



**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: December 12, 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, Joshua Degen  
Meeting handouts: agenda, October 24, 2013 draft minutes

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David Wilder called the meeting to order at 7:04 pm. Allen King announced that this would likely be his last housing trust meeting attended until April 2014.

*Stuart Schulman moved to accept drafted minutes for October 24, 2013. Allen King seconded and motion carried 3:0 (Joshua Degen abstained and Fredrick Dunn absent).*

**Agenda item:** Plan housing trust action with respect to affordable housing payments made by Squannacook Hill developer.

Fran Stanley updated group regarding Town Accountant's transfer of \$25,550 from Zoning Board of Appeal's gift fund to a new Town of Groton Affordable Housing Trust account called Affordable Housing Trust – Squannacook Hills Funds. The Town Treasurer will invest these funds with the other housing trust funds, but the Accounting Department will maintain a breakout that separates monies originating from Squannacook Hills payments to the Town from the Trust's other funds which were all received from the Community Preservation Act funds. This breakout will help the Trust to follow the restrictions imposed on use of funds depending on the funding source.

Trust members welcomed the monetary infusion and discussed various options. Stuart Schulman expressed interest in buying down mortgages in order to convert market rate units to affordable units. David Wilder said that he would rather aim for another joint venture which might return Trust's investment.

Trust may wait for anticipated profit and return of investment monies from the 134 Main Street venture and commit Squannacook Hill sums with this larger pool. Joshua Degen spoke with Bob France recently who updated him on Boynton Meadows plans. Bob France will send a memorandum to the Town that commemorates key elements of their conversation. The highlights of the conversation were that the project completion date is expected to be May 2015; new brokers are involved; and basement condominium may be purchased from Mount Laurel by Bob France or related entity. Bob France may come in person to the Trust's January meeting to update the Trust members about the status of the project. Joshua Degen advised the group to start planning now for use of the hoped for return to avoid future delays.

The Trust may look to invest in the creation of affordable rentals by working with developers of local projects. If 25% of the rentals are affordable, then the SHI count gives the Town credit for 100% of the rental units. That incentive plus the expressed need for rentals in Groton make this an inviting direction for the Trust's efforts. Presently, rental projects on the horizon include Halsey Platt's Squannacook Hall renovation and Groton Inn redevelopment.

Fran Stanley noted that small affordable rental projects can have a high cost for tenant selection under Commonwealth 40B rules. Fran will contact CHAPA, Groton Housing Authority and any other housing organizations for advice on best practices to keep these costs low. Trust members directed Fran Stanley to extend invitation to Halsey Platt and also Chris Ferris to explore ways that housing trust could work with developers to create affordable rentals. David Moulton's name was mentioned as a developer who may be interested in building an apartment complex in Groton. Trust members wondered if a sewer Four Corners could support some two-story residential rentals.

**Agenda item:** Affordable housing update for 40B projects in Town (LIP and Comprehensive Permit).

Academy Hill's regulatory agreement has been negotiated and is close to execution. Afterwards, developer can enter into lottery contract with Town, pay marketing fee and then the lottery for the next three condominiums can begin.

Boynton Meadow's regulatory agreement is under negotiation and is also close to execution provided acceptable language can be found to allow developer to refinance without prior DHCD permission. After the regulatory agreement is executed, then Mount Laurel can execute the lottery agreement, pay the marketing fee and have the lottery for the one-bedroom condominium begin.

The Town has received a request to release a key document that describes the details of the housing trust's investment in the Mount Laurel development at 134 Main Street. Per confidentiality terms of this agreement, the Town and housing trust notified Mount Laurel and its attorney about the disclosure request. Bob France is collecting David Valletta's input. Fran Stanley stated that the document will need to be released unless there are legal grounds for withholding it. Under Commonwealth law, the general rule is to disclose public documents and there are limited exceptions.

*Joshua Degen moved to authorize Fran Stanley to send a letter to Town Counsel with Town Manager permission asking Town Counsel if there are grounds to withhold the document. If there are no grounds for withholding the document, then inform Mount Laurel Development that the housing trust must release and then proceed to release the requested information. David Wilder seconded and motion carried 4:0 (Fredrick Dunn absent).*

**Next meeting:** Thursday, January 23, 2014 at 7 pm [regular 4<sup>th</sup> Thursday of the month schedule]

*Joshua Degen moved to adjourn the meeting at 8:15 pm. Allen King seconded and motion carried 4:0 (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
September 26, 2013	Final	Posted
October 24, 2013	Final	Posted
December 12, 2013	Draft	In process

<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.