



**TOWN OF GROTON**  
Affordable Housing Trust



Becky Pine, *Chair*  
Carolyn Perkins, *Vice Chair*  
Phil Francisco, *Member*  
Richard Perini, *Member*

Regular Session Minutes

Date: Wednesday, January 12, 2022  
Time: 7 pm  
Location: Virtual meeting via Zoom  
Trust members in attendance: Carolyn Perkins, Becky Pine, Rick Perini, and Phil Francisco  
Referenced documents: KPLaw memorandum dated January 5, 2022,  
DHCD draft guidelines dated December 15, 2021

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Becky Pine called the meeting to order at 7:13 pm.

**Agenda Item:** Review draft regular session minutes from December 8, 2021.

*Rick Perini moved to accept the December 8, 2021 regular session minutes as presented. Phil Francisco seconded and the motion carried (4:0) by roll call vote of Francisco – aye, Perini – aye, Perkins – aye and Pine – aye.*

**Agenda Item:** Discuss annual committee report due February 4, 2022.

Rick Perini offered to work up a draft of the annual committee report. Becky Pine will assist with the final draft. Fran Stanley will send a template to Rick Perini. Items to mention include the Housing Summit, membership, rental assistance program, site assessment funds and perhaps the CHAPA municipal engagement initiative application.

**Agenda Item:** Discuss new draft guidelines for the Commonwealth's MBTA Communities zoning.

Trust members have reviewed the KPLaw memorandum dated January 5, 2022 as well as the DHCD draft compliance guidelines dated December 15, 2021. In addition, Phil Francisco attended today's webinar presentation on the New Multifamily Requirement for MBTA Communities. While there is no requirement for municipalities to zone for multifamily housing, localities that opt out will lose the opportunity to obtain state grant funding from MassWorks, the Housing Choice Initiative, and Local Capital Projects Fund. Under MBTA Communities, the minimum density is zoning sufficient for 750 units. Larger municipalities with more than 7,500 housing units would be expected to zone for 10% of their housing units which would yield more total units.

In the discussion, Phil Francisco noted that Groton will be considered an 'adjacent community' and that overlay zoning would be an option. Becky Pine stated that the density seemed completely inappropriate. Carolyn Perkins said that overlays are not typically done for specific properties but more by general areas. She said that a minimum of 750 units seem impossible for small rural communities of potential 2,500 or so inhabitants. Rick Perini said that the sum and substance is that the legislation was made for cities much closer to Boston. Larger communities that can go up 9 or 10 stories, not for our type of community.

Phil Francisco commented that the zoning is to be sited as close as reasonably possible to the transportation unless placed in the town center. Towns may have other transportation hubs such as commuter rail stops other than Ayer. Phil Francisco thought of the Logan Express in Dunstable as another example. Multiple transportation hubs allow for the possibility of spread and multiple districts.

Becky Pine noted that MBTA Communities does not require any affordable housing and she invited the Trust to consider how to submit some input on that matter. After some consideration, the group decided to follow Carolyn Perkins' suggestion to have Fran Stanley contact Takashi Tada to convey to the Planning Board the Trust's wish to be involved and have some input into affordable housing for the MBTA Communities.

**Agenda Item:** Review January 6, 2022 invoice from LEC Environmental Consultants, Inc. for \$3,500.

*Carolyn Perkins moved to pay LEC Environmental Consultants, Inc. \$3,500 from the site assessment funds. Rick Perini seconded and the motion carried (4:0) by roll call vote of Francisco – aye, Perini – aye, Perkins – aye and Pine – aye.*

**Agenda Item:** Executive Session. Pursuant to M.G.L. Chapter 30A, §21(a), 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.”

At 7:49 pm, the Trust voted to enter executive session.

*Becky Pine 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 she so declared that an open meeting may have a detrimental effect on the negotiating position of the public body”. Phil Francisco seconded and the motion carried 4:0 by roll call vote of Francisco – aye, Perini – aye, Perkins – aye and Pine – aye.*

Next meeting: Wednesday February 2, 2022 at 7 pm

Notes by Fran Stanley