

**BOARD OF SELECTMEN  
MINUTES FEBRUARY 13, 2012  
APPROVED**

**Present:** Anna Eliot, Chairman; George Dillon, Jr., Vice Chairman; Peter Cunningham, Clerk; Joshua A. Degen; Stuart M. Schulman

**Also Present:** Mark W. Haddad, Town Manager; Patrice Garvin, Executive Assistant

Ms. Eliot called the meeting to order at 7:00pm and reviewed the agenda.

**TOWN MANAGER'S REPORT**

1. Mr. Haddad discussed the Saturday joint meeting with the Finance Committee. Mr. Haddad stated that the Department Heads that came in did an outstanding job defending their budgets. Mr. Haddad asked the Board if they wanted to have a separate warrant article for the Country Clubs Capital Line item. Mr. Degen encouraged fellow board members to separate the line item at Town Meeting. Mr. Cunningham stated that there was a need to protect the Town's asset. Mr. Dillon stated that it was clear the club cannot cover their capital expenses and there needs to be more discussion. The Board decided that it should be a separate line item for Town Meeting approval.
2. Mr. Degen stated that Mr. Bulger, IT Director did a good job defending his budget. Mr. Degen stated that he wanted more follow-up with IT and progress on current and upcoming projects. Mr. Schulman agreed some type of IT priority list was needed. Mr. Dillon remembered seeing a list in the past and that an additional position will help.
3. Mr. Haddad stated that we have received the resignation of Michael Roberts from the Community Preservation Committee. [Document 1-Resignation Letter M. Roberts] Mr. Haddad asked the Board to accept his resignation. Mr. Roberts is an at-large appointee to the Committee by the Board of Selectmen with a term to expire on June 30, 2014. Mr. Haddad stated that he would advertise the opening and bring back prospective applicants to future meeting after they have been interviewed by the CPC.
4. Mr. Haddad stated that he met with the Light Department Manager, Kevin Kelly, Land Use Director Michelle Collette and Conservation Administrator Barbara Ganem. The meeting was to schedule a joint meeting among various Boards to discuss the issues surrounding the proposed Light Department Building on Station Ave. It appears that the March 13<sup>th</sup> Conservation Commission meeting is the best date to hold the joint meeting.
5. Mr. Haddad announced that he has successfully concluded negotiations with the IPBO #522 Groton Communication Officers Relief Dispatchers on a new three (3) year contract. [Document 2- Dispatchers Contract] Mr. Haddad requested an Executive Session at the conclusion of the meeting to review the terms of the Contract, then reconvene in Open Session and consider ratifying the contract.
6. Mr. Haddad requested that the Board appoint Dianne Bunis to the Williams Barn Committee.  
*Mr. Cunningham moved to appoint Diane Bunis to the Williams Barn Committee, to expire June 30, 2012. Mr. Schulman seconded the motion. Motion unanimously carried.*

**DISCUSSION ON THE SALE OF WINE AT THE FARMERS MARKET**

Ms. Garvin explained the recent statute allowing wine to be sold at local Farmers Markets. Recently the town received an application to sell wine at the local farmers market located at the Williams Barn. Mr. Zoll, a local wine maker was present along with Chief Palma. The Williams Barn had a recent discussion at their last meeting and was positive regarding the inclusion of wine. Mr. Schulman stated that he was present at the Williams Barn meeting and that they wanted the sample size, listed under the statute , of 1 ounce be decreased. Ms. Garvin stated that it was up to the Board to adopt the stature, set a fee and then accept/reject applicants. Chief Palma had concerns with adopting the statute; consumption of wine needed stipulations, TIPS trainings stipulations; liability and the local bylaw not allowing alcohol on public property. The Williams Barn is owned by the Town. Mr. Zoll described his business and why he sought out local markets. Mr. Zoll stated that he was a reputable seller and would work with the Chief. The Board asked for clarification from Town Counsel on the current bylaw and if there was a need to go to Town Meeting. Mr. Haddad stated that he would report back to the Board.

### **PRESCOTT REUSE COMMITTEE ARCHITECT PRESENTATION [Document 3-Presentation Bargmann]**

Halsey Platt, Chairman of the Committee introduced Joel Bargmann of Bargmann Hendrie and Archetype, Inc the Architect, hired by the committee. Mr. Bargmann stated that there were questions and considerations when reviewing the possibilities for Prescott School. What can be done with the property was crucial, along with the existing conditions of the property due to it being a historic building. Mr. Bargmann noted that the gym was not part of the historic structure. The firm came up with three possible schemes :

1. 70% Business/30% Community
2. Fire Station
3. 100% Commercial-Inn

Mr. Bargmann commented that the parking plan was not zoned for commercial use. Mr. Bargmann stated that the Fire Station option has the gym being demolished and rebuilt as bays. Mr. Bargmann stated that the traffic impact of a station has not been reviewed.

Mr. Bargmann went over the two financial examples of an Inn verses 70% commercial. Mr. Bargmann stated the use of housing was not considered. Mr. Cunningham asked if tax credits were considered on housing. Mr. Bargmann said no. Mr. Bargmann showed a cost of 8million for a fire station. Mr. Degen asked how the amount of 8 million was determined. Mr. Bargmann stated that he did not want to underestimate cost and more funds were needed to get better costs estimates for a fire station. Mr. Dillon asked about wetland flagging. Mr. Bargmann stated that they used wetland maps but that it has not been flagged.

Mr. Platt stated that he wanted some direction from the Board as to pursuing the site as an Inn, Fire Station or as 70% commercial use. Mr. Cunningham asked if any option excited the committee. Mr. Lewis, member of the committee, stated an Inn may be a good idea. Ms. Hargraves felt 50/50 option could work. Mr. Haddad noted that the school committee has stated that it could vacate the building prior to 2015, when the lease with the schools is up. Mr. Harker, resident felt that an Inn would not work. Mr. Degen felt better numbers on a fire station was needed. Mr. Haddad stated that the change of use of the building changes the financial structure and the town needed to decide how much it wanted to invest in the building. Mr. Bargmann stated that in the next few months he could have numbers for a fire station scheme. Mr. Platt stated that the community needs to figure out what it wants the building to be and what will work on the site. Mr. Haddad suggested having public hearings on the site once the final numbers come from Mr. Bargmann on the fire station. Mr. Bargmann concluded his presentation by stating that with an Inn there is \$175k after a debt service to the town. A 70/30 Commercial option is (\$26k) after debt service and 100% Commercial is (\$39k) after debt service. Mr. Haddad would report back to the Board.

### **OTHER BUSINESS**

Ms. Eliot stated that the Parker report on the Town Manager was sent to Town Counsel. Ms. Eliot stated that the Board needed to decide if they wanted to set a meeting date or wait until the report was in to set the date.

Mr. Degen asked why the report was sent to Town Counsel first, and disagreed with the process. Ms. Eliot asked if the Board wanted to wait for the report from counsel then set an Executive Session or schedule an executive session now. Ms. Eliot explained that the Town Manager, under the law, required 48 hours notice of an Executive Session.

Ms. Eliot was unsure when the report would be delivered. Mr. Dillon stated that the process has not gone askew by sending it to counsel and stated that once the report is received a meeting should be scheduled. Ms. Eliot noted that the review from counsel fell under the retainer and once the report is received a meeting would be set.

**LIAISON REPORTS**

Mr. Dillon stated that the Saturday Joint meeting with FinCom was good and the presentation by the Police Chief was excellent. Mr. Schulman stated that local Groton students will be going to London to participate in a music opportunity.

**MINUTES**

*Mr. Degen moved to approve the regularly scheduled meeting minutes of January 23, 2012. Mr. Cunningham seconded the motion. Motion carried, Mr. Dillon abstaining. [Document 4-Draft Minutes 1-23-12]*

**ADJOURN**

*Mr. Cunningham made a motion to enter Executive Session at 8:45pm pursuant to MGL c.30A, sec 21, concerning Communication Union to discuss strategy with respect to collective bargaining if an open meeting may have a detrimental effect on the bargaining position of the public body and the chair so declares and to reenter open session. Mr. Degen seconded the motion. Roll Call-Degen-aye; Dillon-aye; Cunningham-aye; Schulman-aye; Eliot-aye*

**OPEN SESSION**

Mr. Cunningham asked Mr. Haddad to review the highlights of the Dispatchers Union contract. Mr. Haddad went through the changes in the contract discussed in the Executive Session. Mr. Haddad stated that the union has ratified the contract and asked the Board for the same.

*Mr. Cunningham moved to ratify the IPBO #522 Groton Communication Officers Relief Dispatchers on a new three (3) year contract. Mr. Degen seconded the motion. Motion unanimously carried.*

**ADJOURNMENT**

*Mr. Cunningham moved to adjourn the meeting at 9:22pm. Mr. Dillon seconded the motion. Meeting adjourned.*

Approved: \_\_\_\_\_  
Peter S. Cunningham, Clerk

\_\_\_\_\_ respectfully submitted,  
Patrice Garvin  
Executive Assistant to the Town Manager

Date Approved: 3-12-12