reduces the town's administrative burden and potential insurance premiums or legal costs related to the management of a high-risk asset.

By choosing removal over repair, the town shifts from a model of perpetual maintenance and liability to a one-time restoration project largely funded by grants.

Cost

The total estimated project cost is \$2,240,000, which includes \$1,770,000 for construction and the remainder for engineering, permitting, and oversight. However, the actual cost to the town's taxpayers is expected to be much lower due to the following factors:

- **Grant Offsets:** The strategy for this project is to cover the vast majority of the \$2.24 million through grants, meaning the town's direct contribution may be limited to specific "matching" funds or administrative oversight.

- **Avoided Repair Costs:** If the town chose to repair the dam instead of removing it, they would be responsible for the full cost of structural rehabilitation—which is often not eligible for the same "restoration-focused" grants—to bring the Significant Hazard structure into compliance with safety regulations.

- **Elimination of Long-term Liabilities:** By investing in removal now, the town eliminates permanent, recurring costs, including:

- Dam inspections required every five years.
- Ongoing maintenance and emergency repairs of the deteriorating timber cribbing.
- The requirement to maintain and update an Emergency Action Plan (EAP).
- Potential liability and economic loss should the dam fail and damage the downstream Townsend Road Bridge.

In summary, while the total price tag is \$2.24 million, the town's potential cost is mitigated by its status as a priority restoration project, with the long-term goal of eliminating a taxpayer-funded liability.

Grant Funding for Removal

The Squannacook River Dam removal is being pursued as a **collaborative project** involving the Town of Groton and various environmental agencies. The sources indicate that the project is heavily dependent on external funding to minimize the town's direct financial burden. Below are the details regarding grant funding and the town's estimated costs:

- **DER Priority Project:** This dam removal is a Massachusetts Division of Ecological Restoration (DER) Priority Project. This designation is crucial because it provides the town with technical assistance and makes the project eligible for significant state and federal grant funding.
- **Design and Permitting Grants:** Much of the preliminary work, including the Engineering Design Study, has been supported by grant funding aimed at ecological restoration and infrastructure safety.
- **Construction Grants:** The town is actively seeking (and in some cases has already utilized) grants from sources such as the Division of Ecological Restoration and other environmental partners to cover the \$1,770,000 construction cost.

Timeline

Based on the Engineering Design Study and the project framework outlined in the sources, the timeline for the removal of the Squannacook River Dam is structured into three distinct phases. While a specific calendar completion date depends on the timing of grant awards, the sequence and estimated durations are as follows:

1. Final Design and Permitting (Estimated 12–18 Months) - Before construction can begin, the project must move from the Basis of Design (BOD) phase into final engineering and regulatory review. This phase involves obtaining necessary approvals from local, state, and federal agencies, including the Massachusetts Department of Environmental Protection (MassDEP) and the U.S. Army Corps of Engineers. The total project cost includes funding for these permitting and final design services, which are essential to ensure the removal complies with environmental regulations regarding sediment management and fisheries protection.
2. Construction and Removal (Estimated 3–4 Months) - Once permits are secured and funding is in place, the physical removal of the 130-foot-long timber crib dam and the management of 14,000 cubic yards of sediment is expected to take approximately one construction season. The manual and mechanical dismantling of the dam structure will occur within this window. This includes stabilizing the riverbanks, modifying the H&V intake, and restoring the natural riffle-pool sequence of the river.
3. Seasonal Constraints (The "Low-Flow" Window) - A critical factor in the timeline is the seasonal restriction for in-water work. To protect the high-quality cold-water fishery and resident brook trout, construction is typically restricted to the low-flow period, generally occurring between July 1 and October 1. Conducting the "care of water" bypass during these months is safer and more cost-effective, as the river's lower volume reduces the risk of **downstream flooding** or equipment failure during the demolition process.
4. The sources indicate that the timeline is highly dependent on the availability of grant funding to cover the \$2,240,000 total project cost. Any delays in securing these funds from the Division of Ecological Restoration (DER) or other partners would shift the start date of the final design and construction phases.

Mark Haddad

From: Michelle Collette <mcollette@grotonma.gov>
Sent: Wednesday, February 4, 2026 12:55 PM
To: Mark Haddad
Subject: Commission on Accessibility

Mark,

The Commission on Accessibility voted unanimously to recommend that you appoint Lois Young to the Commission. As you know, Commission Member Barbara Rich passed away recent. Lois would be an ideal person to fill the vacancy.

Michelle



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Town Manager

Mark W. Haddad

February 3, 2026

Richard Hewitt, Chair
Community Preservation Committee
Groton Town Hall
173 Main Street
Groton, MA 01450

RE: Affordable Housing Trust
2027-07 FY27 Housing Funds Request

Dear Mr. Hewitt:

On behalf of the Groton Select Board, I am pleased to submit this letter of support for the Affordable Housing Trust's request for funding in the amount of \$300,000. CPC funds are the Affordable Housing Trust's primary source of funding. The Trust seeks these funds to increase its existing reserves. Groton's Master Plan and data from the new Housing Production Plan show an existing need for affordable housing. Having access to this crucial funding supports the Community Preservation Plan objective of encouraging the diversity of housing types for a range of income levels. Further, CPC funding of the Trust is consistent with the Select Board's Annual Goals.

New affordable rental housing – while primarily funded through state and federal grants -- requires a meaningful local contribution to bridge the funding gap. CPC funds held by the Trust will be subject to a grant agreement and may also be used for other Community Housing purposes such as the preservation of existing affordable housing.

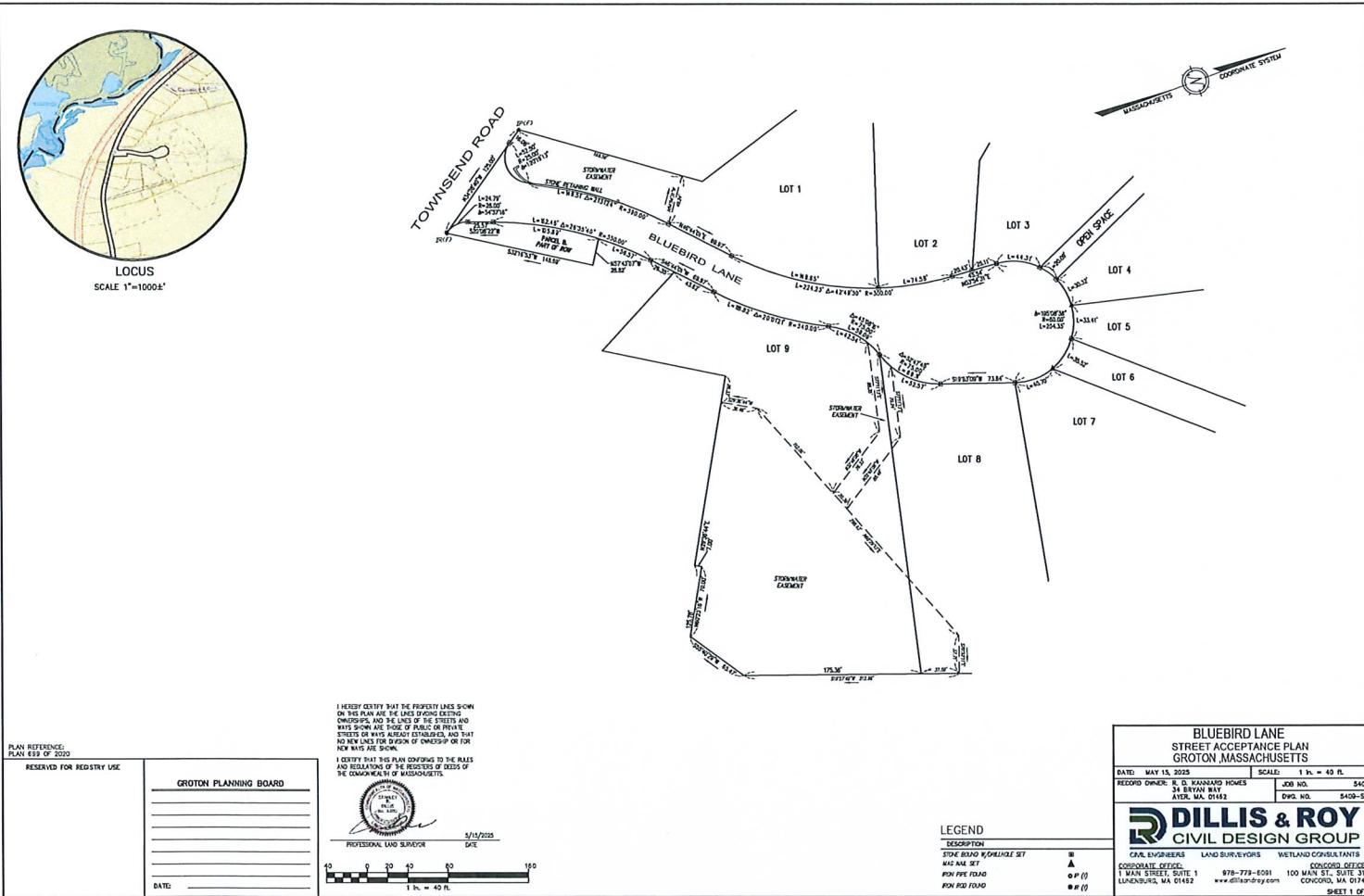
Also, Community Housing funds held by the Trust once an application has been approved by the Annual Town Meeting are more accessible for intended purposes. Specifically, those funds can be more readily accessed year-round as opposed to the annual cycle followed by in cycle applications. Opportunities to create affordable housing and needs to preserve existing housing rarely conform to annual cycles.

The Select Board supports the work of the Affordable Housing Trust and urges the Community Preservation Committee to look favorably on its application.

Sincerely,

Mark W. Haddad
Town Manager

MWH/rjb
cc: Select Board



QUITCLAIM DEED

R.D. Kanniard Homes, Inc., a duly organized and existing Massachusetts Corporation with a mailing address of P.O. Box 1321, Littleton, Massachusetts, (the “Grantor”),

for consideration paid of One Hundred and 00/100 Dollars (\$100.00),

grants to the Town of Groton, a municipal corporation with an address of 173 Main Street, Groton, Massachusetts 01450, acting by and through its duly authorized Select Board pursuant to M.G.L. c. 82, §§ 21-2 (see town meeting vote recorded herewith),

with *Quitclaim Covenants*

The fee in the roadway located in Groton, Middlesex County, Massachusetts, being shown as Bluebird Lane and “Parcel B” on the plan of land entitled: “Bluebird Lane, Street Acceptance Plan, Groton, Massachusetts” dated May 15, 2025, prepared by Dillis & Roy Civil Design Group and attached hereto as Exhibit A, being the same as the private way on the plan entitled: “Definitive Subdivision Plan, Groton, Massachusetts, Lot Layout Plan, Village Meadows” (“Subdivision Plan”) prepared by Ducharme & Dillis Civil Design Group, Inc., dated May 30, 2019 (revised through 12/18/19) and recorded with Middlesex South District Registry of Deeds (the “Registry”) as Plan Number 699 of 2020 (the “Subdivision Plan”). Subject to the “Village Meadow, Groton, MA, Declaration of Reservation of Stormwater Management Easement and Declaration of Easement” recorded with said Registry of Deeds at Book 77463, Page 392.

Subject to all matters of record including the “Definitive Plan Approval – Village Meadows” approved January 9, 2020 and recorded with the “Notice of Decision, Approval of a Definitive Plan” with said Registry of Deeds at Book 75748, Page 66 and the Subdivision Plan.

The within conveyance is not a conveyance of all or substantially all of the assets of the Grantor corporation in the Commonwealth of Massachusetts.

The fee in said roadway is conveyed subject to, and with the benefit of easements, rights, restrictions and agreements of record, if any there be, including any and all issued governmental permits and licenses pertaining to the premises conveyed herein, insofar as the same are now in force and applicable, expressly not intending or meaning to extend the same in the event they have expired by operation of law or otherwise.

The Grantor hereby states under the penalties of perjury that the premises conveyed herein are not homestead property.

Said roadway being a portion of the premises conveyed to the Grantor by deed of William R. Lawrence, Personal Representative of the Estate of Robbin Fletcher Lawrence, dated July 21, 2017, and recorded with said Registry of Deeds at Book 69661, Page 196.

[SIGNATURE PAGES FOLLOW]

Executed under seal this _____ day of _____ 2026.

R.D. KANNIARD HOMES, INC.

BY: _____
Roger D. Kanniard, President & Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. _____, 2026

Then personally appeared before me, the undersigned notary public, Roger D. Kanniard, as President and Treasurer of R. D. Kanniard Homes, Inc., and individually, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as the voluntary act of R. D. Kanniard Homes, Inc.

Notary Public
My Commission Expires:

ACCEPTANCE OF DEED

The undersigned Select Board of the Town of Groton hereby accepts the foregoing Quitclaim Deed from R.D. Kanniard Homes, Inc., this _____ day of _____, 2026.

TOWN OF GROTON
By its Select Board

Alison Manugian

John Reilly

Matthew Pisani

Peter Cunningham

Rebecca Pine

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

On this _____ day of _____, 2026, before me, the undersigned notary public, personally appeared Alison Manugian, John Reilly, Matthew Pisani, Peter Cunningham, and Rebecca Pine, members of the Select Board of the Town of Groton, proved to me through satisfactory evidence of identification, which was _____, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the voluntary act of the Select Board of the Town of Groton.

Notary Public
Printed Name: _____
My Commission Expires: _____
[Seal]

QUITCLAIM DEED

James N. Tedesco, an individual of 366 Townsend Road, Groton, Massachusetts, (the “Grantor”),

for consideration paid of One Hundred and 00/100 Dollars (\$100.00),

grants to the Town of Groton, a municipal corporation with an address of 173 Main Street, Groton, Massachusetts 01450, acting by and through its duly authorized Select Board pursuant to M.G.L. c. 82, §§ 21-2 (see town meeting vote recorded herewith),

with Quitclaim Covenants

The fee in the roadway located in Groton, Middlesex County, Massachusetts, being shown as Bluebird Lane on the plan of land entitled: “Bluebird Lane, Street Acceptance Plan, Groton, Massachusetts” dated May 15, 2025, prepared by Dillis & Roy Civil Design Group and attached hereto as Exhibit A, being the same as the private way on the plan entitled: “Definitive Subdivision Plan, Groton, Massachusetts, Lot Layout Plan, Village Meadows” (“Subdivision Plan”) prepared by Ducharme & Dillis Civil Design Group, Inc., dated May 30, 2019 (revised through 12/18/19) and recorded with Middlesex South District Registry of Deeds (the “Registry”) as Plan Number 699 of 2020 (the “Subdivision Plan”). Subject to the “Village Meadow, Groton, MA, Declaration of Reservation of Stormwater Management Easement and Declaration of Easement” recorded with said Registry of Deeds at Book 77463, Page 392.

See deed to Grantor from R.D. Kanniard Homes, Inc. recorded with said Registry in Book 77527, Page 381. R.D. Kanniard Homes, Inc. in said deed did not explicitly reserve its ownership rights in the private way.

Subject to all matters of record including the “Definitive Plan Approval – Village Meadows” approved January 9, 2020 and recorded with the “Notice of Decision, Approval of a Definitive Plan” with said Registry of Deeds at Book 75748, Page 66 and the Subdivision Plan.

The fee in said roadway is conveyed subject to, and with the benefit of easements, rights, restrictions and agreements of record, if any there be, including any and all issued governmental permits and licenses pertaining to the premises conveyed herein, insofar as the same are now in force and applicable, expressly not intending or meaning to extend the same in the event they have expired by operation of law or otherwise.

The Grantor hereby states under the penalties of perjury that the premises conveyed herein are not homestead property.

Said roadway being a portion of the premises conveyed to the Grantor by deed of William R. Lawrence, Personal Representative of the Estate of Robbin Fletcher Lawrence, dated July 21, 2017, and recorded with said Registry of Deeds at Book 69661, Page 196.

[SIGNATURE PAGES FOLLOW]

Executed under seal this _____ day of _____ 2026.

James N. Tedesco

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. _____, 2026

Then personally appeared before me, the undersigned notary public, James N. Tedesco, and individually, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as his free act and deed.

Notary Public
My Commission Expires:

ACCEPTANCE OF DEED

The undersigned Select Board of the Town of Groton hereby accepts the foregoing Quitclaim Deed from R.D. Kanniard Homes, Inc., this _____ day of _____, 2026.

TOWN OF GROTON
By its Select Board

Alison Manugian

John Reilly

Matthew Pisani

Peter Cunningham

Rebecca Pine

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

On this _____ day of _____, 2026, before me, the undersigned notary public, personally appeared Alison Manugian, John Reilly, Matthew Pisani, Peter Cunningham, and Rebecca Pine, members of the Select Board of the Town of Groton, proved to me through satisfactory evidence of identification, which was _____, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the voluntary act of the Select Board of the Town of Groton.

Notary Public
Printed Name: _____
My Commission Expires: _____
[Seal]

SELECT BOARD MEETING MINUTES
MONDAY, FEBRUARY 2, 2026
UN-APPROVED

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

Finance Committee Members Present: Bud Robertson, Chair; Mary Linskey, Vice Chair; David Manugian; Scott Whitefield; Kristina Lengyel;

Finance Committee Members Absent: Jamie McDonald and Gary Green

Also 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.

Chair Pisani called the meeting to order at 6:30 p.m. and reviewed the agenda.

ANNOUNCEMENTS

Mr. Robertson announced that he, Mr. Haddad, Member Reilly, and the Friends of Prescott met to review the Friends of Prescott year-end financials and programming. He explained that their revenues increased by 4% to 5% over the last year and they are projecting 15% growth next year. Mr. Robertson suggested that the Friends attend a Select Board meeting to provide a report.

Town Accountant/Assistant Finance Director Ms. Patricia DuFresne provided an update on the Opioid Working Group. She said an opioid abatement collaborative has been formed by the Towns of Groton, Ayer, Shirley, Pepperell, Bolton, Littleton, and Harvard. She said all funds are pooled to maximize their efforts. The RFP, to receive proposals to assist in developing programs to expend the funds, is now drafted and ready for release. Ms. DuFresne explained that the collaborative will meet next week to review and finalize the RFP. The IMA, which has been executed, stipulates that all monitoring of the RFP must be accomplished by an Advisory Board, not the Working Group. Each Town must appoint two individuals to the Advisory Board. She said Groton has nominated Mr. Peter Balvanz and Mr. Gregg Baker to serve as Advisory Board members representing the Town of Groton. Ms. DuFresne said they bring significant industry knowledge to this Board. She will keep the Board informed once a consultant is chosen.

PUBLIC COMMENT PERIOD

None

TOWN MANAGER'S REPORT

1. FY 2027 Budget Update.

Mr. Haddad updated the Board on the release of Governor Maura Healey's Proposed Budget for FY 2027, known as House 1. He expressed his frustration and disappointment that Governor Healey is not supporting municipalities and local school departments/districts. After the Massachusetts Municipal Association (MMA) pushed to increase Unrestricted General Government Aid (UGGA), Mr. Haddad described the Governor's proposal to increase local Aid as anemic; a minor increase of two and one-half percent (2 1/2%) in UGGA. Mr. Haddad is carrying a two (2%) increase in the Town Manager's Proposed Budget; the extra half of a percent will add approximately \$20,000 to new

revenues for FY 2027. Mr. Haddad is also displeased with the Governor's proposal for the Chapter 70 increase for hold-harmless School Districts, which includes a \$ 75-per-student increase. He said that \$75 per student is half of what was approved last year and what the Groton-Dunstable Regional School District Superintendent is carrying in his initial budget (an increase of \$150 per student). Mr. Haddad emphasized that Governor Healey remains tone-deaf to the needs of municipalities and is no friend to the Town of Groton and the cities and towns of Massachusetts. Mr. Haddad said he will continue to lobby the Legislature for more Aid.

2. Select Board Meeting Schedule through the 2026 Spring Town Meeting.

Monday, February 9, 2026 -	Squannacook Dam Discussion
Tuesday, February 10, 2026-	Meet in Joint Session with the Finance Committee
Monday, February 16, 2026 -	No Meeting – (President's Day Holiday)
Monday, February 23, 2026 -	First Review of 2026 Town Meeting Warrant
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 – (Patriots' Day Holiday)
Saturday, May 2, 2026 -	2026 Spring Town Meeting

ITEMS FOR SELECT BOARD CONSIDERATION AND APPROVAL

1. Approve FloRo/PFAS Bond and BAN Issues.

Treasurer/Tax Collector Katie Kazanjian was present for the discussion on approving the recent Bond Anticipation Notes (BAN) and General Obligation Bonds (GOB). Mr. Haddad highlighted that the Town's AAA Bond Rating continues to provide very low interest rates for Groton's taxpayers. The BAN, totaling \$4,592,980, covers various projects, including the remaining amount for the Florence Roche Elementary School (\$2.1 million), the Middle School Track, the Ambulance, the Dump Truck, SCBA, and a few Water Department Projects. The lowest bid for the BAN went to Truist Securities Inc. of Charlotte, NC, with a Net Interest Cost of \$107,338 (2.337%).

For the GOB, which addresses costs for the Florence Roche Project (\$24 million) and a portion of the PFAS debt (\$4,580,000) not covered by the State Revolving Fund (SRF), twenty firms submitted bids for the loan. Mr. Haddad said the winning bid was from Bancroft Capital, LLC of Fort Washington, Pennsylvania, with a premium of \$2,363,843. He said that after paying borrowing costs, the True Interest Cost (TIC) on the loan is 3.314890%. Mr. Haddad noted that the Town will receive \$28,580,000, with only \$26,525,000 to be repaid. The Board received the bid results and the necessary vote for approval.

Ms. Pine made a motion to authorize the sale of the Bonds and Ban, as outlined in the votes in the packet. Ms. Manugian seconded the motion. The motion carried unanimously.

2. Consider Approving a One-Day All Alcoholic Beverage License for the Nashoba Valley Chamber of Commerce for the Annual Taste of Nashoba Valley to be held on Tuesday, March 24, 2026, from 5:30 p.m. to 8:00 p.m.

Mr. Cunningham moved to approve the One-Day All Alcoholic Beverages License for the Nashoba Valley Chamber of Commerce for the Annual Taste of Nashoba Valley to be held on Tuesday, March 24, 2026, from 5:30 p.m. to 8:00 p.m. Ms. Manugian seconded the motion. The motion carried unanimously.

OTHER BUSINESS

None

On-Going Issues

- A. PFAS Issue – Congresswoman Lori Trahan contacted Mr. Haddad to inform him that the Town has received a \$1 million federal earmark submitted for the towns of Pepperell and Dunstable for the PFAS Watermain Project. Mr. Haddad thanked the Congresswoman for her efforts.
- B. UMass Satellite Emergency Facility – None
- C. Fire Department Staffing – The Select Board will hold a joint meeting with the Finance Committee on Tuesday, February 10th, to discuss staffing.
- D. West Groton Dam- Bids are due on Thursday, February 2nd, at 10:00 a.m. Mr. Haddad believes they will receive several bids.
- E. Main Street Study - MDM Transportation Consultants have been hired to conduct a full study of the section of Main Street under the Town's control. This study will include traffic counts, parking spaces, crosswalks and an analysis of all intersections on Main Street. Mr. Haddad explained that he will form a Working Group for the initial review, and then the study will be turned over to the Complete Streets Committee for public hearings. He also explained that to conduct the traffic counts, they will need to install cameras on Main Street, whose sole purpose will be to conduct traffic counts. No other information, including recording license plates, etc. will be obtained. He wanted to make sure the public is aware of these cameras and their purpose. Mr. Haddad would like the intersections of Main Street at Boston Road, Route 40, Station Ave, and Hollis Street be the main focus of the study. MDM believes the study will take approximately 6 months. Mr. Haddad will continue to update the Board as they receive updates.

Mr. Haddad said that during his weekly meeting with Member Pine, they discussed grants and those the Town has received over the past two years. Assistant Town Accountant Katie Berry compiled a list of grants received over the past two fiscal years into a spreadsheet. Mr. Haddad shared that the Town has received over \$5.8 million in FY25 and FY26 (see included with these minutes). He felt this was important information to share with the public. While it will not reduce taxes, these grants have allowed the Town to do more without needing additional revenues from the Town.

SELECT BOARD LIASON REPORTS

None

7:00 p.m.- In Joint Session with the Finance Committee- Presentation of the Town Manager's Proposed Fiscal Year 2027 Operating Budget.

Mr. Robertson called the Finance Committee to order.

Mr. Haddad explained that this was his eighteenth Proposed Operating Budget as Groton's Town Manager. He said the Fiscal Year 2027 Proposed Operating Budget was developed against the backdrop of two consecutive years in which voters declined to approve operating overrides, requiring the Town to make significant reductions to both the municipal budget and the Operating Assessment for the Groton-Dunstable Regional School District. The development of the proposed Fiscal Year 2027 Budget has required continued transparency, cooperation, and fiscal discipline among the Select Board, Finance Committee, Department Heads, and the School District. Mr. Haddad said he was very proud of the effort and of their relationship with the Groton-Dunstable Regional School District, and that it was a pleasure to work with them. Mr. Haddad was happy to present the Budget to the Finance Committee and the Select Board. (The complete PowerPoint Presentation is included in these minutes.)

The PowerPoint Presentation reviewed the Budget Guidance given to the Town Manager by the Select Board and the Finance Committee. The Guidance to the Town Manager was:

- The Town Manager shall provide a Balanced Budget with no consideration of an Override for Fiscal Year 2027. Any Municipal Spending increase shall be kept to no more than forty (40%) percent of anticipated new revenues for Fiscal year 2027. The remaining new revenues shall be set aside for the Fiscal Year 2027 Proposed Operating Assessment of the Groton Dunstable Regional School District.
- The Town Manager shall provide a complete listing/summary of any reductions to the Budget to comply with this Guidance.

The budget process and development were outlined in the presentation. Based on the final fiscal year 2026 levy limit of \$39,607,199, the tax levy will increase by \$990,180 in FY 2027. The estimate for New Growth is \$21.5 million, resulting in an additional \$317,770 in tax revenue, bringing the total increase in the tax levy to \$1,307,950. Ms. Foster, the Principal Assessor, is concerned because \$21.5 million in New Growth is the highest amount proposed at this stage. Mr. Haddad said that growth has slowed as the economy has, making this estimate a stretch. Local Receipts are estimated to increase by \$255,975, and other available funds are estimated to increase by \$10,199. Mr. Haddad reviewed the Revenue Projections and the calculation of the FY 2027 Levy Limit and said that the expected limit is \$40,915,149. When adding excluded debt (including FlorRo and PFAS water line debt), the total tax levy is approximately \$47,081,393.

The estimated revenue sources are as follows:

- State Aid: 2%
- Motor Vehicle Excise Tax: \$1,985,902
- General Revenues of the Town: \$3,899,300
- Free Cash: \$501,164
- Other Available Funds: \$360,199

This brings the total estimated revenues to \$7,952,941.

Mr. Haddad noted that the Finance Team anticipates a 3.42% increase in new revenues for Fiscal Year 2027, totaling \$1,597,678. The 40/60 split is 40% for Municipal Operations (\$639,071) and 60% for the GDRSD Assessment (\$958,607).

Mr. Haddad provided a Budget Summary to the Select Board and Finance Committee, highlighting the following:

- A total of \$224,951 in FY 2027 due to COLA and performance incentives, salaries, and wages for employees.
- An increase in excluded Debt due to the Florence Roche Elementary School Project
- FY 2027 will be the first year the Town will be paying Debt Service on the PFAS Waterline Project, broken into two issues.
- The first issue is the SRF Debt of the original Project in the amount of \$11,586,118 and the second is the \$4,584,086 for the next phase of the project. This debt will be offset by payments from the Town of Dunstable and the Groton Water Department totaling \$169,244.
- Excluded Debt will increase in FY 2027 by approximately \$1 million.
- Debt within the Levy will stay stable at \$253,894.

The Proposed Fiscal Year 2027 Municipal Budget is \$18,129,907.

The Regional School District faces significant challenges for FY 2027. Following two consecutive failed overrides in Groton to fund the District's Operational Assessment, the District's ability to continue providing quality education for Groton's children has been severely impacted. The current proposal is 6.46% higher than FY 2026 and exceeds the revenue capacity of both Groton and Dunstable. Mr. Haddad reviewed some of the cost drivers for the Groton-Dunstable Regional School District. The Town Manager's Proposed Operating Budget includes an increase of approximately \$1.2 million in the Operating Assessment, or 4.32 percent. Mr. Haddad noted that even with this increase, the School District will face a projected operating deficit of approximately \$1.35 million. Preliminary information from the Nashoba Valley Regional Technical School District indicates that the number of students for FY27 remains unchanged. Mr. Haddad clarified that this is not included in the Guidance.

The impacts of meeting the Municipal Government reduction guidance totaled approximately \$234,374, and Mr. Haddad reviewed the breakdown by department. Over the past three fiscal years, the School District has reduced staffing by 35.5 FTEs, resulting in approximately \$2.7 million in budget cuts. In FY 2027, a reduction of 7 to 10 FTEs has been proposed (the exact positions to be determined). Mr. Haddad then reviewed the School District's reductions for FY 2027. Mr. Manugian asked Mr. Haddad to reach out to the District to find out when student services will be significantly affected by the budget cuts over the last three years. Ms. Pine is interested in determining the percentage of full-time equivalents (FTEs) reduced over the past three years. Mr. Haddad said he would reach out to Superintendent Dr. Bruno and invite the School District to the joint meeting with the Finance Committee scheduled for Saturday, February 28th. The Select Board and Finance Committee questioned the per-pupil cost between the Groton-Dunstable Regional School District and the Nashoba Valley Technical Regional School Districts. Mr. Haddad will also

invite Nashoba Tech Superintendent Denise Pigeon to the meeting on Saturday, February 28th, to discuss their budget.

Mr. Haddad reviewed the Proposed Major Initiatives, which would cost a total of \$1,312,913. The Capital Budget will be discussed at the February 28th meeting. Ms. Manugian asked Mr. Haddad to place an asterisk next to the items in the Capital Budget that are already obligations. He will provide the Board with the requested information.

Enterprise Funds were reviewed, and Mr. Haddad said the Water Department implemented a rate increase to meet its obligation. He noted that he will propose a \$10 rate increase for the Stormwater Enterprise to fund the administrative assistant's salary, raising the rate from \$60 to \$70.

Mr. Haddad said he is proud of the work done on the municipal budget. The total budget is \$18,129,907, or an increase of 1.99%. The grand total of the Town Budget is an increase of 5.73%.

The final slide outlined the anticipated tax impact. Mr. Haddad explained the impact of the tax rate. The levy capacity is set by Proposition 2 ½. The estimated tax bill within the levy will increase from \$13.09 to \$13.44, or an increase of 2.67% (\$266 in the average tax bill). When taking into consideration excluded debt, the overall tax rate will increase by \$0.68 from \$14.78 to \$15.46, with an overall estimated tax bill increase of \$518.

Mr. Haddad looks forward to the meeting on February 28th to discuss this in more depth. Mr. Haddad stated that the state is not funding education as it should be. The Town of Dunstable includes in its budget the match for Groton's \$1.2M. He also stated that the Town has a strong relationship with the School Administration and with Dunstable Town Administrator Jason Silva. He said that it is good teamwork.

Mr. Haddad thanked the Finance Committee and Select Board for their time.

Approval of the Regularly Scheduled Meeting of January 26, 2026

Mr. Cunningham made a motion to approve the regular meeting minutes of January 26, 2026. Ms. Pine seconded the motion. The motion carried unanimously.

The Select Board adjourned at 7:54 p.m.

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