



TOWN OF GROTON
Affordable Housing Trust



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

Meeting Minutes

Date: October 24, 2013
Time: 7 p.m.
Location: 1st Floor Meeting Room, Town Hall, 173 Main Street Groton, MA
Attending Members: Fredrick Dunn, Stuart Schulman, Allen King, David Wilder
Meeting handouts: agenda, September 26, 2013 draft minutes

Allen King called the meeting to order at 7:08 pm.

Fran Stanley updated the group regarding the DHCD submitted application to start an affordable housing lottery to sell the one bedroom condominium located in the rehabilitated retail building. The DHCD has approved the marketing asking for a few changes along the way. The DHCD also asked for some changes to be made to the draft regulatory agreement. The regulatory agreement encompasses all of the Mount Laurel affordable units not just the already built one bedroom unit. The developer is making requested changes to the draft regulatory agreement. Town Counsel will then review and then DHCD will be asked for its final approval. The regulatory agreement is executed by the Town of Groton, Mount Laurel and DHCD.

Boynton Meadows financial addendum was discussed. The Trust will continue to monitor the addendum status monthly, but the wording for the addendum may wait until a proposed buyer or lessee of the basement condominium is found. If the housing trust and Mount Laurel wait for this turn of events, then the nature of the deal will be better defined and it should be easier for the lawyers to compose a suitable addendum. Should Mount Laurel end up selling the basement condominium outright rather than leasing it, then there may be no need for an addendum to be created.

David Wilder moved to accept drafted minutes for September 26, 2013. Stuart Schulman seconded and motion carried 3:0 (Joshua Degen absent and Fredrick Dunn abstained).

The group turned its attention to the election of officers for the Trust.

Stuart Schulman nominated David Wilder to be Chair, Allen King seconded and motion carried 3:0 (David Wilder abstained and Joshua Degen absent).

David Wilder nominated Joshua Degen to be Vice Chair, Allen King seconded and motion carried 4:0 (Joshua Degen absent).

Allen King nominated Fredrick Dunn to be Treasurer, Allen King seconded and motion carried 3:0 (Fredrick Dunn abstained and Joshua Degen absent).

David Wilder nominated Stuart Schulman to be Secretary, Allen King seconded and motion carried 3:0 (Stuart Schulman abstained and Joshua Degen absent).

Fran Stanley will send copy of the Declaration of Trust to the board. Fran Stanley will follow up with Town Counsel regarding the recording of past member Colleen Neff’s resignation and current member Fredrick Dunn’s appointment. Fredrick Dunn observed that should the housing trust need to take action that requires a declared slate of the current trustees, then it could create and record a Confirmatory Certificate of Election.

Stuart Schulman moved to adjourn the meeting at 7:55 pm. Fredrick Dunn seconded and motion carried 4:0 (Joshua Degen absent).

Minutes by Fran Stanley.

September 26, 2013	Final	Posted
October 26, 2013	Draft	In process

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	Final	Posted
June 12, 2013	Final	Posted
July 25, 2013	Final	Posted

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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