



TOWN OF GROTON

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HOUSING PARTNERSHIP

Peter Cunningham, Chair
Michelle Collette
Carolyn Perkins

Meeting Minutes

Date: November 9, 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: Stan Dillis (engineer), Robert Collins, Esq. (representing James Paterno), Takashi Tada (Land Use Director), and Fran Stanley (Housing Coordinator)
Meeting handouts: Agenda, September 26, 2017 draft minutes, October 2, 2017 Concept Plan

Peter Cunningham called the meeting to order 10:20 am.

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

Attorney Collins spoke on behalf of James Paterno (Missick Realty Trust) with respect to a parcel of land on Cow Pond Brook Road adjacent to the Town's transfer station. Attorney Collins distributed an October 2, 2017 concept plan for the property that creates 6 fee simple lots off of a shared driveway with the possibility of a 7th lot abutting Cow Pond Brook Road. If there is a 7th lot to be drawn from the parcel, then this lot would be created by special permit.

The developer would build duplexes on each of these lots. For the 12 units on the shared driveway, these would be used as market rate rentals. If the extra special permit lot is created, then there is the possibility of 2 more rentals that might be affordable.

If 14 units are created and 2 of them are affordable, then the total affordability for the entire original parcel would be 14%. 3 affordables represents 21.4% affordability. A full 4 units would need to be designated as affordables in order to break the 25% threshold for counting all rentals on the SHI (4 affordables equates to 28% affordability).

In the past, this developer had a prior comprehensive permit plan for producing 48 units. Attorney Collins is looking for a non comprehensive permit and non LIP way to proceed at the present time.

The group considered various possibilities in order to create affordability – selling one or more units to the Groton Housing Authority, homeownership units, etc.

Attorney Collins asked for the support of the Housing Partnership if and when the project comes before the Planning Board. Peter Cunningham said that from a larger perspective, he likes what the rental project would offer the Town, but he is not sure if it is affordable. All Housing Partnership members agreed that the Town needed diversity in its housing stock and that there is a need for rentals in particular.

Michelle Collette moved to have the Housing Partnership strongly encourage the applicant to proceed with the application. Carolyn Perkins seconded and the motion carried 3:0.

372 Townsend Road property

Stan Dillis updated the group on the present status of the 372 Townsend Road property. Formerly owned by the Estate of Robbin Lawrence, current owner R.D. Kanniard Homes LLC approached Natural Heritage and they are still working out an acceptable development plan. MassWildlife is overseeing the regulatory review and their ideal goal is a 2:1 mitigation ratio which would require preserving 1/3 of the site. The present plan is over the limit by about 2 acres. Mr. Dillis said that proposing to create a couple of turtle nesting habitats may justify the project going slightly over the 2:1 mitigation ratio limits.

After Natural Heritage, the developer will collect input from Board of Health Sanitarian Ira Grossman on septic design. Michelle Collette recommended speaking with the West Groton Water Supply District (WGWSD) soon about any nitrate loading concerns due to proximity (zone 2) to the public well. The developer has already been in contact with WGWSD regarding water supply to the project, but Mr. Dillis acknowledged that more communication may be useful.

Minutes

Michelle Collette moved to approve the September 26, 2017 draft minutes. Peter Cunningham seconded and the motion carried 3:0.

Carolyn Perkins moved to adjourn the meeting at 11:02 am. Michelle Collette seconded and the motion carried 3:0.

Notes by Fran Stanley.

Counting Rental Units on the Subsidized Housing Inventory

In the Unit Eligibility Criteria section of the DHCD's Comprehensive Permit Guidelines, rental units count on the Subsidized Housing Inventory (SHI) as follows:

"in a rental or ALF development, ***if at least 25% of units are to be occupied by Income Eligible Households earning 80% or less than the area median income***, or alternatively, if at least 20% of units are to be occupied by households earning 50% or less of area median income, and meet all criteria outlined in Section 1, ***then all of the units in the rental development shall be eligible for inclusion on the SHI***. In determining the number of units required to satisfy either percentage threshold, fractional numbers shall be rounded up to the nearest whole number (e.g.: in a 51 unit development, one would restrict 13 units in order to meet the 25% standard).

If fewer than the aforementioned percentages of units in the development are so restricted, then only the units that meet the requirements of Section II.A.1 shall be included" [on the SHI]. (Italics and bolding added. See II-4 or page 16 of the PDF file).