



**TOWN OF GROTON**  
Affordable Housing Trust



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

Regular Session Minutes

Date: Wednesday, June 14, 2023  
Time: 7 pm  
Location: Groton Housing Authority, 19 Lowell Road  
Members in attendance: Richard Perini, Becky Pine, Charles Vander Linden, and Carolyn Perkins  
GHA in attendance: Lisa Larrabee (Executive Director), Donald Black, Leslie Colt, Daniel Emerson, and John Sopka  
Others in attendance: Anna Eliot (Park Commissioner, Housing Partnership)  
Referenced documents: Town Counsel advice on rehabilitating GHA unit June 14, 2023;  
NHESP Exhibit Plan prepared for DefCon 1, LLC (Heritage Landing)

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With a quorum present, Becky Pine called the Affordable Housing Trust to order at 7 pm.

**Invoice**

*Charles Vander Linden moved to approve payment of the June 7, 2023 Dillis & Roy invoice for \$788 for the Request for Determination of Applicability needed for testing of the Fieldstone Drive parcels. Richard Perini seconded and the motion carried (4:0) (Francisco absent).*

**Heritage Landing 40B – request for restriction on Town owned properties (parcels 249-51 and 249-57)**

Anna Eliot, speaking as a Park Commissioner, asked to speak with both the Groton Housing Authority board and the Affordable Housing Trust about the proposed 40B development. Anna Eliot, who is also a Housing Partnership member, updated both committees about the developer's recent June 6 meeting with the Park Commission. Anna Eliot described the 14-acre site and distributed a one-page map showing the developer's requested areas for a permanent restriction on town owned land. Attorney Paul Alphen representing Heritage Landing addressed the Park Commission to make this request. If the Town agrees to restrict use of some of its land, then the comprehensive permit project will be able to build 40 3-bedroom units. The developer's initial public hearing started tonight. Anna Eliot stated that one of the first orders of business for the Zoning Board of Appeals will be for them to make a safe harbor determination within the next two weeks.

Anna Eliot said that the developer proposed a swap with the Town to give land restrictions to satisfy developer needs in exchange for the developer providing improvements to parking for the Cow Pond ball fields. The parking lot is an outstanding safety concern. Matt Waterman of LandTech, the Park Commission's consulting engineer, is filing with MEPA. The group discussed various Park Commission options and the probable time constraints for the developer. Oxbow Associates is working on a botanical review of parcels 249-51 and 57 to be submitted to Natural Heritage.

At this point, reworking the access off Cow Pond Brook Road may be superior to rerouting the rear access out to Hoyts Wharf Road. Becky Pine said that she liked the idea of the development having 3-bedroom units.

## **Still Meadow scattered site unit on Nashua Road**

This property is an 80% AMI unit that is owned outright by the Groton Housing Authority. Due to the extent of needed repairs, the property has been vacant for more than a year. The pandemic led to a decrease in rental income for the housing authority. The housing authority received \$13,000 in rescue funds from the state. Groton's rental assistance program was written in a way that excluded housing authority participation for units with income sensitive rents.

Repair costs are in the \$20,000 range. The Town Counsel opinion on assisting housing authority units like this one was distributed. The Trust can use its unrestricted funds. To do so, it must get permission from the Select Board and use a grant agreement between the Affordable Housing Trust and the Groton Housing Authority to accompany the funds. Richard Perini offered to provide an estimate of needed repairs.

Meeting adjourned at 7:50 pm.

Notes by Fran Stanley