



**TOWN OF GROTON**  
Affordable Housing Trust



Becky Pine, *Chair*  
Carolyn Perkins, *Vice Chair*  
Cynthia Lane-Hand, *Clerk*  
Richard Perini, *Member*

**AGENDA**  
Regular Session

Date: Wednesday, April 21, 2021

Time: 12 noon

Location: Virtual meeting broadcast on Zoom and the Groton Channel pursuant to the Governor's executive order concerning the Open Meeting Law

Members in attendance: Rick Perini, Cindi Lane-Hand, Carolyn Perkins, and Becky Pine

Handouts: Agenda, 3 suggestions for handout submitted individually by Rick Perini, Carolyn Perkins and Becky Pine

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Becky Pine called the meeting to order at 12 noon with Cindi Lane-Hand and Carolyn Perkins also in attendance.

**Discuss presentation and handout materials related to the Affordable Housing Trust's CPC funding article for Town Meeting. Roll call votes may be taken.**

Carolyn Perkins said that Becky Pine's version of the handout covers it with a few wording changes. She said that the handout is brief and to the point as the slide information is too long. Cindi Lane-Hand added that the Groton Matters interview she is doing with Jack Petropoulos will be using these slides and that Groton Matters will be a better forum for the slides.

The Trust is using the Housing Production Plan which has been vetted as it was approved by the Planning Board, Select Board and Commonwealth. That is the response for an objection that we have no plan.

Rick Perini joins the meeting.

Becky Pine said that she distributed an early draft of her handout to Mark Haddad, Bruce Easom, Fran Stanley and Michelle Collette for accuracy. Rick Perini said that he has spoken with several residents and so far, no one has been familiar with the HPP. The group discussed adding a link to the HPP in the handout as well as a sentence on the Trust and who we are.

Becky Pine spoke with moderator Jason Kauppi regarding the Town Meeting process. There will be a principal proponent (the Affordable Housing Trust) and a principal opponent who each make a presentation. Afterwards, there is time for committee reports before the matter is then opened up for debate with Town Meeting voters. Becky Pine has started writing a presentation which she then read to Trust members.

Carolyn Perkins thought the presentation was fine and advised to keep it simple. Rick Perini said that it was adequate and quite good in fact.

*Carolyn Perkins moved to accept the handout entitled Article 14, CPC Proposal D – Site Assessment Study as corrected. Rick Perini seconded and the motion carried (4:0) by roll call vote of Perkins – aye, Lane – Hand – aye, Perini – aye and Pine – aye.*

In other update, Carolyn Perkins will be speaking to the Planning Board on April 22, 2021 to ask for their support. Cindi Lane-Hand has made initial outreach to the Council on Aging but has not heard back yet. Group agreed to have Fran Stanley speak with the Groton Housing Authority later this evening to ask for their support.

Becky Pine said that she spoke with former Land Use Director Michelle Collette regarding 40R. Michelle Collette's initial impression was that 40R zoning would not fit Groton because the scale and density would be too great.

Carolyn Perkins recalled a long-ago meeting of the Affordable Housing Trust when George Wheatley recommended that the Trust purchase market rate Groton Residential Garden condominium units to convert them to affordable housing. At that time, the Groton Residential Garden market rate units were selling for less than the affordable units. The Trust did not take up the suggestion in part because it had already turned its focus to the Boynton Meadows project.

At the Trust's next meeting, they will discuss a possible extension of the Emergency Rental Assistance program and also do final preparation for Town Meeting.

Meeting adjourned.

Next meeting: Thursday, April 29, 2021

Notes by Fran Stanley