



# TOWN OF GROTON

173 Main Street  
Groton, Massachusetts 01450-1237  
Tel: (978) 448-1111  
Fax: (978) 448-1115

## HOUSING PARTNERSHIP

Peter Cunningham, Chair  
Michelle Collette  
Carolyn Perkins

### Meeting Minutes

Date: June 13, 2017  
Time: 6 pm  
Location: 1st Floor Meeting Room, Town Hall, 173 Main Street Groton, MA  
Attending Members: Peter Cunningham, Carolyn Perkins, Michelle Collette  
Others: Sheila Julien (Affordable Housing Trust), Stan Dillis (design engineer), Judy Anderson  
Meeting handouts: Agenda, draft "Friendly 40B" policy

---

Peter Cunningham called the meeting to order at 6 pm. He invited Stan Dillis to describe the developer's proposed project for 372 Townsend Road.

#### Developer presentation

Stan Dillis reported that since his last meeting with the Town on May 25, 2017, the property has had its wetlands delineation done. Based on that new information, a new sketch displayed for the group shows that a number of the houses have been moved away from the abutter to the South of the parcel.

Stan Dillis stated that there are now 26 residential units in the plan. The road has been extended. 25% will be affordable. Stan Dillis noted that the footprints of the market rate homes are of comparable size to Easy Street houses the developer built in Ayer. Market rate homes would be approximately \$400,000 homes.

Another update is that the developer has contracted with a 21e consultant/contractor to ensure that there are no hazardous wastes on the property. Natural Heritage has yet to be sorted out.

Michelle Collette said all the housing proposed is needed not just the affordable units because there is a statewide shortage of more moderately priced market rate units such as these units in the \$400,000 range. Stan Dillis agreed stating that the developer sees a real market for homes of this size and price point.

The group asked whether project would be age restricted. The answer is unknown. Fran Stanley relayed a Town resident's request for handicapped accessible housing. She said that there is a community need for community need for handicapped accessible housing for both affordable and market rate price points. Michelle Collette observed that the Architectural Access Board has regulations requiring some accessibility for multifamily projects.

Peter Cunningham asked Sheila Julien if the Town of Groton Affordable Housing Trust had the appetite to get involved. Sheila Julien said that she will discuss the matter with her board, but is not sure if they are in a position to partner right now.

There were no Groton Housing Authority board members present. The Carolyn Perkins said that the Community Preservation Committee, including Dan Emerson who is the Groton Housing Authority representative to the CPC, briefly discussed the 372 Townsend Road project last night. In particular, they spoke about the possibility of considering an out of sequence application.

Peter Cunningham suggested that the next meeting should include the Groton Housing Authority's board. The Groton Housing Authority is meeting on June 14, 2017. Fran Stanley will attend the Authority's meeting and invite their board to attend a meeting on either Thursday, July 6, 2017 or Wednesday, July 12. If the meeting is on July 12<sup>th</sup>, then the Housing Partnership is willing to go to the Authority and meet at their 19 Lowell Road offices.

Carolyn Perkins concluded that there is a lot of potential to move in this direction. It was noted that in West Groton, where there has long been a diversity of housing types and sizes, the project may be better received than in some other areas of Town.

The group discussed the fact that financing, perhaps through Massachusetts Housing Partnership, can increase purchasing power of the housing authority for units to own and rent out as affordable rentals.

#### **Draft Friendly 40B Policy for the Board of Selectmen**

The group read over the proposed policy. For Board of Selectmen submittal requirements, the group discussed the amount of engineering and architectural design needed. The conclusion was that the developer ends up having to do a full design as storm water and other calculations are essential pieces to a plan. A drawing or schematic without the underlying calculations and work would not be reliable enough indicator of what could actually be built where for any developer.

One edit was made to the draft policy to add additional boards and departments to the process.

*Michelle Collette moved to forward the draft as amended to the Board of Selectmen for their consideration. Carolyn Perkins seconded and the motion carried 3:0.*

Peter Cunningham stated that he will request time on the Selectmen's agenda to discuss the proposed 40B policy.

*Carolyn Perkins moved to adjourn the meeting at 7:40 pm. Michelle Collette seconded and the motion carried 3:0.*

Notes by Fran Stanley.