



**TOWN OF GROTON**  
Affordable Housing Trust



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

Regular Session Minutes

Date: Wednesday, June 1, 2022  
Time: 7 pm  
Location: Virtual  
Trust members in attendance: Phil Francisco, Becky Pine and Rick Perini

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At 7:38 pm, Becky Pine called the Affordable Housing Trust to order. Becky Pine announced that the Trust had just exited executive session and that the meeting is being recorded. Trust members introduced themselves and cameras were turned on for the Trust members.

**Agenda Item 1:** Review draft regular session minutes from April 13, 2022.

*Phil Francisco moved to approve the April 13, 2022 minutes as presented. Richard Perini seconded and the motion carried (3:0) by roll call vote of Pine – aye, Perini – aye and Francisco – aye (Perkins absent).*

**Agenda Item 2:** Invoices

*Richard Perini moved to approve payment from the CPC site assessment funds of the May 7, 2022 invoice from Dillis & Roy Civil Design Group for \$500 to prepare soil logs for the Hoyts Wharf Parcel. Phil Francisco seconded and the motion carried (3:0) by roll call vote of Pine – aye, Perini – aye and Francisco – aye (Perkins absent).*

*Phil Francisco moved to approve payment from the CPC site assessment funds of the May 9, 2022 invoice from Mirick O'Connell (Town Counsel) for \$292.50 for legal services for the Fieldstone Drive parcels. Richard Perini seconded and the motion carried (3:0) by roll call vote of Pine – aye, Perini – aye and Francisco – aye (Perkins absent).*

The Affordable Housing Trust's approval and signatures on the above invoices indicate approval and certification that the services have been provided. These invoices will then be given to the Community Preservation Committee who will also vote to approve payment of these invoices from the site assessment funds.

**Agenda Item 3:** Update and discussion of MBTA Communities Multi-Family zoning issue.

Fran Stanley updated the Trust on the progress made by MRPC for the Planning Board. On May 26, 2022, Karen Chapman and a GIS specialist also from MRPC showed two draft districts – one in the Deluxe area and one in the Four Corners area. Proximity to utilities such as sewer and town water were considered as was an avoidance of land rendered unbuildable due to proximity to wetlands and vernal pools. From Karen Chapman's conversation with DHCD's Chris Kluchman, DHCD guidelines may be released in July and model bylaws will be provided by the state. Some discussion ensued. It was noted that absence of sewer is not necessarily a stopper if a package treatment plant is built or a parcel is later added to a sewer district. Richard Perini noted that the utility owned land around the existing Four Corners commercial development is of significant size.

Richard Perini asked what our neighboring towns are doing with respect to MBTA Communities and other members agreed that they would like to know. Fran Stanley will ask Karen Chapman.

Becky Pine reminded people to sign up for this year's all virtual Housing Institute to be held on June 7 and 8<sup>th</sup> if interested. Fran Stanley will email a registration link.

Richard Perini plans to do more research on group homes designed for use of veterans. The Seven Hill pediatric hospital located at Hillside Avenue in Groton is planning to build a group home on its present campus. It is unclear whether the housing will be used by underage youth or adults.

Becky Pine noted that the 12-unit apartment building at 21 Adams Avenue is for sale for \$1.8 million. These are fully rented, lower cost apartments. Later owned by Audrey Bryce, Robert Gosselin originally built the apartment building and the property is served by town water and town sewer. The building does not have an elevator. Halsey Platt alerted Becky Pine when the complex was about to be put on the market. Fran Stanley sent information about the property to NewVue Communities (<https://newvuecommunities.org/housing-development/>) several weeks ago. NewVue acknowledge receipt but gave no substantive response about their interest. The property was listed on the multiple listing service in mid-May. Fran Stanley was directed to share building information with B'nai B'rith Housing to see if they might be interested.

Trust members discussed a meeting of the other Groton housing committees (Housing Partnership and Groton Housing Authority). The meeting will be open to the public but the purpose of the meeting will be a conversation between housing committees sharing their present activities and future aims. Invitations will go out to the Diversity Task Force and the Select Board as well. The group may also discuss MBTA Communities, any new 40B applications, and perhaps other affordable housing ideas. A meeting date of Wednesday June 22, 2022 at 7 pm was set. The Center would be a comfortable location to have a large gathering.

Meeting adjourned at 8:10 pm.

Next meeting: Wednesday June 22, 2022 at 7 pm (Housing committees discuss housing activities and priorities).

Notes by Fran Stanley