

**BOARD OF SELECTMEN  
FEBRUARY 24, 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; and Maria Casey, Administrative Secretary.

**Absent:** Administrative Officer Jean E. Kitchen

The 7:00 P.M. Capital Planning appointment was postponed at the request of Mr. Degen.

Mr. Chamberlin noted that the Nashua River Watershed Association (NRWA) has begun planning for a second rail trail, some of which will be in Groton on the B & M trail which used to be the green branch traversing through West Groton (near Hollingsworth & Vose) into Townsend. The NRWA requests a letter of support from the BOS for the concept. The BOS had unanimous consensus for this initiative and will send a letter.

**Capital Planning Appointment**

*Mr. Cunningham moved to appoint Robert Win Nordblom to the Capital Planning Committee for the term to expire June 30, 2005. Seconded by Mr. Hartnett. Unanimous vote.*

**Review Taxi Cab Livery Regulations**

The Board of Selectmen reviewed the Tax Cab/Livery Regulations proposed. Chief Mulhern was queried and although he has not viewed them in detail, he recommends adopting these regulations in order to have more control at the local level. The BOS recommended setting up a public hearing.

**Review/Approve Regular Session Minutes of 2-3-03 and 2-10-03**

*Mr. Cunningham moved to approve the regular session minutes of February 3, 2003. Seconded by Mr. Hartnett. Unanimous vote.*

Mr. Chamberlin had a modification to the regular session minutes of February 10, 2003 and it was so noted. *Mr. Cunningham moved to approve the regular session minutes of February 10, 2003 as amended. Seconded by Mr. Hartnett. Unanimous vote.*

*Mr. Cunningham moved to approve the executive session minutes of February 3, 2003. Seconded by Mr. Hartnett. Unanimous vote*

**Election Worker Appointments**

*Mr. Cunningham moved to appoint Geraldine Perry, Cynthia Winther and Mary McGrath as Election Workers for the term to expire June 30, 2003. Seconded by Mr. Hartnett. Unanimous vote.*

*Mr. Cunningham moved to authorize the Town Clerk to appoint replacement and/or additional election workers as needed. Seconded by Mr. Hartnett. Unanimous vote.*

Ron Englade, Representative Bob Hargraves' legislative aide, was in attendance and requested an opportunity to notify all Representative Hargraves' constituents that his Groton Office Hours time is being changed. The new hours are from 7:00 to 8:00 p.m. still on the 4<sup>th</sup> Monday of each month. Typically either Representative Hargraves or Mr. Englade will stay until 7:30 to 7:40 p.m. and then if no one shows up, they will not stay any longer. They will be available in the Conference Room.

**CHAPTER 40B – Oak Ridge Estates – 993 Boston Road**

Attorney Douglas Deschenes from Hall, Finnegan, Ahern & Deschenes, Chelmsford, MA who represents Mattbob,

Inc., the applicant, was in attendance.

He noted that in December, 2002, when the BOS met and this application was before them, there were no regulations from Mass Housing but rather suggestions. Mass Housing’s regulations are now in effect. Attorney Deschenes reported to the BOS that they have noted and taken into consideration their prior suggestions of February 3<sup>rd</sup>.

Mr. Cunningham inquired if Mattbob, Inc. was going to pursue the over 55 development as he stated on February 3<sup>rd</sup>. Mr. Cunningham further stated that he felt this was a greater need at this time and felt that the response would be more favorable.

Attorney Deschenes stated that they were going to pursue a parallel tract for both of these applications and that ultimately the ZBA could handle both applications simultaneously. Mattbob, Inc. is proceeding cautiously due to one “troublesome” regulation (topography hardship) as part of the over 55 bylaw but they were proceeding with both aspects to keep all of their options available.

Mr. Chamberlin inquired of Attorney Deschenes if Mattbob was aware that access for 5 houses was previously denied, and if so, how could they provide access for 44 units? Attorney Deschenes stated that there would be a traffic study and analysis done for this project, which will also address the sight distance issues.

Mr. Chamberlin reiterated that 44 units are too many given the shaky access and dubious sightlines to the west. Mr. Chamberlin noted that the BOS was in receipt of comments from Police Chief, Water Dept., Conservation Commission (preliminarily and to be further discussed at their 2/25 meeting), Planning Board and Board of Health, which will be incorporated into their recommendation letter to Mass Housing. In attendance and opponents for this 40B application were Ms. Leslie Lathrop, Mr. Dennis McEvoy and Mr. Andres Viera.

**Other Business**

Administrative Secretary Maria Casey informed the BOS that the ABCC approved the Common Victualler license for Oliver’s Pub & Grille, previously Beef ‘n Ale.

Mr. Chamberlin mentioned that the BOS was in receipt of a letter from Resident Jay Rider regarding hydrants not being shoveled out after storms. Mr. Cunningham noted that the Water Department was responsible for this and was copied on the letter.

**Executive Session**

*Mr. Hartnett moved to enter into executive session in accordance with MGL Chapter 39, Section 23B for the purpose of discussing strategy with respect to contract negotiations and will not reconvene in open session. Seconded by Mr. Cunningham. Roll call vote: Cunningham - yes; Hartnett - yes; Chamberlin; yes.*

Mr. Cunningham moved to adjourn the meeting at 9:45 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: March 31, 2003