



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, January 16, 2025 **Final**
Time: 7 pm
Location: Virtual meeting held via Zoom
Members attending: Carolyn Perkins, Charles Vander Linden, Phil Francisco, and Becky Pine
Others attending: John Sopka
Referenced documents: draft Annual Report, draft December 12, 2024 minutes, Town Counsel invoice

Becky Pine called the Affordable Housing Trust to order at 7 pm. Becky Pine stated that the meeting will be recorded. Members had their cameras on and identified themselves.

Review December 12, 2024 draft regular session minutes.

Charles Vander Linden moved to approve the December 12, 2024 draft minutes in the form as circulated. Phil Francisco seconded and the motion carried (4:0) by roll call vote of Francisco – aye, Pine – aye, Perkins – aye, and Vander Linden – aye.

Review draft Annual Report.

Fran Stanley drafted a proposed Annual Report, noting that the Housing Partnership had called out Richard Perini’s passing in its report and that the Trust may want to do the same. The group reviewed the document, finding it acceptable. Fran Stanley will draft a section about Richard Perini which will then be distributed to the Trust. Trust members will respond back to Fran Stanley individually with their input.

Phil Francisco observed that the Planning Board is readying a draft warrant article to address the MBTA Communities requirement.

Phil Francisco moved to approve the Annual Report as amended. Charles Vander Linden seconded and the motion carried (4:0) by roll call vote of Francisco – aye, Pine – aye, Perkins – aye, and Vander Linden – aye.

Review Town Counsel invoice dated December 9, 2024 for \$122.50 related to Hoyts Wharf Parcel legal advice.

Fran Stanley explained that this is another invoice related to the legal advice that the Trust sought regarding the powerline easement on the Hoyts Wharf parcel. None of the individual charges have been high and the late invoice may have been a billing quirk.

Charles Vander Linden moved to approve the December 9, 2024 Town Counsel invoice for \$122.50. Phil Francisco seconded and the motion carried (4:0) by roll call vote of Francisco – aye, Pine – aye, Perkins – aye, and Vander Linden – aye.

Update on the Trust's CPC application titled "2026-03 FY26 Housing Funds Request".

Becky Pine reviewed the last changes made to the Trust's CPC application and the Complete Draft Proposal has been submitted to the Community Preservation Committee (CPC). The CPC will provide feedback to the Trust on this version of the application. As usual, the Housing Trust will be encouraged to collect letters of support. Last year, the Housing Trust gathered lots of support letters from the Council on Aging, Sustainability Commission, Planning Board, Select Board, Housing Partnership, and Groton Housing Authority.

Becky Pine said that the Housing Trust was asked by Takashi Tada to submit a letter of support for the Housing Coordinator position. The Housing Coordinator position is funded by an annual CPC grant. Becky Pine said that she will draft the letter and coordinate with Takashi Tada as needed.

Update on the DLTA grant application for a new Housing Production Plan.

Fran Stanley reported that both the Select Board and the Planning Board have approved letters of support for this grant application. Peter Cunningham is on board to attend the February 6th MRPC meeting where the Commission will select the winning applications.

Review title examiner report related to the powerline easement on the Hoyts Wharf Parcel.

Just prior to the meeting, Fran Stanley distributed the title examiner's report on the powerline easement. The summary of the report is that

"[t]he report indicates that the easement may have been terminated by automatic rescission. To give the Town and potential buyers greater certainty that the easement has been terminated, we can ask a title insurer if they would be willing to certify or insure title on this point."

Housing Trust members will read through the report later and discuss next steps at a future meeting.

Engineering update on Hoyts Wharf Parcel predevelopment work.

Fran Stanley stated that there is nothing to report on this topic.

Meeting adjourned at 7:40 pm.

Notes by Fran Stanley

Next Meeting: Thursday, February 20, 2025 at 7 pm