

# Warrant, Summary, and Recommendations

## TOWN OF GROTON



## SPECIAL TOWN MEETING JANUARY 26, 2013

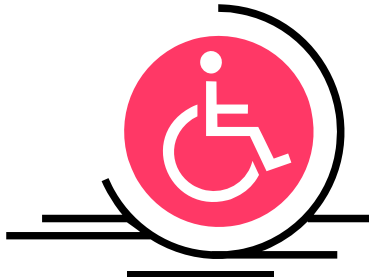
Groton-Dunstable Middle School Auditorium  
344 Main Street, Groton, Massachusetts 01450

Beginning Saturday, January 26, 2013 @ 9:00 AM

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Attention – Voters and Taxpayers

Please bring this Report to Town Meeting



**The Town of Groton does not discriminate on the basis of disability. Accessible parking spaces are available in the parking lot between the Groton Dunstable Middle School South (Performing Arts Center) and the Florence Roche School. Reserved seating is available for people with disabilities and their companions. Please let us know if you have other accessibility needs so that we may make the necessary accommodations. A signed translation of the Town Meeting will be provided for the hearing impaired upon request by contacting the Town Hall at (978) 448-1105 at least one week prior to the Town Meeting.**

**SPECIAL TOWN MEETING WARRANT  
JANUARY 26, 2013**

Middlesex, ss.  
Commonwealth of Massachusetts  
To any Constable in the Town of Groton

Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn said inhabitants of the Town of Groton qualified to vote on Town affairs to assemble in the Groton-Dunstable Middle School Auditorium in said Town on Saturday, the twenty-sixth day of January, 2013 at Nine O'Clock in the morning, to consider the following:

**ARTICLE 1:           HERBICIDE TREATMENT FOR LOST LAKE/KNOPS POND**

To see if the Town will vote to raise and appropriate, transfer from available funds and/or borrow a sum or sums of money, to be expended by the Town Manager, for the herbicide treatment of weeds at Lost Lake/Knops Pond, and all costs associated and related thereto, or to take any other action relative thereto.

**BOARD OF SELECTMEN**

**Board of Selectmen: *Recommended Unanimously***  
**Finance Committee: *Recommended Unanimously***

**Summary:**   *Over the last eight years, Lost Lake/Knops Pond has become choked with non-native invasive weeds. Mechanical harvesting was allowed, but this form of control only exacerbated the spread of the invasive weeds because the fragments that it creates root themselves. In 2011, it was determined that about 64% of the surface area of Lost Lake/Knops Pond was covered by these invasives. In 2012, with no winter kill by ice, the coverage rose dramatically and now almost 100% of the shoreline is filled with invasive weeds making it virtually impossible as well as very dangerous to engage in recreational use of the Lake. After about twenty five years of trying alternative solutions to eradicate the invasive weeds, it was determined that the only effective treatment for this massive infestation is with the herbicide Sonar, used successfully in a primary water resource such as Spectacle Pond in Littleton, and the Neponset Reservoir in Foxborough, with no detectable herbicide found in any of the wells tested. Sonar has been approved by the EPA and the Commonwealth of Massachusetts since 1986 for use in potable water sources. The herbicidal treatment together with a resource management plan and a program to control re-infestation at the public boat launch will help restore the lake to a safe and usable state. The purpose of this article is to appropriate the necessary funding for this treatment, which based on bid results is \$95,000.*

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**ARTICLE 2: FUNDING FOR DEMOLITION AND/OR REPLACEMENT OF FITCH'S BRIDGE**

To see if the Town will vote to raise and appropriate, transfer from available funds, and/or borrow a sum or sums of money, to be expended by the Town Manager, for the demolition of Fitch's Bridge and/or the construction of a new pedestrian, equestrian and bicycle (non-vehicular) bridge over the Nashua River at the location of the current Fitch's Bridge that will connect Fitch's Bridge Road and Pepperell Road, and all costs associated and related thereto, or to take any other action relative thereto.

**BOARD OF SELECTMEN**

**Board of Selectmen:** *Recommendation Deferred Until Town Meeting*

**Finance Committee:** *Recommendation Deferred Until Town Meeting*

**Summary:** *This article has two purposes that will be presented for Town Meeting consideration; each can be separate and distinct, or combined depending on the results of a competitive bid and analysis by the Board of Selectmen, Town Manager and Greenway Committee. The first purpose would be to provide funding to remove the existing bridge, which is becoming an increasing safety hazard, and stabilize the existing stone abutments. In addition, this article also proposes construction funding to provide a new pedestrian/ bicycling/ equestrian crossing in the location of the current Fitch's Bridge. Should the Town Meeting support this construction funding, the bridge approaches and abutments will be improved as part of the project. This is the final step to providing restored access between Fitch's Bridge Road in Groton and Pepperell Road in West Groton. It will also be the only river crossing between Groton and West Groton built for pedestrians, bicyclists, and equestrians.*

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**ARTICLE 3: CONSTRUCTION FUNDING FOR NEW CENTER FIRE STATION**

To see if the Town will vote to raise and appropriate, transfer from available funds, and/or borrow a sum or sums of money, to be expended by the Town Manager, for the purpose of constructing, equipping and furnishing a new Center Fire Station and all other costs associated and related thereto, including construction administration, on land on Farmers Row, shown as Lot 4 on a plan entitled, "Approval Not Required Plan, Lawrence Homestead Trust, Farmers Row, Groton, MA", prepared by Gale Associates and Romanelli Associates, Inc., dated April 24, 2012, recorded as Plan 296 of 2012 at the Middlesex South Registry of Deeds, and also shown on Assessors' Map 108 as Parcel 1-4; and to authorize the Town Manager to contract for and in the name of the Town for such purpose and to do all things necessary for the accomplishment of the foregoing purpose, including the expenditure of all appropriated funds and any funds received from the Commonwealth of Massachusetts or other sources for such construction, or to take any other action relative thereto.

**BOARD OF SELECTMEN**

**Board of Selectmen:** *Recommended Unanimously*

**Finance Committee:** *Recommended By Majority Vote (4 In Favor, 1 Against, 1 Deferred)*

**Summary:** *At the 2012 Spring Town Meeting, the Town voted to purchase a 2.79 acre parcel on Farmers Row to construct a new Center Fire Station. In addition, the Town appropriated \$800,000 to design and permit the new station, as well as put the construction out to bid. The project is fully permitted and on December 21, 2012, the Town received the bids for the Station. Please see the updated project budget included in this Warrant as Appendix A. The Board of Selectmen, Town Manager and Building Committee will be presenting the bid results to the Town Meeting for the appropriation of the necessary funds to award a construction contract. Should the Special Town Meeting approve this article, it is anticipated that construction on the new Center Fire Station will commence by March 1, 2013 with an anticipated completion date of April 1, 2014.*

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**ARTICLE 4: CITIZENS' PETITION – CREATION OF LOST LAKE SEWER DISTRICT**

To see if the Town will vote, pursuant to the provisions of Chapter 83 of the Massachusetts General Laws, to establish a sewer system in the Town of Groton to be known as the "Lost Lake Sewer System," to serve the Lost Lake area of the Town, and to adopt the following bylaw, as Chapter 191 of the Code of the Town of Groton, for said purpose, including provisions for the expansion of said Sewer System by a Town Meeting Vote:

**Lost Lake Sewer System**

**§191-1 Establishment**

There is hereby established a Sewer System within the Town entitled "Lost Lake Sewer System" comprised of land situated in a geographical area bounded and described on a plan of land entitled "Lost Lake Sewer District" drawn by Woodard and Curran and dated September, 2012, on file with the Office of the Town Clerk. The inhabitants of said geographical area shall be served by a system of sewerage to be provided by the Town within the territorial limits and capacity of said system.

**§191-2 Extension and expansion**

The system may be extended and expanded to serve an increased land area if there remains sufficient capacity by a majority vote of an Annual Town Meeting or a Special Town Meeting.

**§191-3 Assessment for general and special benefit facilities**

Pursuant to MGL c. 83, §15, in the assessment of betterments for the Lost Lake Sewer System and any extension thereof, the costs of general benefit facilities including, but not limited to, pumping stations, trunk and force mains, shall be separated from the costs of special benefit facilities including, but not limited to, the sewer mains serving adjacent properties.

or to take any other action relative thereto.

**CITIZENS' PETITION**

<u>Name</u>	<u>Address</u>	<u>Name</u>	<u>Address</u>
Jack Petropoulos	18 Kemp Street	Russell Burke	324 Old Ayer Road
Scott Harker	341 Martins Pond Road	Margaret Roberts	158 Hemlock Park Drive
Arthur Blackman	179 Indian Hill Road	Barbara Spiegelman	94 Raddin Road
Camilla Blackman	179 Indian Hill Road	David Spiegelman	94 Raddin Road
Robert Pine	100 Hollis Street	Edward O'Rourke	43 Main Street
Richard Meibers	37 Nod Road	Sally Smith	13 Common Street
Bradbury Smith	13 Common Street	Jane Allen	34 Shattuck Street
Marion Stoddart	59 Long Hill Road	Carl Canner	35 Cannery Row
Alfred Irelan	136 Hollis Street	Michael Noble	44 Kemp Street
Janet Dillon	92 Kemp Street	Kerry Flanagan	93 Kemp Street
Jeffrey Box	409 Pepperell Road	Olga Box	409 Pepperell Road
David Pitkin	517 Pepperell Road	Kristin Barr	517 Pepperell Road
Paul Funch	92 Reedy Meadow Road	Carol Coutrier	498 Boston Road
David Manugian	7 Shepley Street	Marcia Birmingham	3 Westbrook Lane
Peter S. Cunningham	44 Smith Street	Patrick Murphy	39 Britt Lane
Susan Lotz	163 Indian Hill Road	Frank Vangeli	12 Hemlock Park Drive
Margaret Vangeli	12 Hemlock Park Drive	June Johnson	8 Elm Street
Scott Johnson	8 Elm Street	Michael Metzger	20 Broadmeadow Road
George Gogas	130 Gratuity Road	Virginia Gogas	130 Gratuity Road
Richard Lodge	156 Pepperell Road	Frederick Wilson	227 Forge Village Road
Scott Arrighi	7 Wood Lane	Michael Weiser	516 Martins Pond Road
Karen Johnson	43 Champney Street	John Tabaczynski	45 Fletcher Hill Lane
Kristen O'Reilly	9 Old Homestead Road	Guilford Dube	124 Raddin Road
Thomas A. Boggiano	21 Whistle Post Lane	John Harrington	310 Chicopee Row
Jeffrey Baker	16 Bryanwood Lane	Thomas Crow	25 Indian Hill Road
Joseph Yarmus	341 Pepperell Road	Terase Weisinger	341 Pepperell Road
Daniel Murdock	234 Hoyts Wharf Road	Alan Parker	225 Whiley Road
Susan Parker	225 Whiley Road	Christopher Ormsby	43 Forge Village Road
Jon Sjoberg	51 Chicopee Row	Eric Bach	36 Floyd Hill Road
Damien Madden	455 Longley Road	Jeffrey Thompson	35B Old Lantern Lane
Andy Fullimann	35 Wintergreen Lane	Victor Forand	239 Hoyts Wharf Road
Dennis Morin	51 Allens Trail	Loretto Aiken	408 Chicopee Row
John Aiken	408 Chicopee Row	James Alnwick	309 Old Dunstable Rd
Michael Walker	148 Lost Lake Drive	Stephen Callahan	478 Nashua Road
Randy Pfenninger	21 High Oaks Path	Joan Wheeler	81A Kemp Street
Gregory Reiff	30 Wallace Road	Scott Borowick	242 Lost Lake Drive
James Emslie	20 Fairview Avenue	Mark Maguire	400 Chicopee Row
Michael Bouchard	69 Hill Road	Jessica O'Toole	321 Riverbend Drive
Rebecca Babcock	41 West Main Street	Francis Stanley	19 Court Street
Thomas Orcutt	12 Canterbury Lane	Paul Palmer	27 Chicopee Row
Suzanne Loverin	135 Raddin Road	Jeffrey Gordon	161 Main Street
Chris Christie	308 Townsend Road	Janet Shea	13 Pepperell Road
Brooks Lyman	328 Townsend Road	James Hallet	114 Townsend Road
Thomas Sartini	38 Mill Street	Constance Sartini	38 Mill Street
Barbara Badstubner	54 Kemp Street	Stuart Schulman	79 Martins Pond Lane
Michael Jacobs	123 Lost Lake Drive	Earl Carter	8 Lone Lane
Bonnie Carter	8 Lone Lane	Lynn Spadone	18 Kemp Street
Susan Daly	23 West Main Street	Halsey Platt	2 Old Ayer Road
Donald Black	8 Long Cope Lane	Jeremy Januskiewicz	129 Longley Road
Anna Eliot	129 Longley Road	Jay Prager	28 Star House Lane

**Board of Selectmen: *Recommended by Majority Vote (4 In Favor, 1 Against)***

**Finance Committee: *No Position***

**Summary:** *The creation of a Lost Lake sewer system will formally establish the geographical area of the Town that is the subject of the Lost Lake Sewer initiative. At this point, the Lost Lake Sewer initiative is in an evaluation phase. During the evaluation phase, the creation of such a district is required in order to apply for certain grants that the Town would not otherwise be qualified to pursue. In particular, if the Town determines to move to the design phase, the district could be eligible for a grant from the USDA for up to \$1,000,000 in assistance in covering design costs. In order to qualify for application for USDA grants, Groton would need to show substantial progress in the creation of the Lost Lake sewer district by March 31, 2013.*

*The creation of a Lost Lake sewer district carries only the cost of modest legal fees. It does not oblige the Town to any further action. It can be modified in the future should we determine that certain properties should be included or excluded from the district for justifiable reasons. Should Town Meeting approve the creation of a Lost Lake sewer system at this Special Town Meeting, a future article would be required to ratify the District prior to a commitment to move forward with the construction of a sewer system. The purpose of bringing this issue to this Special Town Meeting is solely to meet the March 31<sup>st</sup> deadline for eligibility for USDA funding that could reduce the overall cost of the Lost Lake Sewer project if the Town determines to move forward with the project at a later date. It is not intended to advance the project in any other way.*

*There will be two information sessions held to review the proposal and its implications prior to Town Meeting. These sessions will be held at the Lost Lake Fire Station on Saturday January 19 at 9:00 A.M. and Tuesday January 22 at 7:00 P.M.*

Hereof fail not and make return of your doings to the Town Clerk on or before time of said meeting.

Given under our hands this 7<sup>th</sup> Day of January in the year of our Lord Two Thousand Thirteen.

Stuart M. Schulman

Stuart M. Schulman, Chairman

Peter S. Cunningham

Peter S. Cunningham, Vice Chairman

John G. Petropoulos

John G. Petropoulos, Clerk

Joshua A. Degen

Joshua A. Degen, Member

Anna Eliot

Anna Eliot, Member

OFFICERS RETURN

Groton, Middlesex

Pursuant to the within Warrant, I have this day notified the Inhabitants to assemble at the time, place, and for the purpose mentioned as within directed. Personally posted by Constable.

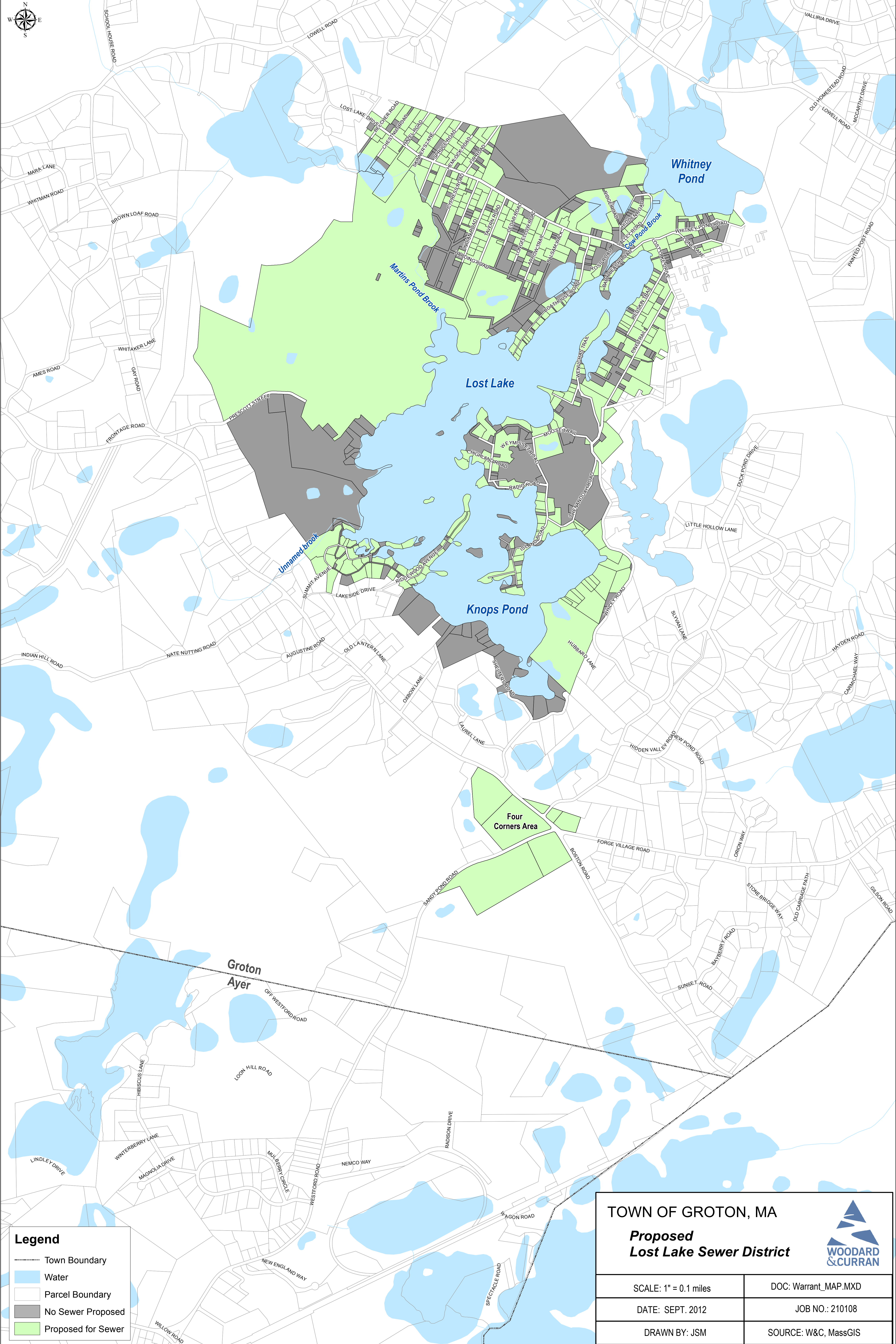
\_\_\_\_\_  
Constable

\_\_\_\_\_  
Date Duly Posted



		APPENDIX A		
<b>GROTON CENTER FIRE STATION</b>				
<b>PROJECT BUDGET</b>				
<b>BASED ON BID RESULTS ON DECEMBER 21, 2012</b>				
<b>CATEGORY</b>		<b>TOTAL COST</b>	<b>SPENT TO DATE</b>	<b>BALANCE TO COMPLETION</b>
<b>CONSTRUCTION</b>				
SITE AND BUILDING CONSTRUCTION (Actual Bids Received on 12-21-2012)		\$ 6,059,000	\$ -	\$ 6,059,000
CONSTRUCTION CONTINGENCY 5% of Construction Cost		\$ 302,950	\$ -	\$ 302,950
<b>TOTAL CONSTRUCTION COST</b>		<b>\$ 6,361,950</b>	<b>\$ -</b>	<b>\$ 6,361,950</b>
<b>SOFT COSTS (Non Construction)</b>				
BASIC SERVICES				
ARCHITECT		\$ 690,343	\$ 500,499	\$ 189,844
Structural				
MEP				
ADDITIONAL SERVICES		\$ 118,796	\$ 61,637	\$ 57,159
Technology				
Communications				
Civil				
Landscape				
Cost Estimating				
OTHER PROFESSIONAL SERVICES		\$ 47,500	\$ 44,720	\$ 2,780
Permitting				
Site Survey				
Geotechnical				
OWNER'S DIRECT COSTS				
Project Manager		\$ 150,000	\$ 35,000	\$ 115,000
Clerk of the Works		\$ 150,000	\$ -	\$ 150,000
Bid Document Printing		\$ 30,000	\$ 13,900	\$ 16,100
Bond Costs		\$ 66,000	\$ -	\$ 66,000
Commissioning		\$ 20,000	\$ -	\$ 20,000
Construction Testing		\$ 20,000	\$ -	\$ 20,000
Furnishing and Equipment		\$ 200,000	\$ -	\$ 200,000
Miscellaneous Expenses		\$ 30,000	\$ 14,553	\$ 15,447
Land Acquisition		\$ 350,000	\$ -	\$ 350,000
<b>TOTAL SOFT COSTS</b>		<b>\$ 1,872,639</b>	<b>\$ 670,309</b>	<b>\$ 1,202,330</b>
<b>TOTAL PROJECT COSTS</b>		<b>\$ 8,234,589</b>		
<b>FUNDING SOURCES</b>				
EMS FUND (Land Acquisition appropriated at 2012 Spring Town Meeting)		\$ 200,000		
TAX LEVY (Land Acquisition appropriated at 2012 Spring Town Meeting)		\$ 150,000		
STABILIZATION FUND (Clerk of Works to be Requested at 1-26-2013 STM)		\$ 150,000		
BOND AUTHORIZATION (Design and Bid appropriated at 2012 Spring Town Meeting)		\$ 800,000		
<b>BOND AUTHORIZATION NEEDED TO COMPLETE THE PROJECT</b>		<b>\$ 6,934,589</b>		
<b>Article 1 will ask for additional Borrowing Authorization of \$6,934,589 for a total Bond Authorization of \$7,734,589. Town Meeting will also be asked to appropriate \$150,000 from the Stabilization Fund to pay for the Clerk of the Works. This amount was transferred into the Stabilization for this purpose at the 2012 Fall Town Meeting.</b>				





## Legend

- Town Boundary
- Water
- Parcel Boundary
- No Sewer Proposed
- Proposed for Sewer

***Proposed  
Lost Lake Sewer District***



DOC: Warrant\_MAP.MXD

JOB NO.: 210108

SOURCE: W&C, MassGIS



## NOTES

Town of Groton  
Board of Selectmen  
173 Main Street  
Groton, MA 01450

PRSRT STD  
U.S. Postage  
PAID  
Groton, MA 01450  
PERMIT #3

# RESIDENTIAL POSTAL PATRON GROTON, MA