



**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: July 1, 2014  
Time: 7:00 p.m.  
Location: 1st Floor Meeting Room, Town Hall, 173 Main Street Groton, MA  
Attending Members: Allen King, Fredrick Dunn and Joshua Degen  
Meeting handouts: Agenda, April 24, 2014 draft minutes

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Allen King called the meeting to order at 7 pm. Trust members deferred April minutes until more members who attended the April meeting are present to vote on the draft minutes.

**Agenda item:** Review Progress of Boynton Meadows Development.

Unit 2C of 134 Main Street was sold in early June for \$375,000. At approximately 1,206 square feet, this residential unit had an average cost of \$310 per square foot. Unit 2B of 134 Main Street – the deed restricted one bedroom condominium – is being marketed for \$126,200. Somewhat over 700 square feet, this residential unit, will average between \$160 and \$172 per square foot. Trust members compared these numbers with the project's estimated yields per square foot contained in the pro forma.

Joshua Degen recalled that the developer's original completion date was May 2015. Trust members agreed that the real estate market appears to have rebounded. And, Groton's Town Center is expected to pick up once the newly permitted Groton Inn is constructed. Allen King commented that the work at Boynton Meadows plus the Groton Inn should help get the Town Center up and going. Trust members expressed interest in hearing an updated completion date, understanding that this number would still be an estimate. Also, trust members would like the developer to share sales data with the housing trust as the project proceeds, including square footage information.

Trust members discussed upcoming construction of the two and three bedroom affordable condominiums. Regarding the issue of switched ceiling lights, the group agreed that overhead light fixtures controlled by wall switch would be good to have in each of the bedrooms of the upcoming affordable units. Five bedrooms in all, the housing trust will request that the developer plan for and install these lights. Depending on the developer's answer, the housing trust may look to pay for this extra cost itself.

**Agenda item:** Housing Coordinator Update, including lotteries at Boynton Meadows and Academy Hill.

The Boynton Meadows lottery marketing period is underway. Applications are due by July 10<sup>th</sup> with a lottery to be held on July 26<sup>th</sup>. Several open houses will be held to inform potential applicants and help raise the profile of this offered affordable unit. Fredrick Dunn conveyed several questions from developer Bob France to Fran Stanley regarding the current applicants, deadlines and lottery process. One household has submitted an application to purchase Unit 2B. This applicant is slightly over income so DHCD will need review particulars and decide if the applicant is eligible to purchase this new affordable condominium.

Fran Stanley has spoken to Academy Hill's lottery agent (MCO Housing). That lottery agent has held an open house and expects to launch the lottery for three constructed townhouse condominiums soon. Also, a re-sale unit is now on the market for any eligible buyer to purchase a single family home at 960 Lowell Road. The housing trust members are open to the idea of supplying a grant to Groton buyers of new affordable units (first sales) that could be spent on closing costs or help with down payments. The City of Lowell provided down payment assistance and they seem to have a steady stream of buyers looking to purchase homes in the City of Lowell.

The housing trust members discussed possible new projects and Joshua Degen expressed interest in planning next project so that there is not a large gap between the completion of Boynton Meadows and the start of a subsequent affordable housing project. Affordable rentals are greatly needed. The Sacred Heart property at 279 Main Street was mentioned as a possible site for a 40B rental project. The one acre site is on Town water and Town sewer and the size of the property limits its future uses. The Catholic Archdiocese that owns the former church property (church closed March 31, 2003) is marketing the property through area realtor John Amaral (Omni Properties). The archdiocese cares about future uses of the property not being inconsistent with its religious values. That preference further narrows future uses. The archdiocese does profess a desire to support affordable housing and some of its other Massachusetts properties have been converted into affordable housing projects. Housing trust members noted that the close proximity of the Seven Hills pediatric hospital at 46 West Street could make the Sacred Heart parcel suitable for a Department of Developmental Services group home. Such group homes receive favored treatment on the Subsidized Housing Inventory with each bedroom counting as its own subsidized unit.

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

Next meeting: Thursday, August 21, 2014 at 7 pm. Minutes by Fran Stanley.

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**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	Final	Posted
July 1, 2014	Final	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.