



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: Tuesday, July 9, 2024
Time: 10 am
Location: Virtual Meeting held via Zoom
Members in attendance: Richard Perini, Carolyn Perkins, Phil Francisco, and Becky Pine
Members absent: Charles Vander Linden
Referenced documents: July 1, 2024 Concept Plan, July 2, 2024 email from Engineer Greg Roy

Becky Pine called the Affordable Housing Trust to order at 10 am. Becky explained that the meeting was virtual, will be recorded, and then the members of the Trust were identified.

Review and discuss concept plan and other engineering and permitting steps for Hoyts Wharf Parcel (parcel 249-51 and adjacent parcel 249-57). Votes may be taken.

Fran Stanley stated that Dills & Roy engineer Greg Roy had emailed a concept plan together with an explanatory email on July 2, 2024. This plan was a product of conversations with Richard Perini and Charles Vander Linden and the plan built upon the other data points gathered from prior predevelopment work. Charles Vander Linden and Richard Perini thought that the Trust should get a chance to view the concept plan before any further work was done. Charles Vander Linden is not in attendance today but Richard Perini is prepared to walk the Trust members through the concept plan and point out two suggested changes to the concept plan.

Richard Perini provided an overview of the concept plan:

- 7.36-acre lot
- ~88,000 square feet limit of work (will require stormwater management)
- ~185,000 square feet undisturbed uplands (~72.6% total protected area)
- ~47,915 wetlands
- 258 feet of frontage on Hoyts Wharf Road
- Septic suitable for an 8-bedroom development.
- Well location indicated
- 16 parking spaces (although there is room for more parking if needed)
- Driveway is 24 feet wide (can be narrowed if needed)

Richard Perini explained that Charles Vander Linden felt strongly that the driveway should be moved further northwest along Hoyts Wharf Road which would push the driveway entrance away from the existing driveway opposite the parcel at 234 Hoyts Wharf Road. Vander Linden's second suggestion was to pull the limit of disturbance further back from property line shared with the neighbor at 239 Hoyts Wharf Road which would increase the buffer between the two properties. Both of those proposed changes would provide more privacy for the abutters which is advisable if those changes are feasible for the engineer to do.

Trust members discussed the concept plan as well as the proposed changes. Carolyn Perkins noted the topographical grade changes along the driveway and expressed hope that moving the driveway might also lessen the grade. Phil Francisco looked at the contour lines and thought that moving the building would place it in a steeper area. Phil Francisco and the rest of the Trust members agreed that if the plan does not work if the building is moved, then the Trust should leave the placement as is. Becky Pine agreed stating that Dillis & Roy should draw the lines where the plan makes sense and draw it where it works. Richard Perini summed up the effort to adjust the plan if possible as an effort to do the plan 'the right way'.

Richard Perini also outlined next steps including a boundary survey, project review checklist, and witnessed soil testing. The Trust had previously authorized to Richard Perini, Charles Vander Linden, and Fran Stanley to proceed with soil testing and the boundary survey. Trust members agreed to authorize Richard, Charles and Fran to move ahead with all the next steps identified by Greg Roy in his July 2nd email. That list is as follows:

- Approve the concept plan
- Finalize the plan in sufficient detail to send to NHESP along with the Project Review Checklist.
- Prepare and file the Project Review Checklist application to NHESP
- Perform the boundary survey required for the preparation of the ANR plan
- Perform definitive soil testing

Phil Francisco moved that the Affordable Housing Trust approve the discussed changes to the Hoyts Wharf Parcel concept plan to move the driveway and move the limit of disturbance to the extent that is feasible as well as to authorize Richard Perini, Charles Vander Linden and Fran Stanley to proceed with the identified and discussed next predevelopment steps. Carolyn Perkins seconded and the motion carried 4:0 by roll call vote of Phil Francisco – aye, Carolyn Perkins – aye, Richard Perini – aye, and Becky Pine – aye (Vander Linden absent).

Meeting adjourned at 10:24 am.

Notes by Fran Stanley

Upcoming Trust meetings: Wednesday, July 31, 2024 at 7 pm