



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: Thursday, September 5, 2024
Time: 7:30 pm
Location: Virtual Meeting held via Zoom
Members attending: Richard Perini, Carolyn Perkins, Phil Francisco, and Becky Pine
Members absent: Charles Vander Linden
Others attending: John Sopka
Referenced documents: August 22, 2024 ANR Plan for Hoyts Wharf Parcel

Becky Pine called the Affordable Housing Trust to order at 7:30 pm. Becky Pine stated that the meeting is being recorded and identified the Affordable Housing Trust members. Charles Vander Linden had a planned absence.

Discuss new plan received for the Hoyts Wharf parcel.

This meeting is a single agenda item meeting to discuss the new plan for the Hoyts Wharf parcel. The plan drawn by the Trust's engineer uses portions of parcel 249-51 and adjacent parcel 249-57 to create a lot with frontage on Hoyts Wharf Road that could be developed into affordable housing. Fran Stanley described the plan:

- the ANR lot to be composed of Lot 2 plus Parcel A only.
- Lot 1 is not part of the proposed land to be made available to the Trust.
- there will be enough land within the ANR lot to be later subdivided into 2 buildable lots – one a conventional lot and the other a backland (hammerhead) lot.
- The engineer designed the buildable lots to contain enough land to meet the 2:1 mitigation requirement of Natural Heritage which for every portion of developed land requires twice that amount of land to be conserved.
- The boundary line for Lot 2 does encompass the first section of the cart path¹ that passes from Hoyts Wharf Road through to the Park Commission's athletic fields.
- The plan also shows a 50-foot power line easement along the border of 239 Hoyts Wharf Road. This easement is shown on prior recorded plans but the most recent plan associated with the transfer of the property to the Town was a low-resolution copy that was difficult to read. There is a power line easement plan and deed from 1976. Easement does not appear to have been used. Legal research may

¹ Identified as the 'gravel path' and shown on the Allen, Demurjian, Major & Nitsch plan recorded at the Middlesex South Registry of Deeds as Plan 1138 of 1988.

conclude that the easement has been extinguished. If the easement remains, then no structure could be erected within the right of way.² There appears to be ample room to site a group home despite the power line easement.

- The northern boundary of the Hoyts Wharf parcel is defined by a 1988 Boundary Line Agreement between the Cronins and the Town of Groton.³

Becky Pine said that the cart path sitting within the parcel maybe a little problematic. Perhaps there could be an easement for the Town's use of the cart path as a possible solution. Richard Perini recommended that the Trust wait to submit to Town Meeting until we receive a response from Natural Heritage. Phil Francisco said that he is uncomfortable with swallowing up the cart path. This is not something that we have talked about and considering the conversations with the Park Commission, we do not want havoc with other entities.

The question arose about the Conservation and Management Plan from Natural Heritage and could the Trust collect the permit and then transfer the permit along with the property to the developer of affordable housing. Richard Perini said that he does not think that the Trust could get a permit to build without submitting a detailed engineered building plan to Natural Heritage.

Carolyn Perkins said I thought that we had agreed to leave the cart path alone. The Trust is not trying to exclude the Park Commission's plans. Some additional clarity is advisable and Richard Perini suggests that we submit the revised plan to Natural Heritage.

Becky Pine summarized the members' input stating that we are not comfortable taking this map to Town Meeting. The Trust would like the lot line redrawn to exclude the cart path even if that means that some compensatory land needs to be taken by expanding another lot line if needed. Phil Francisco said that it would be helpful if Greg Roy comes to the meeting. That meeting is scheduled to be an in-person meeting at Town Hall. Members commented that an in-person meeting is preferable for meeting with Greg Roy. Trust members would like to see a work up of the hammerhead lot as was set out for the conventional lot in an earlier concept plan.

Richard Perini agreed with the need to revise stating that if we are going to do it, do it right. Phil Francisco added that it was worth being doubly sure to minimize uncertainty before approaching Town Meeting.

Fran Stanley asked if the cart path should be surveyed so that it can be shown on a plan. Becky Pine said no because the point is to avoid the cart path and focus on land area that the Housing Trust is requesting.

Fran Stanley stated that the Park Commission reviewed the ANR plan at their September 3rd meeting. There is a difference of opinion on the board so the Park Commission is not taking a formal position on the Trust's warrant article.

Notes by Fran Stanley

Upcoming Trust meetings: Thursday, September 9, 2024 at 6:15 pm – review of FTM warrant
Thursday, September 18, 2024 at 7 pm – regularly scheduled meeting

² Plan 1043 of 1976 shows power line easement and 1976 deed for sale of Lot 40 (present site of athletic fields and transfer station) describes the power line easement (Bk 13059/Pg 690).

³ Plan 1138 of 1988 and Boundary Line Agreement (Bk 19294/Pg 158).