

Town of Groton
Select Board Work Session Minutes
July 21, 2020

In attendance: John Rescigno, Tony Albert, Ron Madan and Sara Smith (Administrative Assistant - AA)

John called the meeting to order at 5:00pm.

Meeting with the Planning Board, Zoning Board and MIT about bunkhouse

The Select Board, Planning Board and Zoning Board met with MIT at their property to do a site visit and go over the information for the proposed bunkhouses. Alan Morin who is the project manager for MIT and Kevin Dennis from Maclay Architects were there. They took everyone on a tour of the property and the location for the proposed bunk house. The main concerns that were discussed were as follows:

- **Parking:** The parking is a big concern and current issue with it being so close to the road. Kevin submitted some rough drawings of what is currently there for parking and ideas of what could be done. What is currently there can accommodate +/- 6 spaces. The ideas of what could be done would be to expand it to about +/- 20 spaces. It was recommended that the parking definitely be expanded and it would be preferred if it could be off of the road like the second drawing showed. It was discussed that there is a plateau as soon as you walk off of the current parking lot which could be used for this. Right now, it is set up for them to carpool together and walk in to the camp which is what they would like to continue. It was agreed that carpooling would still be good but with the size of the potential bunkhouse it would need more parking spaces. Currently where they park and back out of the spot is not only a visual concern for the Town but also a safety issue and issue when plowing in the winter.
- **Access Road:** The proposed building is quite a distance from the road so they will need to put in a temporary road to get the material out there and a concrete truck, etc. If this road could be left there, they could put a gate on it and only use it as needed.
- **Fire/Medical concerns:** It was requested that some type of road be left there for fire or medical emergencies to at least get the ATV in and out. It would be nice if it could be 6 feet wide. Also, they will need to make sure that there is a sprinkler system and alarm system because right now it would be a total loss if a fire was to happen due to access. Tony mentioned that the Fire Marshall will have to inspect the new building so he would like to send some plans to the Fire Marshall to make sure they have what is needed. Tony said they will need a phone for an alarm system due to the size.
- **Water/Sewer:** Currently there is a dry well and a pump house/reservoir that is not in use. It was being used but currently is not. Currently they carry water in for dishes, light washing, etc. On the proposed plan it is set up for a few dry wells. Also, right now there is a compost toilet and there would be on the proposal so this would need access to have it pumped out.
- **Current buildings:** Tony walked through the current buildings as the Deputy Fire Chief and he explained that there are a lot of concerns with smoke detectors, out dated fire extinguishers, not enough fire exits, and other items. He told MIT that no one should be staying there right now and they will send over what needs to be fixed. Alan explained that he will let David from the Outing Club know and they will be in touch.
- **Chief Bagan** gave his card and asked that someone send him the house rules and contact information of who to get in touch with if someone doesn't follow the rules or breaks the law.

The Planning Board and Zoning Board will meet on what was found during the visit and decide what the next step will be. MIT will be contacted once this is decided.

Memo from Sara

Sara requested Thursday, July 30th off. The Select Board approved this. Sara said she will be in during the afternoon at some point to make copies of the bids for the Sculptured Rocks Road Project for the Select Board to review before the next meeting.

1195 North Groton Road culvert issue

At the last meeting the Select Board discussed whether to do the culvert now or later. They decided to think about it and discuss tonight. It was agreed to hold off on culvert for now but the owner needs to subdivide within three years and then the Town will do the culvert then. If it is not subdivided within 3 years the Town will not be responsible for the culvert. They also need to do the driveway permit for the driveway at the seasonal camp that was never done. Sara will write up a letter and send it to the attorney for review. She will make sure it has a spot on it for the Select Board to sign and the owner to sign. **John motioned to come in and sign the letter once it is ready, Tony 2nd so voted.**

1722 North Groton Road- Final request

The Selectmen have sent a few letters about the three driveways and the drainage issue at 1722 North Groton Road. This has not been addressed and all three driveways are still being used and the drainage wasn't correct so it will still be an issue. As requested by the Select Board, Sara drafted a final letter to send. **John motioned to sign the final request letter for 1722 North Groton Road, Tony 2nd, so voted.**

Meeting with Bubba

Bubba met with the Select Board to discuss the following items:

- Sara and Bubba mentioned that the Town voted for \$10,400 for the demolition of the old town house and library. The filling in of the hole and the asbestos testing wasn't taken into consideration. At a previous meeting it was voted on to take the asbestos testing from the October 2019 Municipal Aid Money and possibly the difference for filling in the hole. **John motioned to use the October 2019 Municipal money for the difference, Ron 2nd, so voted.**
- Sara and Bubba recommended that the clean-up of 1214 North Groton Road will cost the Town money so we need to decide where this will come from since we don't really have room in the budget for this. After the difference for the demolition there will be a remainder in the October 2019 Municipal Aid money of \$500.00 which can be used. Also, we got the money from Primex to be reimbursed for the Garage damage from the 2019 storm. We have replaced items and have done things for cheaper so there is quite a bit of money left here that Primex said is up to the Town what we use it for. **John motioned to use the remainder of the money from the October 2019 Municipal Aid Money and the money from Primex reimbursements for the clean-up of 1214 North Groton Road, Tony 2nd, so voted.** Bubba mentioned that he could rent a mini excavator and get some dumpsters or hire someone to clean it up. Bubba will get quotes to see how much it would be to clean it up to see if this would be cheaper or if it would be cheaper to do it ourselves. The Police Chief and Bubba will deliver copy of letter about the clean-up in person.
- Bubba mentioned he was trying to get a mower for the mini excavator to clean up some of the sides of the roads as well but he doesn't know if he will. It is \$3,300 to rent the mower for a week from HP Fairfield. Bubba will call some places to get prices to contract out the work instead of renting the mower to see what is cheaper.
- The Architects came out to do site visit for the potential building.
- The NBRC grant/Sculptured Rocks Road Project site visit took place and the bids will be opened July 30, 2020. Sara and Bubba will put together packages for the Select Board to review and make decision at the August 4th meeting.
- Erik Nelson from the State of NH reached out regarding the parking for Sculptured Rocks State Park. Sara explained that the Town is going to spread out the existing no parking signs and get a sign to put

at the beginning of the road. They think this is a good idea and they are hoping to have more presence there next year as this year has been very short staffed. They had asked for other ideas so the Select Board asked Sara to reach out to see if they have thought of expanding the parking lot. Sara will email them back. Also, Sara explained that while she was talking to them, she mentioned the letter the Town sent regarding the road being closed to local traffic only once he road work starts. Erik said to just let him know the date and they will post the information on the website and update their staff.

- Bubba showed the picture of the new truck.
- Sara and Bubba have a conference call at 1pm tomorrow with FEMA, HSEM and Mike Vignale to answer some of FEMA's questions regarding the Sculptured Rocks Road Culvert Project.

Having no other business to conduct, John motioned to adjourn at 6:58pm, Ron 2nd, so voted.

Respectfully submitted,

Sara Smith
Administrative Assistant