

**SELECT BOARD MEETING MINUTES  
MINUTES NOVEMBER 26, 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, Member

**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.

**ANNOUNCEMENTS**

Mr. Haddad announced the 2018 Women's Club Greens Sale at Williams Barn on Sunday December 1st.

**TOWN MANAGER'S REPORT**

1. Mr. Haddad said that there were a couple of issues not listed on the Town Manager's report. Mr. Haddad said that he reviewed the deed for the Country Club pertaining to an issue that Mr. Cunningham brought up. Mr. Haddad said that there was nothing on the deed that restricted the land at the Country Club.
2. Mr. Haddad said that the Town had adopted a section of MGL that allowed the Town to list what a yes and no vote would mean on the ballot. He said that he provided the Board with the wrong information at their last meeting. Ms. Pine said that it would have avoided a lot of confusion if they had done that and was glad to hear they could do it in the future.
3. Mr. Haddad said that at their last meeting, he presented the Board with a request to expend \$4,500 from either a Reserve Fund Transfer or the Town Hall Budget (with the intention of reimbursing that Account at the 2019 Spring Town Meeting) to hire an Engineer to develop a conceptual plan for a potential housing development on Groton Country Club Property. Since the Finance Committee did not have a meeting scheduled in the next couple of weeks, he respectfully requested that the Board authorize the expenditure from the Town Hall Budget. Ms. Pine asked what the Town Hall Budget was used for. Mr. Haddad explained what the budget was for. Mr. Haddad said he would need the money back into that budget at the spring town meeting.

*Ms. Pine moved that they authorize the Town Manager to spend 4500 from the Town Hall Budget to hire an engineer to develop a conceptual plan for a potential housing development on Groton Country Club Property. Ms. Manugian seconded the motion.*

Ms. Manugian said that they discussed at their last meeting giving all projects that come up an equal look at. She said that she was troubled by this process. Mr. Giger said he would like to see the Committee put in place as soon as possible. He said they needed to get a handle on what and what wasn't feasible. He said he could support the expenditure of this money to see what was feasible but was not comfortable moving forward after that. Mr. Haddad asked if a member of the Board wanted to work with him on a charge for the committee. Ms. Pine said she would be happy to work with Mr. Haddad on that charge as housing was of interest to her. Ms. Pine said she had never heard of any other suggested uses of that property and asked Ms. Manugian what she had in mind for other uses. Ms. Manugian said that she didn't have anything in mind but after hearing the presentation by Mr. Lindemer she began to think about the need for commercial space. Ms. Manugian said that her concern was that if it was feasible, then they would potentially be moving down the road with one plan. She asked about looking at the club as a whole. Mr. Pease asked if the money would be lost adding he needed to understand what could and could not be done there. He asked if it made sense to look at a couple alternatives now even if it meant spending a bit more money. Mr. Haddad said he thought that the committee should be formed and look at what was available for space and what could be done on the land. He said he thought it could be done step wise. Ms. Pine said that she was in favor of exploring the use for housing but thought that if there was a remote possibility of looking at the entire club, she was not prepared to discuss that adding she would have to be convinced that there was merit in doing that. Mr. Pease said that he was

on the Finance Committee and Board that allowed the Town Manager to move forward with his plan to make the Country Club sustainable. He said it would be disingenuous to go back on that now.

Mr. Prest said he would like to Country Club remain a Country Club. He said he liked the idea of a 55+ community adding there would be no children to educate which would help with the budget. He said that the land was also designated R-A which mean it would need to be rezoned if they looked at commercial space. Mr. Myette said that people had looked at putting condos on the land years ago. Mr. Amaral asked if the geography and soil composition was going to be looked at along with highest and best use. Mr. Haddad said that they would not be looking at the soils as they had already been looked at and found not ideal. He said that they would be looking at highest and best use for housing. Mr. Amaral said it was hard to do an office use and obtain rents to support it. He said he felt like an affordable component for the seniors would be helpful to residents of their community who could not afford larger homes anymore be able to stay in the community. Mr. Haddad said that one of the goals of the Select Board was to look at affordable housing.

*Ms. Pine offered an amendment to her motion to change the wording from conceptual plan to feasibility plan. Mr. Pease seconded the motion.*

Mr. Haddad read the scope provided by the engineer based on their meeting which talked about housing possibilities on that land. Mr. Pease suggested looking at what sewer capacity was first. Mr. Pease asked Mr. Haddad to go back to Ducharme and Dillis for a quote to look at the roads, sewer and topography for supporting development of the land.

*Ms. Pine withdrew her motion.*

*Ms. Pine moved that they authorize the Town Manager to spend up to \$4,500 from the Town Hall Budget for a feasibility study for potential development looking at sewer, topography and road issues on Groton Country Club property. Mr. Giger seconded the motion.*

Mr. Haddad said he received a text from Mr. Degen asking if Mr. Degen could participate remotely. Mr. Pease talked about the legality of coming in and out of a meeting. Mr. Haddad said that Mr. Degen said he was fine with not calling in but wanted the Board to know that he was in favor of the original motion and of them not looking at the commercial piece.

*The motion carried 3-1 with Ms. Manugian against.*

4. Mr. Haddad reviewed the Boards December schedule. The Board approved the schedule with flexibility toward meeting on January 3rd if necessary.

### **OTHER BUSINESS**

Mr. Haddad said that the Descendants of the Revolutionary War wanted to donate \$500 to the Old Burying Ground to fix a specific stone. He asked the Board to accept the gift and set up the gift fund.

*Ms. Manugian made a motion to accept the gift and set up a gift fund. Ms. Pine seconded the motion. The motion carried unanimously.*

### **ON-GOING ISSUES**

A: Mr. Haddad said that the steel structure was up. He said that progress was moving on quite nicely.

G: Mr. Haddad said that the Fire Department Task Force Committee voted to hold a public forum on December 11th at the Center Fire Station at 7pm to receive public input.

F: Mr. Haddad said that there was a meeting on Tuesday, December 4th at 6:30pm of the Flo Ro Feasibility Study Committee.

Mr. Haddad said that they started the budget kick-off today adding that meetings went very well today.

Ms. Manugian said she wanted to offer a formal apology to the Town Manager and the public. She said that information had been provided to them previously and she had not put two and two together. She apologized for her careless word choice at the last meeting where she said the Town Manager was manipulating certain things. She said that was not her intent and apologized to folks as she worked to figure things out as a new Board member.

**MINUTES**

*Ms. Manugian moved to approve the regular session meeting minutes of October 22, October 29 and November 5th as presented. Ms. Pine seconded the motion. The motion carried unanimously.*

**WORKSHOP - GOAL SETTING**

Mr. Haddad and Ms. Dunbar left the meeting. Ms. Manugian took the minutes for the workshop which are attached.

Approved: \_\_\_\_\_  
John Giger, Clerk

respectfully submitted:  
Dawn Dunbar, Executive Assistant

Date Approved: 12/10/18