

**BOARD OF SELECTMEN (BOS)**  
**FEBRUARY 3, 2003**  
**REGULAR SESSION MINUTES**  
**“APPROVED”**

The meeting was called to order at 7:00 P.M.

Present: Dann Chamberlin, Chairman; Thomas D. Hartnett, Clerk; Peter S. Cunningham, Member; Administrative Officer Jean E. Kitchen and Maria Casey, Administrative Secretary.

**Habitat For Humanity (HFH)– Steve Boczenowski**

The BOS met with Steve Boczenowski. Steve informed the BOS that he has already met with the Housing Partnership and that they support this effort. HFH is an international organization that is non-profit. The North Central Office is located in Fitchburg. Mr. Paul Thibeault is the Director of that office and was in attendance as well. The North Central Office services 23 towns including Gardner, Fitchburg and Leominster. Steve informed the BOS that their 3 primary goals this evening was to raise awareness in town of HFH, let the Town know that HFH is looking for land, and to inform Groton of its fundraising efforts. A HFH house costs \$66,000. \$60,000 covers all the materials and the labor is all volunteer work. \$6,000 is for their international endeavor and is sent to Guatemala and Northern Ireland.

HFH is planning a fundraising dinner in Groton at Lawrence Academy on Saturday, April 5 and hopes to attract 230 – 250 people.

Mr. Thibeault informed the BOS that their purpose was to involve the entire community while building housing. They are pleased to be partnering with Groton and hopes to have the community embrace the idea. He was pleased that Steve and his committee has already raised \$7,000.

Mr. Chamberlin commented that HFH has a warm reception from BOS. He said that HFH – addresses a worthwhile need and thinks this is a wonderful project. He inquired of Mr. Thibeault how does HFH choose the lucky person to inhabit the home? Mr. Thibeault replied that the applicant is chosen prior to building, as they are required to provide 300 hours of "sweat equity." There are income guidelines, approximately 49% of median income; willing to partner with HFH; currently lives in substandard house situation; avail themselves of house visits and a credit check is done. He stated that this could take a couple of months from ground-breaking ceremony.

Mr. Hartnett inquired how many houses can you build? Mr. Thibeault replied as many as you want. There is the need of the land donated by anyone first. The projected start date for this particular project is Fall, 2003.

**Chapter 40B Affordable Housing – Oak Ridge Estates**

Attorney Douglas Deschenes represents the applicant, Mattbob, Inc. and is an attorney for Hall, Finnegan, Ahern & Deschenes, PC. Matt Field and Bob Tierney are the principals of Mattbob, Inc., and they were also in attendance. He stated that the applicant has appeared before the Housing Partnership to give them an overview. This piece of property is approximately 27.6 acres, the site is off of Route 119. The majority of the site, just over 25 acres, is located in Groton; 2.7 acres are located in Littleton. There will be no development on the Littleton side. They are proposing 44 units - townhouse style housing - in groups of 4 – 11 total buildings - 2 bed, 2 bath, single car garage, 2 outside parking spaces, approximately 1,600 square feet, the density is 1.6 units per acre. There are some wetlands on site at the entrance and to the north. 25% of this project must be affordable = 11 units and available to 70 to 80 % income. The market price would be approximately \$300,000; the affordable price would be \$150,000 to \$170,000 depending on interest rate.

The applicant originally wanted to build an "over 55" project however after reviewing our bylaw, there are some 5' cuts and some 7' cuts which would make this project ineligible for. They did file a notice with abutters and the Housing Partnership.

Mr. Chamberlin inquired how much of the property was wetlands? 9 acres. Mr. Chamberlin also inquired if all the buildings are identical or if there is some variety? Generally, they are colonial style. He was concerned with the sightlines onto Route 119 especially where there is no second exit at the rear of the property. He would like to see the number of units scaled back.

Mr. Hartnett inquired if the property would be adequate for a septic system. There are 3 areas that are potentials and have been preliminarily tested.

Mr. Cunningham inquired how many units were handicapped units. 2 units are handicapped accessible. He commented that he would like to see more handicapped accessible units. With 25% affordable, he would like to see the number of affordable units increased in order to reach the Town's goal of more affordable housing stock. He also would like to see one or two of the units expanded to 3 bedroom units.

For not only this project, but also the other 40B applications the BOS were reviewing, Mr. Cunningham commented that he would

ideally like to see some phasing in of all of these projects rather than all of this housing all at once.

#### **“Pay As You Throw” W/ Recycling Committee - Rates**

The BOS met with the Board of Health (BOH) and the Recycling Committee to review a Comparison of Current Cost to User versus Proposed Cost to User spreadsheet (attached) prepared by the Recycling Committee. The Board of Health called their meeting to order. In attendance were Susan Horowitz and Matt Waterman. Option 1 would prove to be the best option for the Town. Option 6 would be the best option for the Senior Citizens. The BOH was in favor of Option 6 with the suggestion of smaller bags and potentially 60 cents per bag fee for senior citizens. The BOS was in favor of Option 2. Discussion then ensued between the BOS, BOH and Recycling Committee Members and it was agreed then that Option 2 would be amenable to the Town with the stipulation of \$5 sticker fee for senior citizens rather than the proposed \$10 sticker fee. *Mr. Cunningham moved to adopt the Pay As You Throw Program effective July 1, 2003, with \$1 per bag and the sticker fee of \$35 for primary and \$5 for Senior Citizens contingent pending the Covanta agreement. Seconded by Mr. Hartnett. Unanimous vote.*

#### **Personnel Board Appointment – Deb Nicholson**

The BOS met with Debra Nicholson. She stated that her background was in office management; she had worked with staffs from 12 to 45; has dealt with negotiations and salaries; has worked with insurance companies; started in dental office and managed for 10 years and then was in the retail field, working with salary and hourly employees. *Mr. Cunningham moved to appoint Debra L. Nicholson to the Personnel Board for the three-year term to expire June 30, 2004. Seconded by Mr. Hartnett. Unanimous vote.*

#### **Assessors’ Interim Adjustment**

The BOS met with Assessor Ed Kopec and Rena Swezey. Mr. Cunningham had requested this appointment in order for the Board of Assessors to explain the interim adjustment for the public. Ms. Swezey had prepared a detailed explanation and it is enclosed.

#### **Country Club Budget**

The Country Club cancelled their appointment as their budget was not prepared.

#### **Executive Session**

*Mr. Cunningham moved to enter into executive session in accordance with MGL Chapter 39, Section 23B for the purpose of considering discipline or dismissal of, or to hear complaints or charges brought against a public officer, employee, staff member or individual and will reconvene in open session. Roll call vote: Chamberlin - YES; Hartnett - YES; Cunningham - YES.*

The Board reconvened back into Open Session at 9:18 p.m.

#### **Sign Special Election Warrant**

The BOS signed the Special Town Election Warrant.

#### **Open Town Meeting Warrant**

Mr. Cunningham read the Town Meeting Schedule for the public's information. *Mr. Cunningham moved to open the Town Meeting Warrant for submission of articles and close it on Thursday, March 6, 2003, at 12:00 P.M. for the Town Meeting scheduled for April 28, 2003, at 7:30 P.M. Seconded by Mr. Hartnett. Unanimous vote.*

#### **Sale of Liquors & Cordials**

The BOS is not interested in accepting the provision of Massachusetts General Laws for the sale of liquors and cordials.

#### **Local Cultural Council Amendment to Terms**

Mr. Chamberlin read "By state law, member of the Local Cultural Council are either appointment for one six-year term or two three-year terms for a total of six years then must go off for at least one year before eligible for appointment again. In the past we have been appointing for three year terms and are amending this for six-year terms." *Mr. Cunningham moved to amend the terms and expiration dates of the Local Cultural Council as follows: Susan Hughes (appointed in 2001) to expire June 30, 2007. Laura Moore (appointed in 2001) to expire June 30, 2007. Deborah Gilpin (appointed in 2002) to expire June 30, 2008. Martha McLure (appointed in 2003) to expire June 30, 2009. Zoa Guernsey (appointed in 2003) to expire June 30, 2009. Seconded by Mr. Hartnett. Unanimous vote.*

#### **Local Cultural Council Appointment – John Madigan**

*Mr. Cunningham moved to appoint John M. Madigan to the Local Cultural Council for the six-year term to expire June 30, 2009. Seconded by Mr. Hartnett. Unanimous vote.*

#### **Minutes of January 27, 2003**

*Mr. Cunningham moved to approve the regular session minutes of January 27, 2003 as amended. Seconded by Mr. Hartnett. Unanimous vote.*

#### **Executive Session Minutes of December 30, 2002**

*Mr. Cunningham moved to approve and not release the Executive Session minutes of December 30, 2002. Seconded by Mr.*

*Hartnett. Unanimous vote.*

**Other**

Ms. Kitchen reported that Groton heard from Governor Romney that there has been a change and the lottery cut for Groton amounts to \$69,000 for FY03. The Department of Revenue is going to be sending out a letter to communities on suggestions to handle these shortfalls. She has been meeting with the Financial Department Heads and we have stabilization and free cash money for this year.

Mr. Hartnett reported that the Interim Treasurer Christine Collins, Fire Chief Bosselait, Municipal Space Needs Committee Member Michelle Collette will be going to the Boston State House to appear before a Finance Board (consisting of State Treasurer, State Auditor and a DOR representative) to get the final approval for the "partial" rehab to the existing Lost Lake Fire Station. This borrowing procedure is only for rehab projects and is not applicable for new structures.

Mr. Chamberlin announced that the Woman's Club will be unveiling Groton's Town Flag at a BOS meeting in April and then he will be joining them to unveil the Town Flag to hang in the Hall of Flags at the State House on May 16<sup>th</sup> at 11:30 a.m.

Mr. Cunningham would like a letter sent to the Planning Board prior to the closing of their hearing regarding Ryan Development / Mill Run business project. There is going to be retail space (business condos) for 20 businesses. Mr. Chamberlin was also in favor of this and commented that the neighbors seem more supportive of this endeavor. This coincides with one of the Master Plan objectives encouraging more businesses to come to Groton, as well as the expansion of the business zone in the North Main Street area, and will assist with the realignment of Mill Street.

Mr. Cunningham finished the meeting by expressing condolences on behalf of the Columbia tragedy. Mr. Hartnett concurred, as well as Mr. Chamberlin, who added "certainly 7 heroic people did not deserve this fate. They were doing the work they loved for the advancement of scientific knowledge. They are heroes."

*Mr. Cunningham moved to adjourn the meeting at 9:40 p.m. Seconded by Mr. Hartnett. Unanimous vote.*

Approved: \_\_\_\_\_  
Thomas D. Hartnett, Clerk

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*Respectfully submitted,*  
Maria Casey,  
Administrative Secretary

Date Approved: February 24, 2003

Attachments (2) - Comparison of Current Cost to User versus Proposed Cost to User spreadsheet  
Board of Assessors Interim Adjustment