



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*

Meeting Minutes

Date: February 23, 2012
Time: 7 p.m.
Location: Town Hall, 173 Main Street Groton, MA 01450
Present Members: Allen King, David Wilder, Stuart Schulman, Josh Degen, Colleen Neff
Meeting handouts: agenda, sample accounting report

The meeting was called to order at 7:00 p.m.

Members reviewed the January 25, 2012 housing trust minutes.

Allen King moved to approve the January 25, 2012 minutes as drafted, David Wilder seconded and motion carried 3:0 with abstentions by Colleen Neff and Allen King.

Agenda item: Review status of 134 Main Street investment.

Members agreed that they would like to have their investment terms finalized before the purchase of the 134 Main Street property by Mount Laurel Development. The real estate closing for 134 Main Street is expected to take place in the near future. Trust members directed Fran Stanley to send a letter to Bob France requesting that final documents be put in place, preferably before the closing.

Agenda item: Plan for housing seminar.

Allen King suggested that thirty days of marketing would be advisable for an event such as the housing seminar. Event date moved to April 4th to permit broader marketing to the community. The trust might consider using a banner over Main Street to advertise the event. Fran will check banner reservation log in the Land Use Department. Area media that might provide free advertising for this event were discussed. Ed Alcantara of the Merrimack Valley Housing Partnership will tell his home buying classes about Groton's upcoming seminar.

The housing seminar will have an RSVP feature so that the event will not be held unless there is sufficient attendance to warrant the presenters' efforts. Written materials and planning for the course are elements that will be beneficial even if initial attendance is slight.

Josh Degen volunteered to use his graphics knowledge to create an affordable housing trust logo.

Agenda item: Housing Production Plan update.

The contractor is continuing to interview townspeople as a part of its efforts to update Groton's housing production plan. This portion of the HPP is not yet complete. Fran invited contractor to e-mail a draft to be shared with housing trust when it is available.

Agenda item: Master Plan impact on affordable housing.

The Planning Board, as a part of its master plan implementation phase, has directed its planning consultant to evaluate numerous zoning changes that would support master plan objectives. Changes to zoning for parcels that could support affordable housing would be of particular interest to the Trust. Josh Degen noted that the Town Overlay District might be expanded to include the Groton Inn property or perhaps the Prescott School property.

Agenda item: Review monthly ledger report for trust monies.

The Town Treasurer and the Town Accountant can produce monthly reports in a variety of formats, depending on the preferences of the Trust. Fran will distribute sample monthly report so that Trust members can review financial data.

Agenda item: Squannacook Hill 40B development: discuss recent change from ownership to rental.

Temporary conversion to a rental project was contemplated by Squannacook Hill developer, but difficulties that this move would present for eventual sale of condominium units prompted developer to return to plan to sell condominiums. Condominium mortgages are almost entirely made by federally backed loan products. Those loan products disfavor mixed developments (rental and ownership) as these are viewed as more risky for the lender. Josh Degen wants to know that somebody is tracking the Squannacook Hill situation. Town Planner and housing coordinator are tracking. The attorney for the developer, Melissa E. Robbins, has been a good communicator in this regard.

Agenda item: Groton Residential Gardens: discuss depressed market rate prices for remaining units.

Trust members discussed low price point for market rate units and how purchase of these units would be an economical way to increase affordable housing. Presently, trust does not have access to funds to follow through with such a plan.

Josh Degen moved to adjourn meeting, Colleen Neff seconded and motion carried 5:0.

Meeting adjourned at 8:40 p.m. Minutes drafted by Fran Stanley.

Meetings 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	Final	Posted
November 10, 2011		n/a
December 14, 2011	Final	Posted

January 25, 2012	Final	Posted
February 23, 2012	Final	In Process
March 22, 2012		Planned

ⁱ 2011 Spring Town Meeting. See record of 2011 Spring Town Meeting

ⁱⁱ Board of Selectmen Meeting. See Selectmen’s minutes.

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

^{iv} Planning Board and Conservation Commission meetings. Housing Trust lacked quorum. See Planning Board and/or Conservation Commission minutes for more information.