



TOWN OF GROTON

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HOUSING PARTNERSHIP

Peter Cunningham, Chair
Anna Eliot

Regular Session Minutes

Date: Monday, December 15, 2025
Time: 2 pm
Location: Virtual meeting held via Zoom
Members in attendance: Anna Eliot and Peter Cunningham
Referenced documents: Draft letter of support for Housing Trust CPC application

Peter Cunningham called the Housing Partnership to order at 2 pm.

Review draft minutes from July 9, 2025 and October 7, 2025.

Anna Eliot moved to approve the July 9, 2025 draft minutes. Peter Cunningham seconded and the motion carried by roll call vote (2:0).

Anna Eliot moved to approve the October 7, 2025 draft minutes. Peter Cunningham seconded and the motion carried by roll call vote (2:0).

Update on 500 Main Street permitting.

Fran Stanley reported that the applicant has received all necessary permits. Permits were obtained from the Conservation Committee, Earth Removal Stormwater Committee, and the Planning Board. Peter Cunningham commented that the proposed development was well scrutinized since an earlier version received a comprehensive permit before the applicant refiled through MBTA Communities zoning.

Review draft letter of support for the Housing Trust's CPC application.

The proposed support letter was reviewed. The Affordable Housing Trust has applied for \$300,000 in CPC funding. The Community Housing bucket received 10% of available funds (see excerpt from FY27 forecast spreadsheet). The FY27 forecast is for an addition of \$113,500 which will be added to remaining funds from FY26 for a total of \$165,814.68. There are 2 other applications for community housing funds – housing coordinator wages and for a Petapawag generator. If the Housing Trust receives \$300,000, some portion of that funding would need to be drawn from the Unallocated Reserve which holds the majority of CPC funding (70%). The FY27 forecast projects an addition of \$794,500 to the Unallocated Reserve.

Anna Eliot stated that she wants to keep the Affordable Housing Trust's funding limited to the allotted Community Housing bucket. She noted that up until last year, there were ample funds. Now, there is a different CPC atmosphere. There is a Cow Pond Fields application for \$4.1 million that cannot be approved without bonding the project. The CPC may choose to accelerate repayment of the current Middle School Track loan to accommodate the possibility of proceeding with the Cow Pond project. If the CPC takes that action, then less money would be available in the Unallocated Reserve for this year's applications. Anna Eliot noted that she is a Park Commissioner and the Park Commission has submitted CPC applications for the improvement of the Cow Pond athletic fields.

Peter Cunningham also expressed reservations with recommending support at this time. Peter Cunningham suggested that the Housing Partnership defer action and let the matter percolate for a couple of CPC meetings to see how the CPC intends to proceed.

[illegible]

Meet with Jeff Wallens to discuss interest in joining the Housing Partnership committee.

Peter Cunningham stated that Jeff Wallens reached out to him about the possibility of joining the Housing Partnership. Apparently, Jeff Wallens may have served on this town committee many years ago. Both Anna Eliot and Peter Cunningham were open to increasing the membership of the Partnership.

Peter Cunningham will reach out to Jeff Wallens and ask him to fill out a Committee Interest Form and say why he wants to join. Then the Housing Partnership can meet to discuss and make a recommendation to the Select Board. The Select Board has appointment powers for this committee.

Notes by Fran Stanley

Next meeting: probably sometime in January 2026

See next page for the text of draft letter of support for Housing Trust CPC application:

December 10, 2025

Richard Hewitt, Chair
Community Preservation Committee
Town Hall - 173 Main Street
Groton, MA 01450

RE: CPA project number: 2025-07
Project title: FY27 Housing Funds Request
Amount requested: \$300,000

Dear Mr. Hewitt,

The Housing Partnership is pleased to offer this letter of support for the above referenced application to provide funding to enable the Affordable Housing Trust (AHT) to address affordable housing in Groton. As with several prior grants, this funding will be subject to the proposed grant agreement between the Town and AHT.

The Housing Partnership is attuned to the existing need for affordable housing in Groton. This housing need is demonstrated in recent data gathered for the Groton's new Housing Production Plan. Approximately 20% of homeowners in Groton are cost burdened, meaning that they spend more than 30% of their income on their housing costs. As you know, the vast majority of Groton's housing is homeownership – about 87 or 88%. And for renters – although there are many fewer renters – more than 40% of renters are cost burdened.

The Partnership is also aware that seniors have a disproportionate need for affordable housing as incomes usually drop with retirement. And a senior with limited funds cannot necessarily remedy that lack by re-entering the workforce.

So, the Town needs more affordable housing and funding the Affordable Housing Trust is one route to help produce more of this scarce resource. For all of these reasons, the Partnership supports the Trust's application.

Sincerely yours,

Peter Cunningham, Chairman
Housing Partnership