



**TOWN OF GROTON**  
Affordable Housing Trust



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

Regular Session

Date: Wednesday, August 11, 2021

Time: 7 pm

Location: First Floor Meeting Room, Town Hall, 173 Main Street, Groton

Trust members in attendance: Rick Perini, Cindi Lane-Hand and Becky Pine

Others in attendance: None

Handouts: Agenda, July 22, 2021 draft regular session minutes, and August 6, 2021 email from Fran Stanley to Affordable Housing Trust

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Becky Pine called the meeting to order at 7 pm.

**Agenda Item 1: Discuss potential Open Meeting Law violation.**

Becky Pine described the presumed Open Meeting Law violation that was caused by Fran Stanley forwarding an email to Trust members on August 6, 2021. This email contained opinions by Becky Pine about use of federal funds for rental assistance. Fran Stanley will follow up with the Town Clerk about any further steps that need to be taken.

**Agenda Item 2: Discuss housing trust vacancy.**

No progress to report on this item. Becky Pine commented that a volunteer with building management or capital planning experience may be useful experience for a new housing trust member.

**Agenda Item 3: Review draft regular session minutes from July 22, 2021.**

*Rick Perini moved to approve the July 22, 2021 regular session minutes as written. Becky Pine moved and the motion carried 3:0 (Carolyn Perkins absent).*

Rick Perini provided an update on his outreach to B'nai B'rith Housing. B'nai B'rith developed the Coolidge at Sudbury, which is an attractive affordable senior housing development in the Town of Sudbury. Rick Perini spoke with a B'nai B'rith project manager and said that Groton was interested in learning more about financing and the process that a project goes through to secure necessary financing. B'nai B'rith agreed to send a speaker to Groton to address the housing trust sometime in mid-September. Rick Perini will see if September 15 or September 22 would work for her schedule. If so, the Trust will send invites to other housing committees and other interested parties who participated in the June Housing Summit.

Rick Perini will research other private affordable housing advocates who finance developments in our region. From his conversation with B'nai B'rith, he learned that funding comes from a variety of sources not all of which is public money. The group recalled that the Trust still has a verbal commitment from Massachusetts Housing Partnership to provide about \$25,000 worth of engineering work for a prospective Groton development.

Becky Pine confirmed that the Trust sent a letter to the Planning Board regarding increasing the percentage of affordable units in any new multi-family bylaw. Trust members might want to reach out to individual Planning Board members to discuss the matter. The Trust would like the percentage of affordable units to be as high as is feasible to require. Trust members are aware that the argument for not raising the percentage is that too high of an affordable housing requirement can backfire if developers dislike the requirement and then avoid using the bylaw altogether.

**Agenda Item 4: Observations from recent site walk.** *[Agenda item added 8/9/2021]*

The group discussed what was seen during their site walk that morning. Each of the Fieldstone Drive parcels appear feasible for affordable housing. There may not be natural gas in the street on Fieldstone Drive as one Fieldstone Drive neighbor contacted the housing coordinator to correct that misapprehension while also asking about the Trust's intentions for these parcels.

There is a stream on one parcel that is close to Fieldstone Drive. There would need to be a crossing of this stream, though it may not be a full perennial stream or even properly defined as a stream. This "stream" does not appear on the Town GIS maps but is shown on a layer of the state GIS maps that show a linear wetland where water passes when there is water. Nick Gualco commented to Becky Pine that, if developed, there may only need to be a 100-foot buffer around that portion of the site. Trust members concluded that both sites look promising.

**Executive Session #2 – Pursuant to M.G.L., c.30A, §21(a), Clause 7 – “To comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements” – PURPOSE – Review, Approve and Consider the Release of Executive Session Minutes**

Trust members did not vote to enter executive session for review of executive session minutes.

**Executive Session #1.** *Rick Perini moved to enter executive session and later adjourn without returning to regular session pursuant to M.G.L. Chapter 30A, §21 Clause 6 – “To consider the purchase, exchange, lease or value of real property if the chair declares, and the chair so declared, that an open meeting may have a detrimental effect on the negotiating position of the public body.” Cindi Lane-Hand seconded and the motion carried 3:0 by roll call vote of Perini – aye, Lane-Hand – aye, and Pine – aye (Carolyn Perkins absent).*

Trust members entered executive session at approximately 7:40 pm.

Notes by Fran Stanley

Next meeting: September 15, 2021