



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: May 24, 2012
Time: 7 p.m.
Location: Town Hall, 173 Main Street Groton, MA 01450
Present Members: David Wilder, Stuart Schulman, Colleen Neff, Allen King, Joshua Degen
Other Attendees: Bob France (Mount Laurel Development LLC)
Meeting handouts: agenda, preferred membership unit agreement

The meeting was called to order at 7:00 p.m. Members reviewed the draft minutes from March and April.

Colleen Neff moved to approve the April 26, 2012 minutes as drafted, David Wilder seconded and motion carried 3:0 with abstentions by Joshua Degen and Allen King.

Joshua Degen moved to approve the March 22, 2012 minutes as drafted, David Wilder seconded and motion carried 3:0 with abstentions by Colleen Neff and Allen King.

Agenda item: Boynton Meadows (134 Main Street).

Bob France briefed the trust members on the development status of Boynton Meadows. Mount Laurel Development LLC is working on getting the building permit. Mount Laurel directed the demolition of some interior portions of the existing retail building in order to assess need for structural repairs. In addition, removal of asbestos and lead has been undertaken. Previous inspections identified such hazardous materials in window glazing and chimney tar. Per Mount Laurel's purchase and sale agreement for the parcel, the cost for removal of hazardous materials will be assessed to the bank.

Mount Laurel's attorneys are working to get needed easements in place. The Conservation Commission has received its escrow money in its account and will inspect the hay bale silt filtration. Dumont will do site work and road construction. Mount Laurel will sub out interior building and work on exterior. In addition, Mount Laurel will come before the Historic Districts Commission another time for its approval of trim, window details and paint colors.

The auction netted around \$15,000 with \$9,000 going to the chorus and \$3,700 to Rotary.

Regarding the affordable units, the group discussed the planned one bedroom affordable in the second floor of the Retail Building. Bob France agreed to submit a regulatory agreement and LAU application so that the Boynton Meadows affordables will follow the necessary LIP process in order to be added to the Town's Subsidized Housing Inventory.

Allen King asked about a rough time frame and Bob France responded that the project is in the process of gaining permission from the bank to build Building B which would allow for the construction of a model unit. The conversation turned to a discussion of ways to efficiently work on a tight site so that completed work is not re-disturbed. Bob France is cognizant of undertaking construction in a manner that minimizes dust and drainage issues.

Agenda item: Update on current affordable housing for sale in Groton: Squannacook Hill, Longfellow Place, Groton Residential Gardens, Academy Hill & Fawn Terrace.

Trust members generally discussed current status of affordable homeownership projects in Groton. Groton Residential Gardens is almost completely sold with three units left (only one is affordable). Neither the market rate nor the affordable units are selling at the new Squannacook Hill development. Trust members observed the developer’s timing for bringing the units to market in a historically poor economy. The Fawn Terrace resale, advertised at \$170,000 is a highly leveraged property. This fact makes it hard for the seller to lower the price to a point that meets buyer demand. The Longfellow Place lottery for two age restricted condominiums is underway. The Academy Hill developer is busy building out its next phase of development. Two out of the first three affordables have sold. One affordable condominium is still available and has been marketed for about a year.

The MattBob 40B project is in litigation and the property has been advertised for sale on Craigslist.

Agenda item: Housing Production Plan update.

A rough draft of the community interview portion of the HPP was distributed electronically. Fran Stanley offered that the reportage of community opinion seemed accurate, but that editorial suggestion of local control over housing outcomes may be overdrawn. Housing trust members look forward to working with the contractor on the update.

Stuart Schulman left the meeting.

Allen King has been invited to join the HDC.

Joshua Degen suggested that next meeting’s agenda should include an agenda item for the reorganization of the Board.

David Wilder moved to adjourn meeting, Colleen Neff seconded. Motion carried 3:0.

Meeting adjourned at 8:00 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	ⁱ	n/a
May 18, 2011	Final	Posted
June 27, 2011	ⁱⁱ	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	ⁱⁱⁱ	n/a
November 9, 2011	Final	Posted

November 10, 2011	^{iv}	n/a
December 14, 2011	Final	Posted
January 25, 2012	Final	Posted
February 23, 2012	Final	Posted
March 22, 2012	Final	Posted
April 26, 2012	Final	Posted
May 24, 2012	Draft	In Process

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.

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