



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, December 12, 2024
Time: 7 pm
Location: 2nd Floor Meeting Room, Town Hall, 173 Main Street (and remote participation)
Members attending: Carolyn Perkins, Charles Vander Linden, Phil Francisco, and Becky Pine
Referenced documents: draft CPC application for \$400,000

Becky Pine called the Affordable Housing Trust to order at 7:02 pm. Two members were in the room (Francisco and Pine) and two members participated remotely (Perkins and Vander Linden).

Review November 21, 2024 draft regular session minutes.

Phil Francisco moved to accept the October 17, 2024 draft minutes as written. Charles Vander Linden seconded and the motion carried (4:0) by roll call vote of Francisco – aye, Pine – aye, Perkins – aye, Vander Linden – aye.

Review and discuss complete draft proposal for the Trust's CPC application titled "2026-03 FY26 Housing Funds Request".

Trust members reviewed the CPC application section by section recommending wording changes, formatting changes. Phil Francisco indicated and other members agreed that an introductory paragraph is needed on page 4 before the CPA leverage chart. The various non-local funding sources referenced in the chart need to be identified and described. Charles Vander Linden questioned the leverage percentage for the Medway Glenn Brook project in case that comes up in conversation with the CPC later.

Phil Francisco moved to authorize Becky Pine to review and approve the final draft of the complete draft proposal before it is submitted. Carolyn Perkins seconded and the motion carried (4:0) by roll call vote of Francisco – aye, Pine – aye, Perkins – aye, Vander Linden – aye.

Discuss state's proposed Accessory Dwelling Unit regulations (760 CMR 71 Protected Use Accessory Dwelling Units).

The group discussed some of the main components of the state's zoning language that allows for up to 900 square feet in size, no owner occupancy requirement. Unclear whether state will allow a permitted ADU to be later sold as a condominium. The state expects to issue guidelines and reserves the right to issue additional regulations.

Phil Francisco shared that the Planning Board is planning another set of amendments to the Town's ADU bylaw to align the Town's bylaw with the state's zoning law and regulations. The Planning Board is still waiting for comments from the Attorney General's office on the ADU zoning amendments that approved by the Fall Town Meeting.

Meeting adjourned at 7:32 pm. Notes by Fran Stanley

Next Meeting: Thursday, January 16, 2025 at 7 pm [same day that the Complete Draft Proposal is due]

