



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: November 9, 2011
Time: 7 p.m.
Location: Town Hall
173 Main Street Groton, MA 01450

Present Members: Colleen Neff, David Wilder, Stuart Schulman,
Absent Members: Allen King, Josh Degen
Other Attendees: Pierre Comtois, Nashoba Publishing
Meeting handouts: agenda

The meeting was called to order at 7:45 p.m.

Agenda item: Consider investment documents for proposed 134 Main Street development.

Town Counsel is exchanging drafts of the commitment letter with Mt. Laurel's attorney Robert Ancil. Recent focus of the housing trust and Mt. Laurel has been to address the needs of the permitting boards as several boards approach the end of their review process.

Agenda item: Review permitting progress for 134 Main Street development.

The Planning Board is in the midst of its review of 134 Main Street. The Conservation Commission may vote on the project tomorrow, November 10.

Most recently, the Historic Districts Commission public hearings are focusing on the courtyard behind the main Kilbridge antiques building.

Agenda item: Plan for public outreach on affordable housing to potential buyers and realtors.

Discussed public outreach efforts directed toward two different audiences: potential buyers and professional realtors. Conversation centered on the difficulty of engaging realtors when (a) there are usually no fees to be earned associated with affordable housing unit sales and (b) the direct competition aspect that some percentage of affordable buyers may be able to also purchase at the low end of conventional market rate units. David encouraged more direct outreach by the housing coordinator to help locate qualified affordable homebuyers.

Presentation to realtors could include instruction on how to identify a property that is presently classified as affordable (i.e., look for the affordable deed rider recorded at the Registry of Deeds). There may be more mutual benefits present if realtors can be invited to help the housing trust identify new prospects for affordable housing. Realtors working as seller's agents may be glad to find any buyer, including a governmental one, and so might be motivated to help identify new affordable housing prospects.

David moved to approve the October 17, 2011 draft minutes, Colleen seconded and motion carried 3:0.

Meeting adjourned at 8:30 p.m.

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	Final	Posted
September 26, 2011	Final	Posted
October 6, 2011	Final	Posted
October 17, 2011	Final	Posted
November 3, 2011	***	n/a
November 9, 2011	Draft	in process
November 10, 2011	***	n/a

* Spring Town Meeting. See record of Spring Town Meeting.

** Board of Selectmen Meeting. See Selectmen's minutes.

*** Planning Board and Conservation Commission meetings. Housing Trust lacked quorum. See Planning Board and/or Conservation Commission minutes for more information.