



TOWN OF GROTON
Affordable Housing Trust



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

Regular Session Minutes

Date: Wednesday, October 6, 2021
Time: 7 pm
Location: Town Hall, 1st Floor Meeting Room, 173 Main Street, Groton
Trust members in
Attendance: Cindi Lane-Hand, Carolyn Perkins, Becky Pine and Rick Perini
Others in
Attendance: Donald Black

Becky Pine called the meeting to order at 7 pm.

Agenda Item: Review Fall Town Meeting warrant articles that concern affordable housing.

Donald Black addressed the meeting. He is the author of a citizens' petition for the Fall Town Meeting. This citizens' petition is now the sole warrant article concerning affordable housing. This warrant article reads:

ARTICLE 17: CITIZENS' PETITION - TRANSFER TAX TITLE LAND

To see if the Town will vote to transfer the title, jurisdiction, custody and control of Parcel 227 – 135 (Groton Assessors Map 227 and Parcel 135) from the Groton Tax Collector to the Groton Select Board for general municipal purposes, and further to authorize the Groton Select Board in turn to transfer such title, jurisdiction, custody and control of said Parcel to the Groton Housing Authority for use as Groton Housing Authority owned and operated housing on such terms deemed advisable by said Select Board, provided, however, that such title, jurisdiction, custody and control of said Parcel so conveyed shall be subject to reversion to the Town of Groton Select Board in the event that the housing use for which the conveyance is being made is not commenced by the Groton Housing Authority within a five year period from the date of conveyance, or to take any other action related thereto.

<u>NAME</u>	<u>ADDRESS</u>	<u>NAME</u>	<u>ADDRESS</u>
Donald R. Black	573 Longley Road	Katherine Bach	36 Floyd Hill Road
Kyle Petka	573 Longley Road	Karen F. Tuomi	27 Windmill Hill Road
Megan Petka	573 Longley Road	Gail Chalmers	123 Pepperell Road
Alicia W. Black	573 Longley Road	Richard Chalmers	123 Pepperell Road
Eric Bach	36 Floyd Hill Road	Robert L. Gosselin	133 Smith Street

Select Board: Recommended (4 In Favor, 1 Deferred – Manugian)
Finance Committee: No Position

Summary: The following summary was prepared by the petitioners and represents their view on the Article: This property was originally owned by the North Middlesex Mutual Aid Association and used as a training site for Firefighter training. In 2012, after going unused for many years, the Town took title to it through Tax Title Possession. This article would transfer title to the Groton Housing Authority, whose goal it would be to construct Senior Affordable Rental Housing for Groton Citizens. This transfer will help us to address the needs for affordable housing in Groton and continue our policies and strategies to meet the needs of our Seniors.

Donald Black explained the history of Parcel 227 – 135 from ownership by George Pierce for gravel operations and on through the fire trainings conducted by the North Middlesex Mutual Aid Association during their subsequent years of ownership. He said that the Groton Housing Authority (GHA) is interested in creating multi age rental units. It is envisioned that rentals for low income seniors would be sited on the 8.8 acre Mutual Aid parcel. The concept is to develop family rental housing on the 14.4 acre parcel owned by GHA that is 100 yards further down Nashua Road (Parcel 227 – 93) from the Mutual Aid parcel. The 14.4 acre parcel is on the west side of Nashua Road and the 8.8 acre parcel is on the east side of Nashua Road.

Donald Black said that as a member of the Board of Assessors he sees that low income seniors who are homeowners are feeling pressure from increasing property taxes. In response to a question, Donald Black said that there may be a 21E site assessment performed, depending on the testing. Cindi Lane-Hand asked about housing for people with disabilities. Donald Black said that there will be some accessible units similar to the Groton Housing Authority's existing rental stock. Becky Pine asked if it was anticipated that the Town would be asked for money? Donald Black replied at this point, no. Carolyn Perkins asked about access to the 8.8 acre parcel. Donald Black stated that he believes there is a common easement and a neighboring parcel has some uplands. As for zoning, perhaps there will be friendly 40B permitting for the 14.4 acre parcel but not for the 8.8 acre parcel. Donald Black asked for the Affordable Housing Trust's support.

Carolyn Perkins moved to have the Affordable Housing Trust support the Citizens' Petition warrant article for the Fall Town Meeting. Rick Perini seconded and the motion carried unanimously (4:0).

The group discussed what factors may have stalled the project the last time that the Groton Housing Authority examined the 14.4 acre parcel. Donald Black noted that the wetlands bisecting the parcel were a consideration. Fran Stanley mentioned the public water supply well requirements. Donald Black said that there is a possibility of extending public water from the Sand Hill Road/Longley Road up to Nashua Road. Donald Black leaves the meeting.

Agenda Item: Discuss CHAPA municipal engagement initiative and consider submitting application for same.

Fran Stanley updated the group on required and preferred elements for a Groton application to the municipal engagement initiative. A local non-municipal group willing to work with CHAPA and the Town is expected in the application and an application may not be successful without the participation of such a group.

Cindi Lane-Hand moved to have Fran Stanley as housing coordinator submit an application for the Citizens' and Housing Planning Association. Rick Perini seconded and the motion carried unanimously (4:0).

Agenda Item: Review draft regular session minutes from September 15, 2021.

The group reviewed draft minutes and noted several corrections.

Rick Perini moved to have the Affordable Housing Trust approve the draft September 15, 2021 regular session minutes as corrected. Cindi Lane-Hand seconded and the motion carried unanimously (4:0).

Agenda Item: Executive Session.

Cindi Lane-Hand moved to have the Affordable Housing Trust enter executive session and later adjourn without returning open 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 that an open meeting may have a detrimental effect on the negotiating position of the public body." Becky Pine so declared. Rick Perini seconded and the motion carried unanimously (4:0) with a roll call vote of Lane-Hand – aye, Perini – aye, Perkins – aye and Pine -- aye.

Next meeting: Wednesday October 27, 2021 at 7 pm

Notes by Fran Stanley