



TOWN OF GROTON
Affordable Housing Trust



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

Regular Session Minutes

Date: Thursday, October 17, 2024
Time: 7 pm
Location: Virtual meeting held via Zoom
Members attending: Charles Vander Linden, Carolyn Perkins, Phil Francisco, and Becky Pine
Referenced documents: September 18, 2024 draft minutes, rough draft of CPC application, CPC spreadsheet

Becky Pine called the Affordable Housing Trust to order at 7:05 pm introducing members Perkins, Francisco, and Pine. Cameras were on and the virtual meeting will be recorded.

Death of Richard Perini

With great sadness, Housing Trust members announced and acknowledged the death of fellow member Richard Perini who died on October 9, 2024.

Minutes

Phil Francisco moved to approve the September 18, 2024 draft minutes as corrected. Carolyn Perkins seconded and the motion carried via roll call vote of Perkins – aye, Francisco – aye, and Pine – aye (3:0) (Vander Linden absent).

Review Dillis & Roy invoice for \$3,610.00 dated October 15, 2024 for Hoyts Wharf Parcel

Members discussed the invoice and instructed Fran Stanley to follow up with Greg Roy to asked when did his hourly rate increase and how long do you expect the current rate to last.¹

Carolyn Perkins moved to approve payment of the October 15, 2024 Dillis & Roy invoice for \$3,610. Phil Francisco seconded and the motion carried via roll call vote of Perkins – aye, Francisco – aye, and Pine – aye (3:0) (Vander Linden absent).

Discuss new CPC application for fiscal year 2025 (initial application due October 24, 2024)

Members suggested edits to the draft CPC application. Phil Francisco commented that the Trust is interested in building coalitions saying this is what Bruce Eason a couple of years ago said to the Trust. You need a certain 'throw weight' to participate in a project like this. Phil Francisco said that the Trust should emphasize this point.

Charles Vander Linden joined the meeting at 7:34 pm.

¹ October 22, 2024 follow up. Greg Roy stated that the firm often locks in rates for clients with longer term projects such as the Trust. Greg Roy will lock in the previous rates quoted and adjust the charge on the next invoice.

Members reviewed the current CPC spreadsheet that shows current balances, expected new allocations, and also prior financial commitments of the CPC funds. There appears to be \$743,937 in the unallocated reserve that is not encumbered by a prior funding commitment². The group asked what amount would suit the Trust considering its aims. Trust members decided to request \$400,000.

Carolyn Perkins said that from our perspective land is expensive and part of the issue is that we compete with other people. Phil Francisco asked if it is better to start with a larger number and then possibly revise to a smaller number. Becky Pine said yes. Charles Vander Linden said that this funding application is really about the Affordable Housing Trust building up a reserve. Referencing the Medway project, Charles Vander Linden said that assuming Groton can find an equally attractive project, then \$400,000 is reasonable. For the Medway project, 92 units were built in phases. While \$60 million was spent overall, the town put in \$1 million or more.

Update on the Hoyts Wharf parcel (parcel 249-51 and part of parcel 249-57)

Fran Stanley will ask Greg Roy from Dillis & Roy to provide an estimate for his firm to do the Earth Removal Stormwater permit and the Board of Health permits.

The Town Counsel research on the powerline easement was shared with the group. Town Counsel thought that it was likely that the easement has been extinguished by merger. Town Counsel recommends having a title examiner conduct further research. Charles Vander Linden commented that when a municipality buys land, it is expected practice for a title examiner to have looked at the titles. This land was purchased by the Town in 1988 and Town Counsel at that time was Peter Cole.

Executive Session. Pursuant to 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 – purchase or value of real property. Roll call vote may be taken.

Executive Session #2 – 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. Roll call vote may be taken.

At 8 pm, Charles Vander Linden moved to enter executive session and later to adjourn without returning to regular session pursuant to 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” for the purpose of town owned properties [Becky Pine as chair so declared] and also 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” to review, approve and consider the release of executive session minutes seconded and the motion carried (4:0) by roll call vote of Vander Linden – aye, Perkins – aye, Francisco - aye, and Pine – aye.

Notes by Fran Stanley

Next meeting: Thursday, November 21, 2024 at 7 pm – regularly scheduled meeting

² Ten percent (10%) of Community Preservation Act funds are designated for each of these three categories: open space, historic preservation, and community housing. Further, up to five percent (5%) can be spent on administrative expenses. The remaining sixty-five percent (65%) plus is placed in the unallocated reserve and any project with an allowable use can request funding from the unallocated reserve.