

**SELECT BOARD MEETING MINUTES
MINUTES SEPTEMBER 17, 2018
APPROVED**

BOS Members Present: Barry A. Pease, Chair; Alison S. Manugian, Vice Chair; John R. Giger, Clerk; Rebecca H. Pine, Member

Member Absent: Joshua A. Degen

Also Present: Mark W. Haddad, Town Manager; Dawn Dunbar, Executive Assistant

Mr. Pease called the meeting to order at 7:00pm and reviewed the agenda.

PUBLIC COMMENT PERIOD

Mr. Alan Donald of 32 Floyd Hill Road read a statement into the record about an incident that occurred over the weekend with firearms being discharged on Martins Pond Road. He said that permission had been granted for this by the Police Chief adding it appeared that there was no bylaw in Groton prohibiting this. Mr. Donald asked that the Police Chief rescind permission for the homeowner to use firearms on his property. Mr. Haddad said that the Chief had already done that and would not allow this to occur again. Ms. Barbara Griffin of Schoolhouse Road said she could hear the weapons from her road and added that the Chief may not be familiar with regulations in their town and state. Mr. Haddad explained the nice conversation he had with Mr. Donald earlier that day. He said that he would be working with Mr. Donald on a bylaw for consideration at the Town Meeting next spring. Mr. Jim Luening said that they appreciated the Town's support. He said that they lived right next door and had no idea which direction things were going in. Mr. Pease said that people could be assured that this wouldn't happen again. Mr. Giger said that he was very surprised to hear what happened adding that the 500ft area had been state law for a very long time. Ms. Pine said that they needed to put something in writing to include for noise issues also.

7:15PM – PUBLIC HEARING – FARMERS ROW/PEABODY STREET

Mr. Haddad read the public hearing notice into the record.

Ms. Pine moved to open the public hearing. Ms. Manugian seconded the motion. The motion carried unanimously.

Mr. Haddad said that this hearing was to discuss article #19 in the warrant. Attorney Bob Collins said that the Groton School had installed sidewalks and reconfigured the Peabody Street intersection. He explained that the plans had been endorsed by the Planning Board the week prior. He said that following a positive vote at Town Meeting, he would record the plan and the deed and ask the Board to execute an order of taking for the property within the right of way. Mr. Tada said that the Planning Board voted unanimously to endorse the ANR plan and to recommend that the layout be accepted. Mr. Collins said that the Board would be voting to amend the layout and recommend that the Town accept it at Town Meeting and to also accept the gift of land. Mr. Haddad said that Mr. Delaney had been fully involved in this and accepted it. Ms. Pine said she thought this was very generous of Groton School. Ms. Manugian asked if the Town would maintain it. Mr. Collins said it would.

Mr. Giger moved to close the public hearing. Ms. Manugian seconded the motion. The motion carried unanimously.

Ms. Pine moved to amend the layout of Farmers Row and Peabody Street and to also accept the gift of land. Ms. Manugian seconded the motion. The motion carried unanimously.

Ms. Pine moved to recommend that the Town accept the layout at Town Meeting and to accept as part of the public way on parcels A-H on the plan dated September 5, 2018. Ms. Manugian seconded the motion. The motion carried unanimously.

TOWN MANAGER'S REPORT

- Ms. Pine moved to affirm the Town Manager's appointments of Caleb Bradshaw as Country Club Staff, and Richard Van Doren and Gina Ryan as Election Workers. Ms. Manugian seconded the motion. The motion carried unanimously.*

2. Mr. Haddad asked the Board to consider appointing Chris Furcolo to the Economic Development Committee. Ms. Manugian said that he had attended a meeting and reviewed his background with the Committee. Mr. Pease said that he had known Mr. Furcolo for quite some time and had encouraged him to come forward and serve.

Mr. Giger moved that they appoint Chris Furcolo to the Economic Development Committee. Ms. Manugian seconded the motion. The motion carried 3-0-1 with Mr. Pease abstaining.

3. Mr. Haddad said that they had been asked by Nashoba Tech to appoint their members as special municipal employees. He said he recommend that the Board take that action.

Ms. Manugian made the motion. Mr. Giger seconded the motion. The motion carried unanimously.

7:30PM – PUBLIC HEARING – AMELIA WAY

Mr. Haddad read the public hearing notice into the record.

Ms. Pine moved to open the Public Hearing. Ms. Manugian seconded the motion. The motion carried unanimously.

Mr. Haddad said that the Board's policy stated that a road could be laid out by the Board upon positive recommendation by the Planning Board and Public Works Director. He said that deficiencies were found adding that the Planning Board had continued their hearing until Sept 27th. He said that because the Board was required to act 7 days prior to a town meeting vote, he had notified the developer that they could not continue the public hearing and act on this at this town meeting. It would have to hold off until the spring. Mr. Haddad asked the Board to close the public hearing and withdraw from consideration this article on the floor of town meeting. Mr. Barringer said he commended the applicant for doing things right with this development adding this had been a troubled development for many years.

Ms. Manugian moved to close the Public Hearing. Ms. Pine seconded the motion. The motion carried unanimously.

Mr. Giger moved that they withdraw article 17 from consideration at town meeting. Ms. Manugian seconded the motion. The motion carried unanimously.

TOWN MANAGER'S REPORT – CONTINUED

4. Mr. Kevin Lindemer was present to provide the Board with an idea of what they were planning on doing on their property and why they were asking the Town for permission to extend the center sewer district to their property. He said that the Barn on their property was 175 years old and they wanted to convert the barn to a seasonal function hall. He said that they would rent out the exiting house and build a new home on an approved lot between their house and the golf course. He said that this would bring added business, meals tax, real estate taxes and the barn may be reassessed. He said that most of what they wanted to do would be during water/sewer low season (summer time). He said that the Sewer Commission said capacity was not an issue for their project but they would not take a position on this. Mr. Lindemer said they would not be costing the taxpayers extra. He said they were present to ask the Board to reconsider their position on article 10 and unanimously support at this at town meeting. He said they had heard there was a potential for a lot of housing lots behind their existing home but that was not the case. He said there were a lot of wetlands and wanted nothing more than to retain the character of the land. Mr. Haddad asked if they were going this route first (to the Sewer Commission and Town Meeting) so that they could solidify plans with sewerage prior to going to the Planning Board and Conservation Commission adding that if they needed to install a septic system, the plans would be different. Mr. Lindemer said that was their plan. Ms. Manugian asked if the Sewer Commission could limit capacity. Mr. Lindemer said that the Sewer Commission was happy with what they had done and laid out. Ms. Manugian said that she was looking at a GIS map of the parcel and asked what precluded this from becoming a 5-home development. Mr. Lindemer said that there wasn't room on the property. He said they had room for one lot on the property. He said that if they were to convert the barn to living space, it would be really expensive adding they had no intention of doing that. Mr. Pease said he thought it was up to the Planning Board to decide on that if it came their way. Ms. Pine said they needed to consider what other uses they could be allowing if they recommended this adding they were talking about 17 acres. Mr. Lindemer said that they had had the wetlands

delineated adding he didn't think there was much room for anything else. Mr. Haddad said that the only concern would be that someone down the road might want to convert the barn and make a huge capital investment in it. Mr. Lindemer agreed. Mr. Giger said that parking was a physical constraint that would be there no matter what. Mr. Lindemer said that if parking was an issue for them with this, the sewer capacity would go back to the district. Ms. Manugian said it would be helpful to see an ANR type plan and capacity maxed out. Mr. Giger said he didn't feel like they should say no at this very early stage. He thought they should let the other Boards do their job. Mr. Lindemer said he thought it would be helpful at town meeting to have their support. Mr. Giger said he would support this. Mr. Pease said he would also. Ms. Pine said she would too. Ms. Manugian said she was still against this.

Ms. Anna Eliot asked if the function hall needed a change in zoning. Mr. Lindemer said they didn't know that yet adding they were prepared for one if so. Ms. Eliot said she wasn't sure the public had enough information.

5. Mr. Haddad said that they had a meeting at 5pm to discuss the highway garage project. He said that he had met with the Finance Committee the week before who deferred their recommendation until town meeting. He said they wanted to see a debt exclusion plan. Mr. Haddad said that they had a meeting with their financial advisors and would have something more definitive next week.
6. Mr. Pease was in favor of articles #3 and 4.
7. Ms. Gilbert said that she saw the proposed capital funding amount to the schools had gone up to \$600K but wanted to make sure folks knew this wouldn't fund 2 years' worth of capital. She said it was about \$85-90K short. She said they were also evaluating their fields and would be an expense coming up.
8. Mr. Haddad said that the Boards Financial Policies and the revised Charter required the Select Board and Finance Committee to get together in joint session to provide budget guidance to the Town Manager. He said he met with the Finance Committee last Monday night and asked them to set aside Monday, October 22nd either before or after the Select Board meeting to discuss this. Mr. Pease suggested starting at 7pm and dedicate the majority of the meeting to the budget guidance.
9. Mr. Haddad said that the Board would be meeting upstairs next Monday night adding that Platt Builders had done a phenomenal job on the wall.
10. Mr. Haddad congratulated the Town Clerk and election staff on a great job with the recount.

OTHER BUSINESS

1. Mr. Haddad said that there had been an issue with the wall abutting Fitch's Bridge which required repairs. He said that because this was a public works project, he delegated all procurement to Tom Delaney. Mr. Haddad said that this was considered an emergency repair so Mr. Delaney reached out to Earthscape. He said that Mr. Degen filed proper disclosures with the Town Clerk. He said that original estimates came in at \$9K which didn't require them to obtain quotes. When the work began, it was determined that more work was required. The final cost of the work ended up being \$18K. He said that the Finance Committee unanimously approved a reserve fund transfer for the work. He added that the original bid specs did not require the wall to be rebuilt adding the engineer 5 years ago did not deem it as being needed to be replaced.
2. Mr. Haddad said that there was an issue that arose with Indian Hill. He said that the sheet metal permit was not included in the building permit fees reduced to Indian Hill. Mr. Haddad said that they met with the project manager, benefactor and attorney earlier that day where all costs that could be expected for them outside of building permit fees. He said that Indian Hill would pay \$70K for a sheet metal permit. He said that it was a positive meeting adding he would memorialize everything and provide it to the Board.

3. Mr. Pease said he received an email from Jack Petropoulos and Kevin Lindemer about postponing their presentation to the Board to after Town Meeting. Mr. Giger said he would like to have them in after Town Meeting so they could see what others have. Mr. Pease said he would prioritize this item.
4. Ms. Pine asked about Mr. Haddad's work in Dunstable and when an update was expected. Mr. Haddad said that it would be on the next agenda.

ON GOING ISSUES

- A. Mr. Haddad said that there had been a little bit of delay on submittals for the steel for the Senior Center but that things had picked up over the past few days.
- G. Mr. Haddad said that the 119 sidewalk installation seemed to be going well.
- I. Ms. Gilbert said that the District had received some reports from the MSBA adding they had a tentative meeting date in October to look at Florence Roche.

Mr. Giger said that Mr. Delaney was making great progress on the crosswalks and should be done by the end of the month.

LIAISON REPORTS

Ms. Pine said that the Affordable Housing Trust met last week and discussed some possibilities. She said they voted to recommend someone to fill the vacancy.

Mr. Pease adjourned the meeting at 8:57pm.

Approved: _____
John Giger, Clerk

_____ respectfully *submitted*,
Dawn Dunbar, Executive Assistant

Date Approved: 10/16/18