



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 24, 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 David Wilder
Meeting handouts: Agenda, April 24, 2014 and July 1, 2014 draft minutes

David Wilder called the meeting to order at 7:07 pm. Trust members review two sets of draft minutes.

David Wilder moved to approve the April 24, 2014 meeting minutes as drafted. Allen King seconded and the motion carried 2:0 (Fredrick Dunn abstained, Joshua Degen and Stuart Schulman absent).

Allen King moved to approve the July 1, 2014 meeting minutes as drafted. Fredrick Dunn seconded and the motion carried 3:0 (Joshua Degen and Stuart Schulman absent).

The approved buyer for Unit 2B changed her mind and decided not to purchase the affordable condominium. DHCD approved sales process of first come, first serve for the first qualified applicant.

The group discussed additional outreach efforts. David Wilder and Fran Stanley discussed Groton affordable housing at the 495 BNI networking group that morning. Fredrick Dunn invited Fran Stanley to attend his Westford BNI networking group which is meeting on July 31, 2014. Fredrick Dunn is scheduled to provide a ten minute talk to his BNI group and he will work Groton affordable housing into his remarks. Also, Fredrick Dunn's law practice may be able to post an entry only MLS listing for Unit 2B.

In the future, Groton affordables may be helped by a Trust funded down payment assistance or closing costs program. David Wilder expressed interest that any program constructed be sustainable and not simply deplete Trust fund accounts.

Allen King reported that the project has had installation of natural gas lines delayed indefinitely by National Grid. National Grid is apparently busy this summer but has not been particularly responsive to Mount Laurel with its scheduling.

Bill Hamel responded on behalf of Mount Laurel Development regarding the Trust's request for installation of switched ceiling lights in the bedrooms of the Blacksmith Row affordables. Bill Hamel is contacting an electrician and will respond to the Trust with a cost estimate for this additional work.

Fran Stanley reported that Seven Hills Foundation had its construction manager Richard Martell evaluate the adequacy of the Sacred Heart property at 279 Main Street for an adult group home. The one acre site is on Town water and Town sewer and the size of the property limits its future uses. Realtor John Amaral with Omni Properties represents the Catholic Archdiocese in its marketing efforts. John Amaral had an email exchange with Rich Martell and offered to show the property. Rich Martell reviewed the Call for Offers package, but the cost of demolition/moving the existing church building in time and expense is not an optimal situation for their nonprofit. If the church building is moved or demolished, then the Trust or the Archdiocese may want to revisit the matter with Seven Hills.

David Wilder moved to adjourn the meeting at 7:40 pm. Allen King seconded and motion carried 3:0 (Joshua Degen and Stuart Schulman absent).

Next meeting: Thursday, August 28, 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	Final	Posted
July 1, 2014	Final	Posted
July 24, 2014	Final	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.

^{iv} Planning Board and Conservation Commission meetings. Housing Trust lacked quorum. See Planning Board and/or Conservation Commission minutes for more information.