



# 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: December 14, 2011  
Time: 7 p.m.  
Location: Town Hall, 173 Main Street Groton, MA 01450  
Present Members: Allen King, Josh Degen, Colleen Neff, Stuart Schulman,  
Absent Members: David Wilder  
Other Attendee: David Valletta (KPMG)  
Meeting handouts: agenda, commitment letter draft (version 6)

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

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

Housing trust members reviewed the proposed commitment letter (version 6) for the trust's investment in the Boynton Meadows development. Trust members had David Valletta on hand representing the developer to address any questions that might arise about the developer's position on any particular provision of the commitment letter. Trust members changed the proposed language in part in an effort to get the commitment letter to reflect the verbal understanding that the housing trust previously had reached with Bob France.

*With those select edits made, Josh Degen moved to authorize Stuart Schulman to sign on behalf of the Groton Affordable Housing Trust, Allen King seconded and the motion carried 4:0.*

Stuart Schulman signed the commitment letter and David Valletta left the meeting with an original copy bearing the Trust's authorized signature.

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

The buyer seminar may be held in February or March. Allen King considered presenting information on the Soft Second mortgage financing loan product.

Allen King led discussion on public outreach efforts and conversation turned to possibility of enlisting private realtor support to help sell available inventory of affordable units. Ideally, the trust will be able to identify a benefit to private realtors such that they would help to locate ready buyers. Josh Degen and Allen King floated the idea of having the housing trust contribute \$600 per transaction, meaning a payment at the closing on an available affordable unit in Groton where the realtor has presented a ready buyer.

*Josh Degen moved to adjourn meeting, Colleen Neff seconded and motion carried 4:0.*

Meeting adjourned at 8:50 p.m.

Minutes drafted by Fran Stanley.

**Meeting Minutes Overview**

<b>Meeting Date</b>	<b>Status</b>	<b>Town Website</b>
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	Final	in process
November 10, 2011	***	n/a
December 14, 2011	Draft	in process
January 25, 2012		Planned

\* 2011 Spring Town Meeting. See record of 2011 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.