

**GROTON HOUSING PARTNERSHIP
JULY 26, 2017
MINUTES**

Chairman Cunningham called the meeting to order at 7:00 PM in the Town Hall.

Housing Partnership Members present: Peter Cunningham, Michelle Collette, and Carolyn Perkins

Housing Authority Members present: Deidre Slavin-Mitchell, Brooks Lyman, and Ellen Todd

MEETING WITH ROGER KANNIARD, 372 TOWNSEND ROAD

The Housing Partnership (GHP) and Housing Authority (GHA) met with developer Roger Kanniard and design engineer Stan Dillis of Ducharme and Dillis Civil Design Group to discuss the possible submission of an application for a Comprehensive Permit under Chapter 40B, Local Initiative Program (LIP).

Mr. Dillis said the proposed plan includes construction of 30 units (22 single-family and four duplexes) on 35 acres of land located at 372 Townsend Road. All the affordable units will have three bedrooms. The market-rate units will be moderately priced. The proposed development is similar to Easy Street in Ayer, a project developed by Mr. Kanniard. All units will be single level.

GHP Member Collette asked if one of the affordable units and one of the market-rate units could be universally accessible. Mr. Kanniard said, "yes."

GHA Member Lyman disclosed that he is an abutter to the 372 Townsend Road property.

Mr. Dillis said the site is subject to the jurisdiction of the Natural Heritage and Endangered Species Program so 20 acres will be set aside as open space with a conservation restriction.

An Environmental Site Assessment under Chapter 21E was performed prior to Mr. Kanniard's purchase of the property from the Estate of Robbin Lawrence.

GHA Member Lyman said the Housing Authority's charter is for rental housing. Mr. Kanniard said he would prefer selling rather than renting the units. Mr. Lyman said the Housing Authority could purchase and rent the affordable units. Mr. Dillis said the duplexes could be rental units.

GHA Member Todd asked if the units would be sold as condominiums or on fee-simple lots. Mr. Dillis said they will be condominiums because there will be a shared sewage disposal system.

GHA Member Todd said there are no state funds available so the Housing Authority would have to apply for Community Preservation funds. GHP Member Collette suggested that the Housing Authority contact the Mass Housing Partnership for assistance and to explore funding options.

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The Housing Partnership said it submitted a draft policy on Local Initiative Program (LIP) applications to the Board of Selectmen for its consideration. The Selectmen are reviewing the draft policy. GHP Member Collette said she would forward the draft policy to Mr. Dillis.

Meeting adjourned 7:45 PM

Respectfully submitted,

Michelle Collette
Housing Partnership Member