



**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: September 26, 2013  
Time: 7 p.m.  
Location: 1st Floor Meeting Room, Town Hall, 173 Main Street Groton, MA  
Attending Members: Stuart Schulman, Allen King, David Wilder

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Allen King called the meeting to order at 7:15 pm.

The Planning Board approved the 128 Main Street (Groton Inn) concept plan. A caretaker apartment and rentals are proposed but no affordable units are required by local zoning. A concept plan is proposed to convert Squannacook Hall to several market rate apartments.

*Stuart Schulman moved to accept drafted minutes for May 23, 2013, June 12, 2013 and July 25, 2013. David Wilder seconded and motion carried 3:0 (Joshua Degen and Fredrick Dunn absent).*

Fran Stanley updated the group on the Boynton Meadows open house which was held Saturday, September 7<sup>th</sup>. The public toured the rehabilitated retail building fronting Main Street. The commercial spaces for the bakery and yoga studio were open as were the unsold two bedroom condominium and the one bedroom affordable unit. The two bedroom unit situated over the dentist office was finished and the one bedroom affordable was not fully constructed. The kitchen in the one bedroom affordable probably needed the most work and there is an estimated 10 days' effort needed to finish it. A number of people expressed interest in or appreciation of the design and workmanship seen in the two bedroom condominium.

The dentist office closing has occurred. Trust members directed Fran Stanley to ask Mount Laurel to let the housing trust know about selling prices and square footages for sales as they occur.

Fran Stanley reported that Town Counsel and Attorney Robert Anctil are still working on the language for the addendum. Trust members agreed to revisit addendum progress at their next meeting.

Allen King updated the group on various Boynton Meadows developments. Mount Laurel Development has closed on its refinancing. The developer intends to break ground on Building G soon. There is interest for the single family condominium with the Gibbet Hill view such that the developer may break ground on this unit soon. As many as four more units might be started with foundation pours before winter.

Allen King expressed his wish to revisit election of officers for the Trust at its next meeting.

*Allen King moved to adjourn the meeting at 8:20 pm. David Wilder seconded and motion carried 3:0 (Joshua Degen and Fredrick Dunn absent).*

Minutes by Fran Stanley.

**Meetings 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	<sup>i</sup>	n/a
May 18, 2011	Final	Posted
June 27, 2011	<sup>ii</sup>	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	<sup>iii</sup>	n/a
November 9, 2011	Final	Posted
November 10, 2011	<sup>iv</sup>	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	Final	Posted
June 12, 2013	Final	Posted
July 25, 2013	Final	Posted

<sup>i</sup> 2011 Spring Town Meeting. See record of 2011 Spring Town Meeting

<sup>ii</sup> Board of Selectmen Meeting. See Selectmen's minutes.

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

<sup>iv</sup> Planning Board and Conservation Commission meetings. Housing Trust lacked quorum. See Planning Board and/or Conservation Commission minutes for more information.