



TOWN OF GROTON

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HOUSING PARTNERSHIP

Peter Cunningham, Chair
Michelle Collette
Carolyn Perkins

Meeting Minutes

Date: September 26, 2017
Time: 10 am
Location: Town Hall, First Floor Meeting Room, 173 Main Street, Groton, MA
Attending Members: Peter Cunningham, Carolyn Perkins, Michelle Collette
Others: Roger Kanniard (R.D. Kanniard Homes, Inc.), Stan Dillis (engineer), Robert Collins, Esq. (representing James Paterno), Takashi Tada (Land Use Director), Mark Haddad (Town Manager) and Fran Stanley (Housing Coordinator)
Meeting handouts: Agenda. draft minutes from May 25, June 6, June 13, July 12 and July 26

Peter Cunningham called the meeting to order 10:05 am and asked for members to review pending draft minutes.

Michelle Collette moved to approve the May 25, 2017 draft minutes. Carolyn Perkins seconded and the motion carried 3:0.

Carolyn Perkins moved to approve the June 6, 2017 draft minutes. Michelle Collette seconded and the motion carried 3:0.

Carolyn Perkins moved to approve the June 13, 2017 draft minutes. Michelle Collette seconded and the motion carried 3:0.

Michelle Collette moved to approve the July 12, 2017 draft minutes. Carolyn Perkins seconded and the motion carried 3:0.

Carolyn Perkins moved to approve the July 26, 2017 draft minutes. Michelle Collette seconded and the motion carried 3:0.

372 Townsend Road property

Stan Dillis explained that density has increased since the last proposal shown to the Housing Partnership. The current plan is for 48 units. 12 of the 48 will be affordable units. The project will continue to plan for building two fully accessible, also known as universal design, units (one market rate and one affordable).

Stan Dillis shared a drawing with the layout and indicated that two short cross roads may be removed which would reduce the impervious surfaces. The closest that the units will come to the property line is 40' along one section of the property. Pending Natural Heritage approval, there will probably be 20 acres in the rear of the site reserved for passive recreation.

All 48 units will share the following characteristics:

- 3 bedrooms;
- single story;
- 48' by 44' footprint to the garage (approximately 2,112 square feet);
- garage will be 1 ½ sized with a single door entry; and
- each unit will be at least 20' away from other units.

For utilities, West Groton Water Supply District specified that an 8" main brought up from Townsend Road should supply sufficient water pressure for the project.

For septic, the plan is for 8 clusters of units sharing 8 septic systems instead of planning a single large community septic system. As planned, the septic will meet Title V requirements for Zone 2 and the nitrogen aggregate loading will also be within allowable limits.

The project anticipates having one master association to oversee roads, insurance, etc. and smaller sub-associations composed of the septic groupings to address community septic maintenance.

Stan Dillis said that the next step will be for the project to be reviewed by Natural Heritage before additional engineering work is completed which will allow for the specificity that the Board of Selectmen require.

Members commented that houses priced in the mid-range are needed in Groton. Michelle Collette recommended inquiring at Massachusetts Housing Partnership to see if there are any wholly state funds that could be made available to the Groton Housing Authority for this project.

Takashi Tada entered the meeting.

Cow Pond Brook Road (Map 248/Block 42) property

Attorney Collins spoke on behalf of James Paterno with respect to conventional development plans for the 15 acre parcel on Cow Pond Brook Road that might provide moderately priced rental housing. If Attorney Collins can find a permissible mechanism, then it may be possible to add an extra duplex with a unit to be designated as affordable housing.

Mark Haddad entered the meeting.

With no special effort, the lot is large enough to yield 3 approval not required building lots. Within Groton's zoning, Attorney Collins envisions obtaining a special permit from the Planning Board for a common driveway which would allow for 5 building lots, each of which could contain duplex units. The units would all be moderately priced market rentals and have 3 bedrooms.

Attorney Collins asked for the support of the Housing Partnership if and when the project comes before the Planning Board.

Takashi Tada mentioned possible future development project that would share some characteristics with the 372 Townsend Road project as it would involve higher density, moderate pricing, etc. The developer's representative is still mulling options before sharing details about location, etc.

Carolyn Perkins mentioned that the 15 acres at the bottom of Surrenden Farm was set aside for affordable housing and is still available for development.

Peter Cunningham commented that the Housing Partnership approach the Groton Housing Authority for their input and involvement after the 372 Townsend Road project has cleared the Natural Heritage environmental review.

Michelle Collette moved to adjourn the meeting at 11:05 am. Carolyn Perkins seconded and the motion carried 3:0.

Notes by Fran Stanley.