

**EXECUTIVE SESSION MINUTES  
BOARD OF SELECTMEN MEETING  
MONDAY, OCTOBER 23, 2017  
APPROVED AND RELEASED**

Present: Joshua Degen, Chair; Barry Pease, Vice Chair; Alison Manugian, Clerk; Jack Petropoulos, Becky Pine  
Also Present: Mark W. Haddad, Town Manager; Dawn Dunbar, Executive Assistant;

Mr. Degen called the meeting to order at 6:00pm.

*Mr. Haddad asked the Board to enter into Executive Session Pursuant to M.G.L., c. 30A, §21(a)(6) - "To consider the purchase, exchange, lease or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body."*

*Ms. Manugian made the motion to enter in Executive Session. Mr. Pease seconded the motion. Roll Call: Manugian-aye; Pease-aye; Degen-aye; Petropoulos-aye (Ms. Pine was not present for this vote.)*

Ms. Pine arrived at 6:06pm.

Mr. Haddad said that he received a phone call the week before from Gary Shephard who reiterated the position of Indian Hill. He requested that they split the difference at \$400K. Mr. Haddad said that Mr. Degen was in support of this after taking into consideration the amount of money Indian Hill would be spending on improving the intersection at Old Ayer Road and Boston Road providing Indian Hill gave the Town, in writing, an assurance that the intersection would be completed within three (3) months of occupancy. Mr. Haddad asked the Board to consider approving a \$400K building permit fee, including gas, plumbing and electrical fees, that evening. Mr. Haddad added that Mr. Shephard told him earlier that day that this was acceptable with the benefactor.

Ms. Manugian thought to lose this project over \$100K would be short sided adding she would support \$400K. Mr. Petropoulos asked if they really thought they would lose this project over \$100K. Mr. Pease said he believed they would. Mr. Degen said that Indian Hill said they would cap the large theater and only build the classrooms and small concert hall adding that he had been up to the site twice since that was stated and they had covered things up. He said Indian Hill was not bluffing. Mr. Degen said that the intersection mentioned had been a problem for a long time. He said that Mr. Haddad was provided copies of the engineering bills for the intersection improvements to date where upwards of \$100K had already been spent. He said that the estimated cost to design and improve the intersection was going to cost around \$250K and that was not at prevailing wage. He thought that this provided a justification for a reduction in the building permit fee. Mr. Degen said that the Board was in charge of stimulating economic development adding that the addition of Indian Hill in their community could make Groton a real destination location. He added that life was about concessions and he was all for approving a \$400K building permit fee.

Ms. Pine asked how they explain this to the public. Mr. Pease said if Indian Hill was to cap the large concert hall and only build out the classrooms and small concert hall, the building permit fee would be approximately \$180K. He said that the Town would be walking away from an additional \$220K in fees, jobs that would be created by this project and further justify the argument that Groton was not business friendly. He said that he had received feedback that this had been a torturous process.

Mr. Haddad said that Ms. Pine asked him today if this was tied to a PILOT payment. He said that nothing had come up about that yet. Mr. Pease said he believed that if there was no concert hall, there would be no future PILOT. Mr.

Petropoulos said that the argument was based on - if they (the Town) didn't do this, they (Indian Hill) would leave. Mr. Degen said that was not what was said. He said what was said was what they were building now versus what they didn't build now. Mr. Pease said he was told that the situation was so negative, there were ill feelings. He said that was the perception and he was trying to do his best to salvage this. Ms. Pine took exception to that statement adding she felt like she had been bullied. She said that people would be likely to say she caved to multiple bullies pressuring them. She told Mr. Pease that what he was told was one person's opinion adding that they had not bullied Indian Hill and there was no negativity. Mr. Petropoulos asked Mr. Haddad if he saw any bullying or negativity from the Selectmen. Mr. Haddad replied no. Mr. Degen said that when he sat back and looked at the bigger picture the cost of the intersection improvements was substantial. He said that in order to see this project keep going he felt liked he could justify this even though he didn't like it.

Mr. Degen said that he would like to make any vote they take contingent on receiving a letter from Indian Hill on their letterhead that said the intersection would be completed 3 months prior to receiving an occupancy permit. Ms. Pine said she was not sure that this fix was going to help adding there were going to get a lot of traffic congestion at that intersection still. She said that this left a really bad taste in her mouth.

*Mr. Petropoulos moved to adjourn the Executive Session at 6:25pm and return to Open Session. Ms. Pine seconded the motion. Roll Call: Manugian-aye; Pease-aye; Degen-aye; Petropoulos-aye, Pine-aye*

Approved: \_\_\_\_\_  
Alison Manugian, Clerk

\_\_\_\_\_ respectfully submitted,  
Dawn Dunbar  
Executive Assistant to the Town Manager

Date approved: 11/13/17

**BOARD OF SELECTMEN MEETING  
MIDDLE SCHOOL CAFETERIA  
MINUTES OCTOBER 23, 2017  
APPROVED**

**BOS Members Present:** Joshua A. Degen, Chair; Barry A. Pease, Vice Chair; Alison S. Manugian, Clerk; Rebecca H. Pine, Member; John G. Petropoulos;  
**Also Present:** Mark W. Haddad, Town Manager; Dawn Dunbar, Executive Assistant

Mr. Degen called the meeting to order at 6:25pm and explained that the Board had just concluded an Executive Session.

Mr. Haddad said that the Board needed to discuss Mr. Petropoulos's proposed presentation on Article 1. Mr. Degen said that he was very much in support of this but thought this should be presented as an individual and not as a member of the Board. Ms. Manugian said that she stood behind her original suggestions from the last meeting. Mr. Pease said that he had not taken a position on this article and planned to speak on the floor of town meeting. Ms. Pine said that she liked Ms. Manugian's suggested introductory statement and thought they should let Mr. Petropoulos present after that. Ms. Pine asked that Ms. Manugian's statement lastly urge voters to vote against this. Ms. Haddad said that an opposition statement was different than a committee report. Mr. Petropoulos said that he had already received approval from the Moderator to provide an opposition report. The Board was in agreement with Ms. Manugian reading her statement and then Mr. Petropoulos providing his presentation.

Mr. Haddad said that the Board needed to take a position on Article 7 adding that Town Meeting was being asked to approve \$450K for the design, bidding and retainage of an OPM for the Senior Center. Mr. Pease and Mr. Degen were already in support. Mr. Petropoulos and Ms. Manugian took no position. Ms. Pine was in support. Mr. Degen said he planned to make a motion to cap the project at \$4.5M if the Committee did not.

Mr. Haddad asked the Board to vote to approve a \$400K building permit fee, including plumbing, gas and electrical permits, for Indian Hill contingent on receipt of a letter from Indian Hill confirming that improvements to the intersection at Old Ayer Road and Boston Road be completed three (3) months prior to receiving an occupancy permit.

*Ms. Pease made that motion. Ms. Manugian seconded the motion.*

Mr. Petropoulos said that since this could not be debated there he objected to discussing it. Mr. Degen said that this had been debated in Executive Session. Ms. Manugian said that they wouldn't be debating this in an open session anyway. Mr. Petropoulos said that they could talk about the reasons for or against. Mr. Degen said that they had debated this adding that he had no problem releasing Executive Session minutes after they vote on this to show transparency. Mr. Degen asked that the release of minutes be added to a future agenda.

The motion carried 4-1 with Mr. Petropoulos against it.

The Board adjourned to Town Meeting at 6:40pm.

Approved: \_\_\_\_\_  
Alison Manugian, Clerk

\_\_\_\_\_ respectfully submitted,  
Dawn Dunbar, Executive Assistant

Date Approved: 11/13/17