



TOWN OF GROTON
Affordable Housing Trust



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

Regular Session Minutes

Date: Wednesday, April 13, 2022
Time: 7 pm
Location: Second floor meeting room, Town Hall, 173 Main Street
Trust members in attendance: Phil Francisco, Carolyn Perkins, Becky Pine and Rick Perini
Referenced document: Hoyts Wharf Parcel Overview

At 7 pm, Becky Pine called the Affordable Housing Trust to order.

Agenda Item 1: Discuss citizens petition to change the definition of age restricted housing meeting with proponent Jeffrey Brem and other interested land owner Richard Harrington.

Jeffrey Brem called into the meeting by telephone. Jeffrey Brem described the changes he made to the citizens petition for revising age restricted multi-family zoning. The primary changes are a 20% affordability requirement written to fit with the DHCD LIP rules and a removal of the prohibition against children. The new language was reviewed by Town Counsel. For Jeffrey Brem's own property, he proposes a 30-unit development where 6 of the units would be affordable in order to meet the 20% affordability restriction.

Becky Pine said that we are appreciative of the 20% affordability and that she expects that we will take a vote but we haven't done it yet. Rick Perini commended Jeffrey Brem for getting the revisions done so fast. Carolyn Perkins said that this language is a vast improvement over the original submission. Jeffrey Brem reminded the group that this proposed revision still requires a special permit.

Carolyn Perkins moved to support the change in zoning that Mr. Brem is proposing with the citizens petition for age restricted housing. Rick Perini seconded and the motion carried (4:0).

Agenda Item 2: Review draft regular session minutes from March 23, 2022.

Carolyn Perkins moved to approve the regular session minutes from March 23, 2022 as corrected. Rick Perini seconded and the motion carried (4:0).

Agenda Item 3: Review summary of Hoyts Wharf Parcel research.

Trust members reviewed the Hoyts Wharf Parcel summary and agreed to suggested changes.

Phil Francisco moved to approve the Hoyts Wharf Parcel summary as edited to be shared with the Community Preservation Committee and posted on the Town of Groton website. Carolyn Perkins seconded and the motion carried (4:0).

Becky Pine asked what Trust members want to see built on the Hoyts Wharf Parcel. There was some discussion of a group home and a Habitat for Humanity build. Rick Perini suggested veterans housing for disabled veterans, organized in the manner of congregate housing. This idea was well received by the group and Rick Perini will research the concept further.

Agenda Item 4: Review April 7, 2022 invoice from Dillis & Roy Civil Design Group for \$1,000 for soil testing on Hoyts Wharf Parcel.

Carolyn Perkins moved to approve payment of the April 7, 2022 invoice in the amount of \$1,000 to Dillis & Roy Civil Design Group for soil testing on the Hoyts Wharf Parcel. Phil Francisco seconded and the motion carried (4:0).

Agenda Item 5: Decide whether to pay \$500 for Dillis & Roy Civil Design Group to prepare soil logs to document test holes dug on March 22, 2022 for soil testing.

Trust members discussed the septic findings and agreed that it would be important to confirm that the soils are suitable for septic and soil logs can document the test hole findings.

Carolyn Perkins moved to request that Dillis & Roy Civil Design Group prepare soil logs to document the test hole data from the March 22, 2022 soil testing for \$500.00. Phil Francisco seconded and the motion carried (4:0).

Agenda Item 6: Discuss MHP Housing Institute which will have a June 7 all day virtual event and a June 8 in person day at SpringHill Suites in Devens.

Trust members briefly discussed the Massachusetts Housing Partnership's (MHP) annual housing institute.

Agenda Item 7: Discuss possibility of a Housing Summit 2 or other event to increase coordination of effort and provide education.

Trust members discussed how they would like to approach a next step. Carolyn Perkins thought that specific goals should be identified. Also, the housing committees in town might get together, share some ideas and talk about our goals as a town. Becky Pine added that some towns have ad hoc supporters outside of municipal committees who will speak up for affordable housing. Trust members directed Fran Stanley to reach out to the Groton Housing Authority and the Housing Partnership. The idea is to have the Housing Partnership and the Groton Housing Authority suggest dates that would work for a joint meeting. Then, the Trust can reach out to the Diversity Task Force later with an invitation since that committee has expressed interest in affordable housing.

Executive Sessions

Topic #1. *Carolyn Perkins moved to have the Affordable Housing Trust enter executive session not to return to regular session 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. Phil Francisco seconded and the motion carried (4:0) by roll call vote of Francisco – aye, Perini – aye, Pine – aye and Perkins – aye.*

Topic #2. *Carolyn Perkins moved to have the Affordable Housing Trust enter 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.” – PURPOSE – town owned properties. Chair Becky Pine so declared. Rick Perini seconded and the motion carried (4:0) by roll call vote of Francisco – aye, Perini – aye, Pine – aye and Perkins – aye.*

Next meeting: April 28, 2022 at 7 pm. Attend the Planning Board's public hearing on the citizens petition.

Notes by Fran Stanley