



## TOWN OF GROTON

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## HOUSING PARTNERSHIP

Peter Cunningham, Chair  
Anna Eliot  
Richard Perini  
Carolyn Perkins

### Regular Session Minutes

Date/time: Monday, January 31, 2022 at 5:30 pm

Location: Virtual Meeting

Members in attendance: Peter Cunningham, Carolyn Perkins, Anna Eliot and Rick Perini

Others in attendance: Timothy Smith, Michelle Collette and John Sopka

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Peter Cunningham called the meeting to order at 5:30 pm with a quorum in attendance. Housing Partnership members introduced themselves.

#### **Review draft minutes from September 16, 2021.**

*Carolyn Perkins moved to approve the September 16, 2021 minutes with no corrections. Anna Eliot seconded and the motion carried (2:0) by roll call vote of Perkins – aye and Cunningham – aye (Rick Perini absent and Anna Eliot abstained).*

#### **Agenda item: Discuss MBTA Communities zoning and the draft guidance released in December 2021 by DHCD.**

Rick Perini joined the meeting. John Sopka asked for a link to the draft guidelines, slides and DHCD webinar to be provided. This information was provided in the virtual meeting chat.<sup>1</sup>

Carolyn Perkins commented on her concern about the 750-unit minimum density requirement. Anna Eliot commented that the Planning Board may want to engage a consultant to assist the Planning Board with the drafting of Groton's multi-family zoning bylaw.

The group then discussed sending a letter to the Select Board and the Planning Board stating the Housing Partnership's interest in the subject and asking for updates. One goal of the letter is that it would be a mechanism to ensure that the Housing Partnership receives notice of any hearings or discussions on the matter.

#### **Agenda item: Discuss Heritage Landing 40B comprehensive permit application on Cow Pond Brook Road.**

Heritage Landing is a new subdivision of 40 condominium units – 28 single family units and 12 duplex units (in 6 duplexes). 10 of the 40 units will be affordable units. The affordables will be disbursed throughout the site so that some single family units will be affordables and some duplex units will be affordables. Some units will include handicap accessible features.

The February 2, 2022 site walk was postponed. The group discussed the fact that Board of Health agent Ira Grossman flagged Title 5 septic issues. There is a 10,000 gallon a day threshold in Title 5 that is significant in terms of the required method of wastewater treatment. If the calculated volume of effluent hits that threshold, then a wastewater treatment plant would need to be built to meet that need. Michelle Collette, who serves on the Board of Health but was speaking as an individual, said that the developer has decisions to make about how it chooses to comply with septic requirements. Fran Stanley stated that, for example, reducing the bedroom count

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<sup>1</sup> MBTA Communities draft guidelines issued December 15, 2021 (<https://www.mass.gov/doc/draft-guidelines-for-mbta-communities/download>), PowerPoint slide presentation from January 12, 2022 webinar (<https://www.mass.gov/doc/mbta-communities-webinar-deck-011222/download>), and January 12, 2022 webinar (<https://youtu.be/o6KR5KI9j5s>).

would lower the total gallons per day. Michelle Collette stressed that it is up to the developers to make sure that the project is in compliance with Title 5.

Anna Eliot said that this development is meeting a housing need. She added that the application proposes a kind of housing that we haven't seen in years to decades. Peter Cunningham summarized the proposal as doable while still a work in progress.

The group discussed whether to submit a letter now. Rick Perini said that he read the letter from Ira Grossman. In his experience, developers need to address the septic early. Rick Perini said that he wants to see a project with affordable housing. This project is mixed income and creates affordable housing. If the proposal meets the legal requirements, then the Housing Partnership will want to support the development. Rick Perini said that a meeting with the developer would be worthwhile. Other members agreed.

Fran Stanley will invite Edward O'Neil to meet with the Housing Partnership to discuss Heritage Landing.

The Select Board has posted a copy of the application on the initial webpage for the Town website (grotonma.gov). Fran Stanley will email John Sopka with a link to that application.

Meeting adjourned at 6 pm.

Next meeting: to be determined

Other dates of interest: Heritage Landing Site Walk, February 8, 2022 at 11 am  
(attendance limited to Town personnel and Town committees)

Town comments to MassHousing due by February 22, 2022

Notes by Fran Stanley