

Warrant, Summary, and Recommendations

TOWN OF GROTON



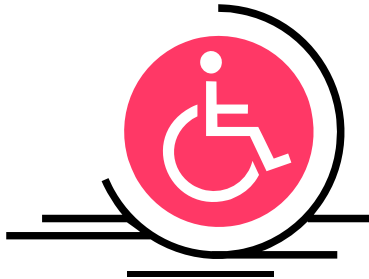
SPECIAL TOWN MEETING JANUARY 26, 2013

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

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

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.*

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.*

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.*

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>
Jack Petropoulos	18 Kemp Street
Scott Harker	341 Martins Pond Road
Arthur Blackman	179 Indian Hill Road
Camilla Blackman	179 Indian Hill Road
Robert Pine	100 Hollis Street
Richard Meibers	37 Nod Road
Bradbury Smith	13 Common Street
Marion Stoddart	59 Long Hill Road
Alfred Irelan	136 Hollis Street
Janet Dillon	92 Kemp Street
Jeffrey Box	409 Pepperell Road
David Pitkin	517 Pepperell Road
Paul Funch	92 Reedy Meadow Road
David Manugian	7 Shepley Street
Peter S. Cunningham	44 Smith Street
Susan Lotz	163 Indian Hill Road
Margaret Vangeli	12 Hemlock Park Drive
Scott Johnson	8 Elm Street
George Gogas	130 Gratuity Road
Richard Lodge	156 Pepperell Road
Scott Arrighi	7 Wood Lane
Karen Johnson	43 Champney Street
Kristen O'Reilly	9 Old Homestead Road
Thomas A. Boggiano	21 Whistle Post Lane
Jeffrey Baker	16 Bryanwood Lane
Joseph Yarmus	341 Pepperell Road
Daniel Murdock	234 Hoyts Wharf Road
Susan Parker	225 Whiley Road
Jon Sjoberg	51 Chicopee Row
Damien Madden	455 Longley Road
Andy Fullimann	35 Wintergreen Lane
Dennis Morin	51 Allens Trail
John Aiken	408 Chicopee Row
Michael Walker	148 Lost Lake Drive
Randy Pfenninger	21 High Oaks Path
Gregory Reiff	30 Wallace Road
James Emslie	20 Fairview Avenue
Michael Bouchard	69 Hill Road
Rebecca Babcock	41 West Main Street
Thomas Orcutt	12 Canterbury Lane
Suzanne Loverin	135 Raddin Road
Chris Christie	308 Townsend Road
Brooks Lyman	328 Townsend Road
Thomas Sartini	38 Mill Street
Barbara Badstubner	54 Kemp Street
Michael Jacobs	123 Lost Lake Drive
Bonnie Carter	8 Lone Lane
Susan Daly	23 West Main Street
Donald Black	8 Long Cope Lane
Anna Eliot	129 Longley Road

<u>Name</u>	<u>Address</u>
Russell Burke	324 Old Ayer Road
Margaret Roberts	158 Hemlock Park Drive
Barbara Spiegelman	94 Raddin Road
David Spiegelman	94 Raddin Road
Edward O'Rourke	43 Main Street
Sally Smith	13 Common Street
Jane Allen	34 Shattuck Street
Carl Canner	35 Cannery Row
Michael Noble	44 Kemp Street
Kerry Flanagan	93 Kemp Street
Olga Box	409 Pepperell Road
Kristin Barr	517 Pepperell Road
Carol Coutrier	498 Boston Road
Marcia Birmingham	3 Westbrook Lane
Patrick Murphy	39 Britt Lane
Frank Vangeli	12 Hemlock Park Drive
June Johnson	8 Elm Street
Michael Metzger	20 Broadmeadow Road
Virginia Gogas	130 Gratuity Road
Frederick Wilson	227 Forge Village Road
Michael Weiser	516 Martins Pond Road
John Tabaczynski	45 Fletcher Hill Lane
Guilford Dube	124 Raddin Road
John Harrington	310 Chicopee Row
Thomas Crow	25 Indian Hill Road
Terase Weisinger	341 Pepperell Road
Alan Parker	225 Whiley Road
Christopher Ormsby	43 Forge Village Road
Eric Bach	36 Floyd Hill Road
Jeffrey Thompson	35B Old Lantern Lane
Victor Forand	239 Hoyts Wharf Road
Loretto Aiken	408 Chicopee Row
James Alnwick	309 Old Dunstable Rd
Stephen Callahan	478 Nashua Road
Joan Wheeler	81A Kemp Street
Scott Borowick	242 Lost Lake Drive
Mark Maguire	400 Chicopee Row
Jessica O'Toole	321 Riverbend Drive
Francis Stanley	19 Court Street
Paul Palmer	27 Chicopee Row
Jeffrey Gordon	161 Main Street
Janet Shea	13 Pepperell Road
James Hallet	114 Townsend Road
Constance Sartini	38 Mill Street
Stuart Schulman	79 Martins Pond Lane
Earl Carter	8 Lone Lane
Lynn Spadone	18 Kemp Street
Halsey Platt	2 Old Ayer Road
Jeremy Januskiewicz	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 31st 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 7th 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

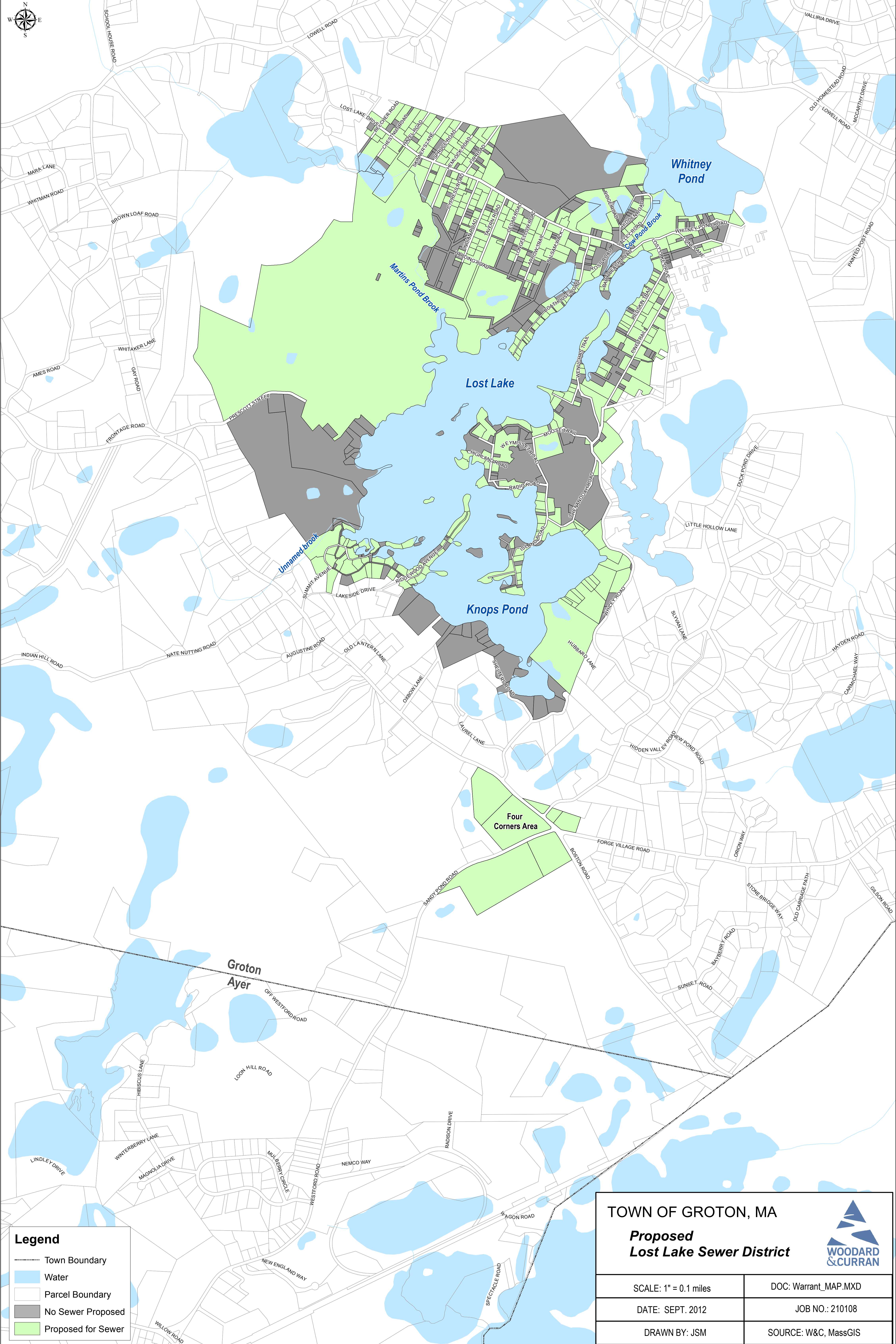
OFFICERS RETURN
Groton, Middlesex

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		
GROTON CENTER FIRE STATION				
PROJECT BUDGET				
BASED ON BID RESULTS ON DECEMBER 21, 2012				
CATEGORY		TOTAL COST	SPENT TO DATE	BALANCE TO COMPLETION
CONSTRUCTION				
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
TOTAL CONSTRUCTION COST		\$ 6,361,950	\$ -	\$ 6,361,950
SOFT COSTS (Non Construction)				
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
TOTAL SOFT COSTS		\$ 1,872,639	\$ 670,309	\$ 1,202,330
TOTAL PROJECT COSTS		\$ 8,234,589		
FUNDING SOURCES				
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		
BOND AUTHORIZATION NEEDED TO COMPLETE THE PROJECT		\$ 6,934,589		
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.				



Legend

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

TOWN OF GROTON, MA
***Proposed
Lost Lake Sewer District***



SCALE: 1" = 0.1 miles	DOC: Warrant_MAP.MXD
DATE: SEPT. 2012	JOB NO.: 210108
DRAWN BY: JSM	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