

**SELECT BOARD MEETING MINUTES
MONDAY, APRIL 25, 2022
APPROVED**

SB Members Present: Rebecca H. Pine, Chair; Alison S. Manugian, Vice Chair; Peter S. Cunningham, Clerk; Joshua A. Degen, Member; John F. Reilly, Member

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

Ms. Pine called the meeting to order at 7:00 PM and reviewed the agenda.

ANNOUNCEMENTS

Mr. Haddad said that they received \$150K grant from the State, thanks to Senator Kennedys office to install a sidewalk down Old Ayer Road. He said that Groton School wanted to extend the sidewalk down Higley Street to Peabody Street to Old Ayer Road and asked Groton School for their draft plans to do this sidewalk design. He said that it was \$35K to have the engineer design the plans. He said that they decided to contact Groton School to ask them if they would cover the \$35K to engineer the sidewalks and they agreed. He said that they agreed which allows them to use the entire \$150K to install the sidewalks. He thanked Groton School for their generous contribution.

Ms. Pine announced that the Non-Profit Council would be meeting on Thursday, April 28th.

Mr. John Amaral said that the pickle ball court project was requesting an additional \$146K from CPA funds not what had been reported in the newspaper. Mr. Amaral said that the non profit had received bids prior to their first request to the CPA which by the time they were ready to go, the contractors would not hold their bids. He said that this was the reason they needed to request additional funding to do the project. He said that this time they put a healthy contingency to cover any unforeseen price increases.

TOWN MANAGER'S REPORT

1. Mr. John Amaral was present to provide the Board with an update on the redevelopment of the Deluxe property. Mr. Amaral said that they had their first preliminary meeting with Mass Housing which had gone very well. He said that they would have their complete package submitted to Mass Housing by the end of next week adding the Town would also be copied on that package. He said that there would be 32 townhomes and 3 4-story 56 unit buildings. He said that the units were all going to be rentals which meant that all units would be counted toward Groton's affordable housing inventory. He said that they didn't have any plans at this time to add any commercial space even though a section of property was zoned commercial. He said that the townhomes would be built on the front of the property with the 4 story buildings being built at the rear of the property. He said that there would be sidewalks throughout the property, a gazebo, a pool and a clubhouse for the residents. He said that the townhomes were designed right now to be 4 attached units. He said that the affordable units would be intermingled adding there would be no differences between the units from the exterior. Mr. Amaral said that he was also interested in putting sidewalks and crosswalks in so residents could access Mill Run Plaza and the daycare, etc. Mr. Amaral said that there would be a mix of 1, 2 and 3 bedroom units but didn't have an exact bedroom count yet. Mr. Haddad asked if Omni Properties would be in charge of the rentals. Mr. Amaral said that they were good at what they did but that there were companies out there that just handled rentals. He said that they would know how to market the units to get them occupied quickly.

Mr. Cunningham asked if Mass Housing made any comments on the MBTA Housing aspect of the potential zoning coming. Mr. Amaral said that Mass Housing only said that the MBTA Housing was still a bit away and didn't have any comments to provide. Mr. Amaral said they didn't want to build more than 200 units and wouldn't make sense financially. Mr. Degen said it was exciting on the surface and was encouraged by having the units count toward their affordable housing inventory. Mr. Degen asked how many units were going to be affordable, moderate income and market rate. Mr. Amaral said that preliminarily they were building for the median income which was 80% of the town's median income. He said that 50 units or 25%, would qualify as affordable. Mr. Degen asked if those units would remain affordable in perpetuity. Mr. Amaral said that was how they planned it. He said that they would

be managed by a company whose expertise is in affordable housing. Mr. Degen said he was excited by this and to see the plans for this project.

Mr. Amaral thanked the Board for indulging him adding the Town and public would have plenty of opportunities to comment adding they welcomed the feedback.

2. Mr. Haddad said that they were in good shape going into Town Meeting on Saturday. He said that there would be section designed for those not wearing masks.
3. Mr. Haddad said that there were no changes to the budget.
4. Mr. Haddad said that there would be a meeting on Wednesday, May 4th and asked if they wanted to meet on Zoom or live. The Board decided to meet live. He reviewed the Board's schedule through Labor Day.

SELECT BOARD ITEMS FOR CONSIDERATION

1. Mr. Haddad asked the Board to consider approving the Fuel storage licenses as presented in the packet.

Mr. Degen made the motion. Mr. Cunningham seconded the motion. The motion carried unanimously.

2. Mr. Haddad said that Town Clerk Michael Bouchard had worked with Town Counsel on the Ballot Information Booklet and explained the booklet which contained arguments for and against the ballot questions.

Mr. Haddad asked the Board to vote to issue the Ballot Information Packet. Mr. Cunningham asked why they didn't add the names of the proponents of the yes and no votes. Mr. Haddad said that they had not done that historically and didn't again this time.

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

ON-GOING ISSUES

D: Mr. Haddad said that the mobilization has begun for the Florence Roche Project.

B: Mr. Degen asked about the PFAS Testing and asked if it made sense to use ARPA funds to hire an LSP to see if irrigating the fields with potential PFAS water was an issue.

LIASION REPORTS

Mr. Cunningham said that the Center was beginning evening hours on Monday's starting tonight for the next couple of months to pilot the potential for evening hours.

MINUTES

Mr. Degen moved to approve the minutes of the regularly scheduled meeting on April 11, 2022. Mr. Cunningham seconded the motion. The motion carried unanimously.

The meeting was adjourned at 7:57pm.

Approved: _____
Peter S. Cunningham, Clerk

_____ respectfully submitted: Dawn Dunbar,
Executive Assistant to the Town Manager

Date Approved: 5/16/2022