



TOWN OF GROTON
Affordable Housing Trust



Joshua A. Degen, *Chair*
Stuart M. Schulman, *Vice Chair*
Fredrick J. Dunn, *Treasurer*
Sheila Julien, *Secretary*
David A. Wilder, *Member*

Meeting Minutes

Date: February 18, 2016
Time: 7:00 p.m.
Location: 1st Floor Meeting Room, Town Hall, 173 Main Street Groton, MA
Attending Members: Sheila Julien, Joshua Degen, Fredrick Dunn
Meeting handouts: Agenda, December 17, 2015 draft minutes

Joshua Degen called the meeting to order at 7:18 pm.

Fredrick Dunn stated that he has consistently recused himself from all the housing trust's decision-making on the Boynton Meadows/Mount Laurel Development investment because his law firm Perkins Anctil represents Mount Laurel Development. The extent of Fredrick Dunn's involvement with Mount Laurel has been to conduct closings for the purchased condominiums. At the end of the month, he will be changing jobs and no longer work for Perkins Anctil. Fredrick Dunn will contact the State Ethics Commission to see what the lawyer for the day recommends in terms of future involvement in housing trust decisions with respect to Mount Laurel Development.

Joshua Degen invited Trust members to review draft minutes.

Minutes

Fredrick Dunn moved to approve the December 17, 2015 draft minutes as written. Sheila Julien seconded and the motion carried 3:0 (Stuart Schulman and David Wilder absent).

Joint Meeting with Board of Selectmen

Joshua Degen explained that the Board of Selectmen was recently reviewing their annual goals and they wanted to look at the Selectmen's goal for affordable housing. Accordingly, the housing trust has been invited to address the Selectmen at their Monday, March 14, 2016 meeting which starts at 6 pm. The housing coordinator will attend this Board of Selectmen meeting to speak regarding affordable housing activities from that perspective. Fran Stanley may present first to provide an overview of Town wide activities.

Joshua Degen anticipates that the Selectmen would be updated on the status of the Boynton Meadows project and details like the current buildout. The group discussed the fact that they have not received the updated proforma that had been promised and expected in advance of this meeting. Members commented that they did not want an adversarial relationship with Mount Laurel Development, but that updated financial information is needed and the developer has not provided that to date. If an updated proforma is not provided in advance of the March 14, 2016 Board of Selectmen's meeting, then the housing trust will need to at least inform the Selectmen that this information has been requested and remains outstanding.

Trust members agreed to have the housing trust send another letter to Mount Laurel again requesting the updated proforma and explaining that the housing trust will need to share the lack of information with the public at the Board of Selectmen's meeting if the updated proforma is not received by then.

Joshua Degen will contact David Wilder to see if he is willing to be the Trust’s main speaker. Otherwise, Joshua Degen will probably be the presenter. The housing trust will post a meeting for Monday, March 14, 2016 at 5 pm to review the updated proforma and prepare remarks.

Trust members also discussed potential changes to the annual report depending on what the updated proforma contains and whether it is received [Fran Stanley update: timing for changes to the annual report may not work for Trust purposes].

Lottery Marketing Update for Boynton Meadows

The 45 day lottery marketing period has started. The open house will be held on Saturday, March 12th at 10 am. Construction materials and tools will be moved out of the first and second floor and into the basement of 25B Blacksmith Row. Some plumbing and appliances have not been installed in the three bedroom condo. The open house will include a tour of the completed one bedroom so that appliances can be viewed. Fran Stanley has not included kitchen photos of 2B with the 25B unit advertising because she does not think that the 2B kitchen is comparable to how the finished 25B kitchen will turn out. Therefore, use of unit 2B photos may be a disservice to the prospective buyer who is trying to imagine the 3 bedroom unit’s kitchen.

The foundation for the building that will contain the affordable two bedroom condominium has been poured.

Fredrick Dunn moved to adjourn at 8:18 pm. Sheila Julien seconded and the motion carried 3:0 (Stuart Schulman and David Wilder absent).

Next Meetings: Monday, March 14, 2016 at 5 pm and Monday, March 14, 2016 at 6 pm

Minutes by Fran Stanley.

Meetings Overview

Meeting Date	Status	Website
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

Meeting Date	Status	Website
January 23, 2014	Final	Posted
February 27, 2014	Final	Posted
April 24, 2014	Final	Posted
July 1, 2014	Final	Posted
July 24, 2014	Final	Posted
August 28, 2014	Final	Posted
October 9, 2014	Final	Posted
November 20, 2014	Final	Posted
March 5, 2015	Final	Posted
June 11, 2015 regular session	Final	Posted
June 11, 2015 executive session	Draft	In process
August 27, 2015	Final	Posted
October 22, 2015	Final	Posted
December 17, 2015	Final	Posted
February 18, 2016	Draft	In process