



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: April 24, 2014
Time: 6:30 p.m.
Location: 1st Floor Meeting Room, Town Hall, 173 Main Street Groton, MA
Attending Members: Stuart Schulman, Allen King, David Wilder
Meeting handouts: Agenda, February 27, 2014 draft minutes

David Wilder called the meeting to order at 7 pm. Trust members reviewed January meeting minutes.

Stuart Schulman moved to approve February 27, 2014 draft minutes. Allen King seconded and motion carried 2:0 (Allen King abstained; Joshua Degen and Allen King absent).

Agenda item: Boynton Meadows update.

Developer Mount Laurel has applied to the Planning Board for a modification of its special permit that would allow build out of one attic and a number of basements in the Blacksmith Row residential units. The modification will allow an opportunity to ensure that the affordable unit designations match the unit designations in the regulatory agreement. Allan King noted that the model unit on Blacksmith Row is under agreement. Trust members supported Mount Laurel's application because the requested build outs may make the residential units more saleable.

David Wilder moved to authorize Allen King to speak in favor of the Mount Laurel proposal at the Planning Board public hearing. Stuart Schulman seconded and motion carried 3:0 (Joshua Degen and Fredrick Dunn absent).

Agenda item: Groton Inn permitting update.

The Pergantis Realty Trust remains the owner of this site which is adjacent to 134 Main Street parcel. Developer 128 Main Street LLC is applying for necessary permits to rebuild the Groton Inn. The new plan calls for an 29-room inn and a restaurant. Adjacent to the rebuilt inn will be a carriage house containing a fitness center and caretaker's housing. In the middle/rear of the parcel, there will be short term rentals and long term rentals. The developer's filing is expected imminently, but was delayed for about a month by extra engineering needed to accommodate a portion of the site that contains a combination of fill and trash.

In other business, the group reviewed the upcoming Squannacook Hall warrant article. The warrant article is a repeat of the 2013 Fall Town Meeting warrant article. Since the fall, individual Selectmen and the church abutters have entered discussions with developer Halsey Platt in an effort to address abutter concerns. The 14-acre Nashua Road parcel owned by the Groton Housing Authority has been mentioned as a possible swap for Cow Pond Road land that might be suitable for ball fields. The Groton Housing Authority investigations have detailed numerous building constraints, including: no public water or sewer, environmentally sensitive area (rare, endangered species), proximity to wetlands, wetlands crossing and cost sprinklers. 12 bedroom maximum appears to limit build-out to 3 duplexes clustered near Nashua Road. That unit yield is too low for many state and federal programs that might help subsidize the creation of affordable rentals.

Stuart Schulman moved to adjourn the meeting at 7:15 pm. Allen King seconded and motion carried 3:0 (Joshua Degen and Allen King absent).

Next meeting: Thursday, May 22, 2014 at 7 pm. Minutes 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	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	Final	Posted
January 23, 2014	Final	Posted
February 27, 2014	Final	Posted
April 24, 2014	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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