



TOWN OF GROTON
Affordable Housing Trust



Allen B. King, *Chair*
David A. Wilder, *Vice Chair*
Joshua A. Degen, *Treasurer*
Stuart M. Schulman, *Secretary*
Fredrick J. Dunn, *Member*

Meeting Minutes

Date: June 12, 2013
Time: 7 p.m.
Location: 1st Floor Meeting Room, Town Hall, 173 Main Street Groton, MA
Attending Members: Stuart Schulman, Allen King, Joshua Degen
Housing Partnership
Attendees: Peter Cunningham, Michelle Collette (Town Planner), Carolyn Perkins
Meeting handouts: Housing Production Plan draft

At this collective meeting of the Town's housing groups, the Town of Groton Affordable Housing Trust and the Housing Partnership concentrated their efforts on a review of the draft housing production plan. The document was prepared by Planning Board contractor Judi Barrett as a part of the Planning Board's Master Plan implementation phase.

The Groton Housing Authority was invited to attend this joint meeting. This meeting time conflicted with the Groton Housing Authority's regular monthly meeting time and the housing authority board appears to have focused on their regular monthly business. Copies of the housing production plan draft have been delivered to the housing authority and written comments have been solicited.

Meeting attendees raised and discussed various aspects of the housing production plan on a page by page basis. Notable comments made were as follows:

- Stuart Schulman asked for correct attribution of affordable counts as either local action units or comprehensive permit units.
- Are Squannacook Hill units on the SHI? They have been on and are presently off. Issuance of occupancy permits qualifies these units to be re-added to the SHI.
- Building on comment that 'Groton is a swamp,' constraint of wetlands and rare species habitats might be added to the page 3 Special Challenges and Opportunities section.
- Housing Trust's \$400,000 investment in affordable housing unit creation raised.
- Carolyn Perkins commented that the page 12 'large lots' reference was not accurate. Michelle Collette stated that the Town assessor's office will have statistics on lot sizes.
- Public transportation detail could be added. There are some senior/disable ride services. Some thought of a future shuttle between Town Center and Ayer commuter rail station.
- The number of total year round homes remains unchanged.
- Request to make page 15 description of Chapter 40B laws and regulations a more clear explanation of what happens if/when the Town of Groton meets its affordable housing goals. Specifically, how might the Town's Zoning Board of Appeals respond to a developer's comprehensive permit application.
- If Groton develops comprehensive permit guidelines (see page 18), which boards should be involved in the working group and to what extent can Town gain input on design.

Meeting adjourned at 8 pm. 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 | Final | Posted |
| June 28, 2012 | Final | Posted |
| August 23, 2012 | Final | Posted |
| September 27, 2012 | Final | Posted |
| November 15, 2012 | Final | Posted |
| January 10, 2013 | Final | Posted |
| March 14, 2013 | Final | Posted |
| May 2, 2013 | Final | Posted |
| May 23, 2013 | Draft | In Process |
| June 12, 2013 | Draft | In Process |
| July 25, 2013 | 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.

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