



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, November 17, 2021
Time: 7 pm
Location: Town Hall, 2nd Floor Meeting Room, 173 Main Street, Groton
Trust members in attendance: Carolyn Perkins, Becky Pine, Rick Perini, and Cindi Lane-Hand
Others in attendance: Phil Francisco

Becky Pine called the meeting to order at 7 pm.

Agenda Item: Consider payment of Mirick O'Connell's November 5, 2021 invoice for \$67.50 regarding Fieldstone Drive legal research.

Carolyn Perkins moved to approve payment of \$67.50 to Mirick O'Connell for legal advice on Fieldstone Drive parcels. Rick Perini seconded and the motion carried (3:0) (Lane-Hand absent).

Agenda Item: Review draft regular session minutes from October 27, 2021.

Carolyn Perkins moved to approve the October 27, 2021 regular session minutes with no corrections. Rick Perini seconded and the motion carried (3:0) (Lane-Hand absent).

Agenda Item: Consider recommending Phil Francisco to the Select Board for appointment to the Affordable Housing Trust.

Cindi Lane-Hand joined the meeting. Becky Pine welcomed Phil Francisco and asked if he had questions for the Trust. Phil Francisco asked what might be the main hurdles and opportunities. Rick Perini said the focus is on finding the right parcel and taking the next step. He noted that there can be divergent views, impressions and feelings about affordable housing among residents and so eliciting support can be a hurdle.

Carolyn Perkins said that she was on the Planning Board for many years and that the Planning Board approached affordable housing through zoning. Inclusionary zoning has done well and produced most of the affordable housing in town. She spoke about the housing authority's need for low-income rental housing. One hurdle is that one must work with the state in most cases to secure necessary funding. Carolyn Perkins added that people seem more interested now than four years ago. She said that she sees more positive coverage in the local newspaper.

Becky Pine said that affordable housing needs three things: land, funding and community support. At any one time one of those items can be very hard to obtain. Becky Pine reports that she is seeing a more accepting climate too.

Phil Francisco said that he is joining the Sustainability Commission and that there may be some synergies between these two committees. As well, the newly created Destination Groton committee may be a factor. The group discussed how conversations and coalitions across groups may help build momentum. Phil Francisco said that he has lived in Groton for 32 years and was not available to volunteer for the Town before due to the large amount of travel required by his work. Phil Francisco said that his training is in electrical and computer

engineering but he moved into project management. Now that he is semi-retired, Phil Francisco said that he has the time to volunteer on municipal committees.

Carolyn Perkins recommends that the Affordable Housing Trust nominate Phil Francisco to the Select Board for appointment to the Trust. Rick Perini seconded and the motion carried unanimously (4:0).

Cindi Lane-Hand announced that she intends to resign from the Affordable Housing Trust effective November 18, 2021. She is sending a letter to that effect to the Town Clerk. Her family is moving to London for the next three years in order for her husband to pursue a job opportunity there. By January, the family will be in London. Cindi Lane-Hand said that she expects to return to Groton afterwards and has enjoyed working on affordable housing with the Trust. Becky Pine wished Cindi Lane-Hand well and thanked her for her work with the Trust as did the other housing trust members.

Meeting adjourned at 7:45 pm.

Next meeting: Wednesday December 8, 2021 at 7 pm

Notes by Fran Stanley