

Board of Selectmen  
March 25, 2002  
Regular Session Minutes  
Approved

**Present:** Chairman Peter S. Cunningham, Clerk Dann Chamberlin, Member Thomas P. McCuin, Jr., Administrative Officer Jean E. Kitchen.

The meeting was called to order at 7:05 PM.

**GROUNDBREAKING CEREMONY**

Ms. Kitchen announced that there would be a Groundbreaking Ceremony at the site of the new GDRS at 1:30 PM on Sunday, April 7, 2002. Instead of everyone driving to the site, shuttle buses will be used and will leave the High School at 1:15 PM to transport attendees.

**PUBLIC HEARING - UST**

Mr. Chamberlain moved to open the Public Hearing for the purpose of considering re-issuing licenses for Fuel Storage Tanks for the following businesses: A.L. Prime Energy, Inc., Grotonwood Baptist Camp, Town of Groton Highway Garage and Mr. Mikes. The motion was seconded and voted unanimously.

Ms. Kitchen explained the reason for re-issuing the licenses is to clear up any discrepancies and to update the files.

Fire Chief Joseph Bosselait explained the flash points in storing gasoline and diesel. He wanted to make sure these businesses have licenses that are in order for each of these classifications of flammables. (Class 2 or 3. Exhibit 1) The effort is being made to ensure that these businesses have the paperwork indicating that all cases are "up to code" -- clarification of oversight for permits, licenses and registrations for the gas tanks, etc.

Mr. Chamberlain moved the Public Hearing be closed. The motion was seconded and voted unanimously.

Mr. Chamberlain moved to approve the re-issuance of Fuel Storage Licenses to the following businesses: A.L. Prime Energy, Inc., Grotonwood Baptist Camp, Town of Groton Highway Garage and Mr. Mikes. The motion was seconded and voted unanimously.

Member Thomas P. McCuin, Jr. arrived.

**FIRE CHIEF - BALLOT QUESTION**

Ms. Kitchen recommended the Warrant be amended to allow the Fire Chief to address the Lost Lake fire station issue. It was noted that bids are being opened Wednesday afternoon, March 27, 2002, so that the proposal and the request for funds can be

addressed at the Town Meeting.

Mr. Thomas Hartnett, Town Treasurer, gave the Board of Selectmen a proposed debt schedule of the cost so that the taxpayer would have an idea of the tax impact -- noting that there would be a decreasing tax amount due each succeeding year. A question was asked if there would be any implications re: Proposition 2 1/2?

Mr. Chamberlain responded that this would come under debt exclusion.

Mr. Brooks Lyman strongly urged the Board's consideration of borrowing the money now, while the lending climate is favorable, in order to accomplish this much needed improvement.

Fire Chief Bosselait indicated this fire station improvement is a small job as compared with building a brand new one.

The Board supported the recommendation and agreed to put it on the ballot.

## **PETITION ARTICLES**

Attorney Collins presented the first petition re: Zoning as B-1 (Business) land owned by Robert J. Lacombe which is situated at the intersection of Boston Road and Whiley Road. He indicated it is a "housekeeping" issue to correct a small piece of land that was not zoned when the Zoning Laws came into being.

Present were Attorney Robert Collins, Robert Pine and Peter A. Friedrichs, Hannaford Bros. Co. representative to explain their petition article on the ATM Warrant.

Atty. Collins addressed the second petition and indicated Bob Pine would explain the Concept Plan for Business Development entitled "Mill Run Place" (specifically the grocery store). He later answered some technical and specific questions.

Bob Pine made a brief explanation of the diagram he presented to the Board. Then he deferred to Peter Friedrichs, Realtor for Hannaford Bros. Co., who gave an historical background of the company. (Full services, including pharmacy, organic and health foods; donations of some \$2K to Charity and Food Banks). In addition, he allowed that some of the benefits for the Town would be: a store about the size of the Shop 'n Save in Lunenburg (35,000 sq.ft , approximately); employment of 120 people (full and part-time, high school students and Seniors - with full benefits); provide approximately \$85,000 in tax revenue for the Town.

Chris Long asked some questions re: total square footage, sewage, proposed building start-up, etc.

Atty. Collins responded that the overall process is still in the exploratory stage, with many of the detailed concerns to be addressed at the Site Plan Hearings.

Mr. Cunningham moved to go into executive session in accordance with MGL Chapter 39, Section 23B for the purpose of discussing litigation strategy -- to return to Open Session when completed. The motion was seconded. VOTE: Chamberlain-Aye; Cunningham-Aye; McCuin-Aye. Richard Curtis, Planning Board Chair, suggested a motion that the Board go into executive session and to adjourn when completed. The motion was seconded. VOTE: Barringer-Aye; Clements-Aye; Curtis-Aye; Lewis-Aye; Perkins-Aye.

The Selectmen returned to Open Session.

## **GDRS - BALLOT QUESTION**

Present were Karen Riggert, School Committee Chair, Charles Van der Linden, Building Committee, and Mary Jennings, Superintendent of Schools.

Mr. Van der Linden explained that the Middle School renovation project was approved in 1998 at \$7.7 million. The project was delayed and is now resumed. This required returning to the architects for new projections. He presented the Board with a total project cost historical cost summary (chart attached). It was indicated that the renovation of the High School is most costly and prices have increased. They only want to do the basics to get the building functional.

Supt. Jennings and the other representatives present stated that they are asking the Board to support this Renovation

Project.

Mr. Cunningham advised the group to sharpen their pencils and try to come back with reduced requests, particularly in light of the present fiscal environment locally and statewide.

Ms. Kitchen informed the Superintendent of a new law regarding the School Committee's ability to go to the Town to request funds.

Chris Long raised questions regarding the Project that the State would determine.

Mr. Chamberlain moved to open the Annual Town Meeting Warrant of April 29, 2002.

Mr. McCuin said he had not changed his mind and would not second the motion.

Mr. Cunningham seconded the motion. It was voted 2 Yes (Chamberlin and Cunningham) 1 No (McCuin). The Article will be placed on the Warrant.

Mr. Chamberlain moved to close the Annual Town Meeting Warrant of April 29, 2002. It was seconded and voted unanimously.

A motion was made to place the subsequent debt exclusion on the Warrant. It was seconded and voted unanimously.

### **ASSESSORS ARTICLE AND OVERLAY**

The Assessors explained the overall property tax value as being undervalued. The Overlay was also explained and the Assessors voted to release additional years of Overlay. In addition, it was stated that the Board of Assessors is shorthanded at the same time that the volume of work has increased due to the new growth of the Town.

Mr. Chamberlain voiced support for additional office help, as well as the entire Board's understanding and support of their situation.

### **SQUANNACOOK SPORTSMAN CLUB**

Mr. Underwood discussed his interest in purchasing the Club and stated the proposed use of the property. The Board members expressed appreciation for his offer to make the purchase. They also pointed out some of the issues he needed to explore/consider in preparation for Town Meeting. In the meantime, the Board of Selectmen will be contacting the principals involved with the tentative purchase of the property.

Mr. Belitsky expressed the idea that with the growing Senior population in the Town, this site might be an ideal way to expand the Senior Center. Discussion ensued regarding the pros and cons of this idea.

Mr. Cunningham recommended Ms. Kitchen contact the three Squannacook Sportsman Club Committee members and the Board Counsel regarding the proposal.

Mr. McCuin thanked Mr. Underwood for his generosity, particularly in light of the present fiscal environment re: Town's purchase of the property.

### **Minutes**

Mr. Cunningham moved approval of the March 18, 2002 regular session minutes, as amended. The motion was seconded and voted unanimously.

Mr. Chamberlain and Mr. McCuin espoused differing points of view regarding the reasons we find ourselves (at the local, state, and federal levels) and the possible reasons thereof in this fiscal crisis.

Mr. Cunningham brought to everyone's attention information from an MMA (Mass. Municipal Association) newsletter regarding the fiscal crisis. He suggested the Board might want to make some public gesture (i.e. a letter to an appropriate body) to indicate the ill effect this fiscal crisis is having at the local level. Mr. Cunningham will draft a letter in this regard.

At 10:45 PM Mr. Cunningham moved to adjourn. The motion was seconded and voted unanimously.

Approved: \_\_\_\_\_  
Dann Chamberlain, Clerk

Respectfully Submitted:

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Louise Gaskins