



# TOWN OF GROTON

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## HOUSING PARTNERSHIP

Peter Cunningham, Chair  
Michelle Collette  
Carolyn Perkins

### Meeting Minutes

Date: May 25, 2017  
Time: 9 am  
Location: 1st Floor Meeting Room, Town Hall, 173 Main Street Groton, MA  
Attending Members: Peter Cunningham, Carolyn Perkins, Michelle Collette  
Others: Roger Kanniard (developer), Stan Dillis (design engineer), Takashi Tada  
Meeting handouts: Agenda, draft

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Peter Cunningham called the meeting to order at 9 am. He explained that the developer was interested in building a friendly 40B project. Peter Cunningham welcomed Roger Kanniard and Stan Dillis and invited them to describe the developer's proposed project for 372 Townsend Road.

#### Developer presentation

Stan Dillis stated that the developer is looking to build 1,700 square foot homes similar in appearance and finish to the homes he built on Easy Street, located off Sandy Pond in Ayer. He may be looking at a hybrid of rental and ownership with six rentals in three duplexes. If there are 26 homes, then 6 would be affordable.

Stan Dillis distributed drawings that showed that a conventional subdivision plan would yield only eight units. The same eight unit count with different lot lines would be the yield from a flexible development. However, an alternative development using the Chapter 40B densities would yield 20 or more units. The site limitations may primarily be Natural Heritage considerations.

Septic treatment would need to include denitrification due to the proximity of a West Groton Water Supply District well. The group discussed 21(e) and the fact that the developer is intending to consult with a Chapter 40B consultant. Also, the conservation benefits were discussed.

Housing Partnership members agreed that the next step would be to invite the Groton Housing Authority and the Affordable Housing Trust to explore the affordable component. The date selected was June 13, 2017 at 6 pm. The Housing Partnership will look at drafting a proposed Friendly 40B policy and see if the Selectmen would like to consider adopting it. The Selectmen are the group that must vote to endorse the developer's plan in order to apply to the DHCD for approval of the LIP comprehensive permit project.

Meeting adjourned at 10:10 am.

Notes by Fran Stanley.