



## TOWN OF GROTON

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### Town of Groton Affordable Housing Trust

Stuart M. Schulman, *Chair*  
Allen B. King, *Vice Chair*  
Colleen A. Neff, *Treasurer*  
David A. Wilder, *Secretary*  
Joshua A. Degen, *Member*

**Town Manager**  
Mark W. Haddad

### Meeting Minutes

Date: Sept 26, 2011  
Time: 6 p.m.  
Location: 2<sup>nd</sup> Floor Meeting Room, Town Hall  
173 Main Street Groton, MA 01450

Present Members: Allen King, Colleen Neff, David Wilder, Stuart Schulman, Josh Degen  
Other Attendee: Mark Haddad, Town Manager  
Meeting handouts: agenda; meetings list

The meeting was called to order at 6:20 p.m.

#### **Agenda item: Review details of future investment in 134 Main Street development**

Josh reported on a recent conversation he had had with David Valletta of KMPD Capital who serves as the developer's Economic and Development Advisor. David identified the location of the three affordable units as follows: one in the Kilbridge antiques building, one in Building A, and one in Building G. A side meeting between Bob France, Mark Haddad, Fran Stanley and two Trust designees -- David Wilder and Josh Degen -- has not yet been scheduled. Town counsel has not yet responded to the Trust with its legal advice with respect to the investor package. There was general agreement with Josh's stated desire to see Bob France, David Valletta and Rob Anctil at the Trust's next meeting in order to make sure that everyone is on the same page as the project proceeds.

Trust members invited Mark Haddad to update the meeting on the status of the development project. Mark joined the meeting briefly to give an overview of his impressions of the position of the project before each committee. The project seems to be making progress toward approval before all of the committees except for the Design Review Committee.

Trust members generally discussed a need to have its commitment in theory to contribute \$25,000 in investment profits to the Conservation Fund for wetlands mitigation memorialized in writing through a memorandum of understanding (MOU). This MOU should be prepared before the developer's next meeting with the Conservation Commission. Presently, the Conservation Commission and the Planning Board are planning to hold a joint hearing on 134 Main Street at 8 p.m. on Thursday, October 6.

Trust members directed Fran Stanley to contact Bob France's project attorney Rob Anctil to make sure that a memorandum of understanding will be drafted that contains the basic terms that the Trust envisions for the document (as described above).

#### **Agenda item: Reorganization of Trust Officers**

*Josh nominated Stuart Schulman as Chair. David seconded the motion. Motion carried 4-0 with one abstention by Stuart.*

*Josh nominated Colleen Neff as Treasurer. Allen seconded the motion. Motion carried 4-0 with one abstention by Colleen.*

*Josh nominated Allen King as Vice Chair. David seconded the motion. Motion carried 4-0 with one abstention by Allen.*

Josh nominated David Wilder as Secretary. Stuart seconded the motion. Motion carried 4-0 with one abstention by David.

The next meeting is scheduled for Thursday, October 6, 2011 at 7 p.m. which is one hour in advance of the 8 p.m. joint Planning Board/Conservation Commission hearing on 134 Main Street.

Minutes drafted by Fran Stanley.

**Meeting Minutes Overview**

Meeting Date	Status	Town Website
September 8, 2010	Final	Posted
October 13, 2010	Final	Posted
November 17, 2010	Final	Posted
December 20, 2010	Final	Posted
February 2, 2011	Final	Posted
April 6, 2011	Final	Posted
April 25, 2011	*	n/a
May 18, 2011	Final	Posted
June 27, 2011	**	n/a
July 27, 2011	Final	Posted
August 24, 2011	Final	Posted
September 13, 2011	Draft	Posted
September 26, 2011	Draft	In process of being posted

\* See Town record of Spring Town Meeting of even date.

\*\* See Selectmen's minutes of even date.