



**TOWN OF GROTON**  
Affordable Housing Trust



Stuart M. Schulman, *Chair*  
Sheila Julien, *Vice Chair*  
David A. Wilder, *Treasurer*  
Colleen A. Neff, *Member*  
Joshua A. Degen, *Member*

**Meeting Minutes**  
Regular Session

Date: Tuesday, November 13, 2018  
Time: 7 p.m.  
Location: Town Hall, First Floor Meeting Room, 173 Main Street, Groton  
Attending members: Stuart Schulman, Colleen Neff, David Wilder, Sheila Julien  
Visitors: Connie Sartini (Groton Herald), Donald Black  
Meeting handouts: Agenda  
Ducharme and Dillis Concept Plan Proposal dated November 2, 2018  
44 Farmers Row Overview  
draft minutes from October 11, 2018

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Stuart Schulman called the meeting to order at 7 pm.

**Agenda Item 1:** Consider authorizing the expenditure of approximately \$5,000 for an engineering concept plan on the feasibility of developing senior mixed income housing on municipally owned land. Votes may be taken.

Stuart Schulman introduced the proposal to spend \$4,500 on a concept plan for developing mixed income senior housing at the Country Club. The Town of Groton would retain ownership of the site and allow building through a ground lease. Trust members discussed the proposal, wondering about the number of housing and the planned density. The proposal calls for a "detached condominium concept". The group also wondered if there will be sewer or septic. Stuart Schulman commented that the plan appears to be predicated on extending sewer to the site.

Resident Donald Black asked about the density as well. He asked what would happen if the Town got tired of the Country Club. Donald Black suggested that if the housing trust is interested in creating senior housing, then he would like to present an idea to the housing trust at their next meeting. Donald Black said that he has a plan to develop 80 units on 20 acres that might require an overlay district.

Housing trust members stated that they would like to hear from Donald Black and invited him to their next meeting. Sheila Julien suggested that the trust table the decision on the concept plan until after they have heard from Donald Black. Other members agreed with this plan.

**Agenda Item 2:** Consider purchase of 44 Farmers Row for use as affordable rentals. Votes may be taken.

Housing trust members reviewed a description of the property pulled from assessors' records and deed records. Sheila Julien explained that she had heard that the owners were planning to sell this property and so wondered if the existing historic building could be purchased for use as affordable rental housing. The housing trust's understanding is that the house has been used for a number of years for faculty housing by either the Groton School or Lawrence Academy. The assessor's records list occupancy as 8 so there are possibly 8 apartments.

Housing trust members discussed the feasibility of purchasing and then converting to affordable rentals. The building is in the historic district and is a Federalist era home that was renovated in the late 19<sup>th</sup> century which added Victorian elements. If a nonprofit entity like the Groton Housing Authority owns the building and rents out the apartments at affordable rents (80% AMI), then the housing trust will need to evaluate if the income generated by the apartments will be

sufficient to maintain the exterior of the building appropriately. Also, the costs to sprinkle and update the apartments to code need to be within reach of Town resources. Connie Sartini commented that it would be useful to have a walk through. Housing trust members agreed that they need to notify the Lawrence Homestead Trust of their interest and to ask if the property is for sale. Donald Black said that he knows Edward Lawrence and he offered to contact him and see if the Lawrence Trust is interested in selling. If so, the Affordable Housing Trust is interested and requests a walk through. Trust members accepted Donald Black's outreach offer and thanked him for making the effort.

#### **Review draft minutes from October 11, 2018 meeting**

Members reviewed draft minutes.

*David Wilder moved to approve and release the October 11, 2018 regular session minutes as submitted. Colleen Neff seconded and the motion carried 3:0 (Sheila Julien abstained; Joshua Degen absent).*

Stuart Schulman stated that he wanted to give his regards to Joshua Degen on behalf of the trust and that he hopes to see him soon.

#### **Adjourn**

Meeting adjourned at 7:55 pm.

Next Meeting: Thursday, December 20, 2018 at 7 pm

Other Meetings of Note: Monday, November 26, 2018 Community Preservation Committee to review 2-page summaries for all community housing grant applications

Minutes by Fran Stanley.