

**BOARD OF SELECTMEN
MINUTES
JUNE 12, 2006
“APPROVED”**

Present: George F. Dillon, Jr., Vice Chair; John L. Saball, Clerk; Mihran Keoseian, Member; Jean E. Kitchen, Administrative Officer; and Kathleen Newell, Office Assistant

Absent: Peter S. Cunningham, Chair

The meeting was called to order at 7:04 p.m.

Don Black, Park Commission RE: Tarbell School Playground

Mr. Don Black and School Committee Members Ms. Alberta Erickson and Ms. Karen Lofgren; Ms. Michelle Collette and Ms. Carolyn Perkins were present for this portion of the meeting.

Mr. Black stated the Park Commissioners would like to request that the Tarbell School playground be released to the Park Commission to be used as a community playground. Ms. Erickson asked if the change would require going through legislative channels. Ms. Kitchen stated that would only be necessary is there were a change in the use of the land.

Mr. Dillon asked if it could still be a park under the current maintenance of the Park Commission. Ms. Kitchen stated that the School should be able to allow the town to use it as a playground.

Ms. Lofgren stated that she was in favor and the playground would be a big benefit to the residents of West Groton.

Mr. Black stated that he would like to publicize that the park is open to the public.

Ms. Perkins stated that there may be Community Preservation Act funds available for upgrade, etc.

Mr. Saball moved to authorize the Parks Department to upgrade the playground at Tarbell School for public use. Seconded by Mr. Keoseian. 3 in favor, 1 absent (Cunningham).

Harmonious Development – Crossroads Plaza

Mr. Brian Thorne, Mr. Taylor Moynihan, Mr. Joe Wong, Mr. Alan Popkin and Mr. Paul Borbeau; and Planning Board Members Ms. Carolyn Perkins, Mr. Scott Wilson and Planning Administrator Michelle Collette were present for this portion of the meeting.

Mr. Dillon read the notice.

Mr. Thorne gave a quick overview of the site. It is a four building site to house a bank, Dunkin' Donuts, retail shop and restaurant.

Mr. Borbeau reviewed the specifics of the full service bank. Mr. Moynihan reviewed the specifics of the Dunkin' Donuts franchise.

Mr. Thorne stated that the Planning Board had not yet reviewed the newest set of plans which incorporate the details that have been discussed at previous meetings.

Ms. Kitchen asked if the signs met the by-law as there have been issues in the past with other Dunkin' Donuts signage within the town. Mr. Thorne stated that he had had discussions with Janine Doucette of the Sign Committee.

Ms. Kitchen asked if they had thought about coordinating the signs instead of having separate signs for each building. Mr. Thorne stated that he would approach the gentleman who had done the signs for the Samantha Realty site.

Mr. Popkin reviewed the specifics of the other building which will have either 3 or 4 units and were not yet reserved for specific tenants.

Mr. Dillon questioned the height of the bank in relation to the other buildings. Mr. Thorne stated that the building was 35 feet, excluding the cupola. Mr. Thorn further stated that the Bank wanted to make a statement and he had conveyed to them

the need for similarity between the buildings.

Mr. Wilson referenced the Dunkin' Donuts building and stated that it was the largest failure in trying to address the harmonious development. Mr. Wilson stated that the design failed to comply with the harmonious by-law, and this newest plan is the same design with a "few tweaks". Ms. Perkins stated that the original plan fit better with the other buildings.

Ms. Collette stated that at the first public hearing with the Planning Board on May 11, 2006 the plan presented showed the Dunkin' Donuts working well together with the other buildings and now it looks like a standard franchise. Ms. Collette did not that the architect had brought in an innovative storm-water system.

Mr. Dillon asked what were in the original plans. Ms. Collette stated the original plans had been submitted in April.

Mr. Moynihan stated the firm of Mogul Design had been used but the franchise owners had rejected the design as they wanted it "a squarer and cheaper building".

Mr. Thorne stated that they had been back and forth with Dodson Associates regarding screening.

Ms. Sarah Campbell (resident of Laurel Lane) asked if the drawings were meant to be a substitute for a scale model. Ms. Perkins stated that the Planning Board had waived the model as they were trying to be flexible.

Mr. Wilson stated that this site plan is hugely improved over the original but the Dunkin' Donuts is the sore thumb.

Ms. Campbell stated that there were no firm commitments from the tenants at this time and they will come back for the specifics needed for the tenants, she would ask that restaurant space be proportionate to the bar space.

Mr. Dillon stated that he had had an opportunity to review the original design (Mogul) of Dunkin' Donuts and the new design. He stated it would seem that something could be done to bring the designs closer and he would like to see the Planning Board, Dodson Associates and the developer get closer to the original design. Mr. Saball concurred stating that there was a significant difference in the designs. Mr. Keoseian stated that he would support that.

Mr. Thorne stated that he appreciated the comments and reviewed the Board's agreement with the Bank and retail buildings were acceptable, with the Dunkin' Donuts being the only point of contention. Mr. Thorne stated that they would be meeting with the Planning Board and they would make every effort to modify the plans.

Ms. Kitchen scheduled the Harmonious Development continuation until June 26, 2006 at 8:45 p.m.

Building Committee RE: Squannacook Hall

Building Committee members Ms. Michelle Collette, Mr. Brooks Lyman, Mr. Tom Hartnett and Mr. Jim Western; and Mr. Al Collins (Historical Commission) were present for this portion of the meeting.

Ms. Collette stated that the Board of Selectmen had sent a memo regarding Squannacook Hall and the Building Committee had met with Mr. John Estabrook, Fire Chief Joe Bosselait and Building Inspector Mike Tusino.

Ms. Collette stated that the building is in very poor condition, but it is a very unique structure and historical building

Ms. Collette stated that the first thing to do is a survey to see if the property should be demolished, sold, renovated and continue current usage. A survey can be sent along with the Groton Electric Light bills. Ms. Collette stated the Board needed to determine the best use of the building and if restoration is chosen, the Building Committee would like to apply for CPA funds to do a study to assess the situation before proceeding. There are physical constraints such as limited parking, septic system and handicapped accessibility.

Mr. Lyman submitted a memo as a citizen. Mr. Lyman stated that the building is not falling down and would work best as two large rooms.

Mr. Hartnett stated that he was the dissenter, as he feels that before we spend money on the building a need needs to be determined before a tremendous amount of work is done.

Ms. Collette stated that the Historical Commission is in the process of doing an inventory of significant buildings in Town and would ask that Squannacook Hall be moved to the front of the list.

Mr. Hartnett stated that he thought the hall would make an excellent library extension on the first floor.

Mr. Western stated that the issue was more than just the building, there is an identity to the people of West Groton and he would ask that the Board allow a feasibility study.

Mr. Dillon stated that the intent was not to make a decision this evening; he agrees with getting town wide input and allocating money for the feasibility study.

Mr. Saball asked if it had been determined if the building was historic and could it qualify for state or federal funds.

Mr. Collins stated that the building would be moved to the forefront of the inventory survey and after the significance to the Town is determined, he thought a resident survey would be a fabulous idea.

Mr. Keoseian asked if the feasibility study would be for costs of the restoration and also for the use of the building.

Ms. Collette suggested that if the housing inventory were favorable, perhaps the feasibility study could be paid for from the CPA funds.

Ms. Collette stated that the Building Committee would like to have the town-wide survey conducted now so that there is more public participation and involvement in the process.

Mr. Keoseian asked if the objective was to get the survey before the determination of historical status.

Ms. Collette stated that they would like to send the survey with the July electric bills.

Mr. Collins stated that the Historical Commission would meet the following evening and put the Squannacook Hall at the top of the list.

Mr. Dillon asked for the Building Committee's recommendation.

Mr. Lyman suggested getting the survey mailed out. Ms. Collette stated she was inclined to do the work earlier than later and the next round of CPA funding is pending.

Ms. Kitchen suggested asking the citizens if they would be willing to pay for renovations in the survey.

Tim Dumont and John MacMillian of Groton School RE: Application of Pesticides

Mr. Dumont stated that this was an annual request for treatment of broadleaf and to treat the elm trees.

Mr. Dillon moved to authorize the Groton School to use and apply pesticide for purely aesthetic purposes on the campus. Seconded by Mr. Saball. Unanimous vote.

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350th Quilt Dedication

Ms. Casey recognized each member of the Groton Quilters and described the squares they had made.

Ms. Dillon and Ms. Hallet presented a book on behalf of the Quilters showing the history of the making of the quilt.

Mr. Dillon encouraged the public to come in and see the quilt which will be permanently displayed in the second floor meeting room.

The Board members thanked the Quilters.

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OTHER BUSINESS

Appointments – Local Emergency Planning Committee – Sally Erdman-Jones

Mr. Saball moved to appoint Sally Erdman-Jones to the Local Emergency Planning Committee for the one-year term, term to

expire June 30, 2007. Seconded by Mr. Keoseian. 3 in favor, 1 absent.

Reappointments – Animal Control Officer, Archives Committee, Building Commissioner/Zoning Enforcement Officer, Commission on the Handicapped, Dog Officer, Election Workers, Electrical Inspector, Alternate Electrical Inspector, Fence Viewer, Field Driver, MBTA Advisory Board, Keeper of the Town Clock, Moth Superintendent, Public Safety Database Coordinator, Road Kill Officer, Sealer of Weights & Measures, Town Diarist, Zoning Board of Appeals

Mr. Saball moved to appoint R. Thomas Delaney, Jr. as Animal Control Officer for the one year term, term to expire June 30, 2007. Seconded by Mr. Keoseian. 3 in favor, 1 absent (Cunningham).

Mr. Saball moved to appoint Michael E. Roberts to the Archives Committee for the one year term, term to expire June 30, 2007. Seconded by Mr. Keoseian. 3 in favor, 1 absent (Cunningham).

Mr. Saball moved to appoint Michael A. Tusino as Building Commissioner/Zoning Enforcement Officer for the three-year term, term to expire June 30, 2009.

Mr. Saball moved to appoint Margaret M. McPartlan to the Commission on the Handicapped for the one year term, term to expire June 30, 2007. Seconded by Mr. Keoseian. 3 in favor, 1 absent (Cunningham).

Mr. Saball moved to appoint Susan J. Hogan as the Dog Officer for the one year term, term to expire June 30, 2007. Seconded by Mr. Keoseian. 3 in favor, 1 absent (Cunningham).

Mr. Saball moved to appoint Michelle Collette as Earth Removal Inspector for the one year term, term to expire June 30, 2007. Seconded by Mr. Keoseian. 3 in favor, 1 absent (Cunningham).

Mr. Saball moved to appoint Geraldine M. Perry; Alberta Erickson; Janet Thompson; Ann Walsh; Margaret Wheatley; Barbara Avey; Eleanor Mariano; Carol Chalmers; Norma Garvin; Joan Guimond; Elizabeth Zanelli; Lillian Alcott; Ellen Hargraves; Dorothy Davis; Corrine Moyle as Election Workers for the one-year term, terms to expire June 30, 2007. Seconded by Mr. Keoseian. 3 in favor, 1 absent (Cunningham).

Mr. Saball moved to appoint Edward Doucette as Electrical Inspector for the one year term, term to expire June 30, 2007. Seconded by Mr. Keoseian. 3 in favor, 1 absent (Cunningham).

Mr. Saball moved to appoint John Dee, III as Alternate Electrical Inspector for the one year term, term to expire June 30, 2007. Seconded by Mr. Keoseian. 3 in favor, 1 absent (Cunningham).

Mr. Saball moved to appoint Bruce Clements as Fence Viewer for the one year term, term to expire June 30, 2007. Seconded by Mr. Keoseian. 3 in favor, 1 absent (Cunningham)..

Mr. Saball moved to appoint Bruce Clements as Field Driver for the one year term, term to expire June 30, 2007. Seconded by Mr. Keoseian. 3 in favor, 1 absent (Cunningham)..

Mr. Saball moved to appoint Dann Chamberlin to the MBTA Advisory Board for the one year term, term to expire June 30, 2007. Seconded by Mr. Keoseian. 3 in favor, 1 absent (Cunningham).

Mr. Saball moved to appoint Paul Matisse as Keeper of the Town Clock for the one year term, term to expire June 30, 2007. Seconded by Mr. Keoseian. 3 in favor, 1 absent (Cunningham).

Mr. Saball moved to appoint R. Thomas Delaney as Moth Superintendent for the one year term, term to expire June 30, 2007. Seconded by Mr. Keoseian. 3 in favor, 1 absent (Cunningham).

Mr. Saball moved to appoint Larry Swezey as Public Safety Database Coordinator for the one year term, term to expire June 30, 2007. Seconded by Mr. Keoseian. 3 in favor, 1 absent (Cunningham).

Mr. Saball moved to appoint Steven Mickle as Road Kill Officer for the one year term, term to expire June 30, 2007. Seconded by Mr. Keoseian. 3 in favor, 1 absent (Cunningham).

Mr. Saball moved to appoint Eric Aaltonen as Sealer of Weights and Measures for the one year term, term to expire June 30,

2007. *Seconded by Mr. Keoseian. 3 in favor, 1 absent (Cunningham).*

Mr. Saball moved to appoint M. Constance Sartini as Town Diarist for the one year term, term to expire June 30, 2007. Seconded by Mr. Keoseian. 3 in favor, 1 absent (Cunningham).

Mr. Saball moved to appoint Jay Prager; Alison Manugian; Megan Mahony-Wickham to the Zoning Board of Appeals as Associate members for the one year term, terms to expire June 30, 2007. Seconded by Mr. Keoseian. 3 in favor, 1 absent (Cunningham).

Mr. Saball moved to appoint Mark Mulligan to the Zoning Board of Appeals as member for the three-year term, term to expire June 30, 2009.

- **Appointments –Surrenden Farm Land Use Committee – Susan Horowitz, Daniel Emerson**

Mr. Saball moved to appoint Susan Horowitz and Daniel Emerson to the Surrenden Farm Land Use Committee for the one-year terms, terms to expire June 30, 2007. Seconded by Mr. Keoseian. 3 in favor, 1 absent (Cunningham).

- **Appointments – Personnel Manager Search Committee**

Mr. Saball moved to appoint the following to the Personnel Manager Search Committee: Mihran Keoseian as Board of Selectmen representative; Tom Delaney as Bylaw Department Head Representative; Valerie Jenkins as Bylaw Department Head Representative; Michelle Collette as Union Representative; Maria Casey as Administrative Officer or Designee; Personnel Board representative to be announced. Terms to expire upon hiring of Personnel Manager. Seconded by Mr. Keoseian. 3 in favor, 1 absent (Cunningham).

Minutes

Mr. Saball moved to accept the Regular Session Minutes of May 15, 2006. Seconded by Mr. Keoseian. 3 in favor, 1 absent (Cunningham).

SELECTMEN LIAISON REPORT

Mr. Dillon thanked Janine Doucette for her work for the Sign Committee and more volunteers for the committee are needed.

Mr. Dillon stated that the Special Election will be held November 7, 2006 and reviewed the timetable

Mr. Saball 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 with the Police Union; also to discuss strategy with respect to possible litigation and will not reconvene in Open Session. Seconded by Mr. Keoseian. Roll Call Vote: Dillon – yes; Saball – yes; Keoseian – yes.

Ms. Rita Savard from the Lowell Sun asked the Selectmen to explain why possible litigation is a reason to convene in Executive Session. Ms. Kitchen replied that she believed we can by law if you determine that there is a detrimental effect in regards to that and that there is on-going litigation and if an open meeting may have detrimental effect on the government’s bargaining or litigating position.

Ms. Savard then inquired if there was a lawsuit currently or is it just that you think there may be a lawsuit? Ms. Kitchen stated that there is litigation. Ms. Savard asked again, So there is a lawsuit? Ms. Kitchen confirmed that there was current litigation.

Approved: _____

John L. Saball, Clerk

respectfully submitted,

Kathy Newell

Office Assistant

Date Approved: August 21, 2006

