

BOARD OF SELECTMEN-REGULAR SESSION MINUTES-10-22-01**"MINUTES APPROVED"**

PRESENT: Chairman Peter S. Cunningham, Member Thomas P., McCuin, Jr. and Administrative Officer Jean E. Kitchen

The meeting was called to order at 7:05 PM.

7:06 Selectmen Dann Chamberlin arrived

CONSERVATION LAND DONATION-Labbe Rd.

Chairman noted that Peter and Paul Bradley were donating approximately a quarter of an acre of land located on Labbe Rd to the Conservation Commission. Selectman Cunningham referred to Town Counsel memo and inquired as to what was previously on the property. Beth Montgomery, Conservation Assistant noted that the land was primarily wetlands. Ms. Kitchen noted that Town Counsel's recommendation was incorporated into the deed. Peter Bradley noted that there was very little upland on the property. Selectman Cunningham expressed the Boards appreciation for the donation. Motion by Selectman McCuin that the Board approves the donation of land from Paul J. and Peter J. Bradley Sr. located on Labbe Road, shown on the old Assessors map V parcel 58B and on the new Assessors Map 137 parcel 8. The motion was seconded and voted unanimously.

FINANCIAL OFFICES CONSOLIDATION REVIEW COMMITTEE APPOINTMENT

Selectman Chamberlin moved the appointment of Hugh McLaughlin and Tony DeBruyn to the Financial Offices Consolidation Review Committee terms to expire June 30, 2002. The motion was seconded and voted unanimously.

WEED HARVESTER COMMITTEE APPOINTMENT

Selectman McCuin moved the appointment of Richard Malagodi to the Weed Harvester Committee, term to expire June 30, 2002. The motion was seconded and voted unanimously.

EXECUTIVE SESSION MINUTES OCTOBER 9, 2001

Selectman Chamberlin moved the approval of the executive session minutes of October 9, 2001. The motion was seconded and voted unanimously.

HOUSING AUTHORITY/HOUSING PARTNERSHIP

Selectman Cunningham explained that a number of things going on at the State level which is putting pressure on communities to respond to housing issues. Last spring, Roger Bergeron from EOEI stated that there was money available for master planning, housing initiatives and historical preservation. This money could be available to hire a consultant to work on a housing master plan. Selectman Cunningham would like to make a formal application for money to conduct a housing master plan for Groton. Selectman Cunningham asked what the parameters for the consultant should be. Selectman McCuin reiterated that it is extremely important to get this done because of the requirements of Executive Order 418 requires that a community increase its affordable housing by 2% per year beginning in 2003. Before we can construct housing we need a plan. Selectman Chamberlin noted that this is an important issue before the town.

Ms. Kitchen noted that she, Michelle Collette and Christine Pude are working on 418 certification for this year.

Chuck McKinney of the Growth Management Advisory Committee noted that his committee is looking at housing and researching the assessors data and housing sales regarding housing prices. There are also doing the research to answer questions i.e. if want to prevent comprehensive permits then how many units do you have to build. GMAC has background and research data to help whoever takes the lead on this issue.

Richard Curtis of the Planning Board explained the difference in the requirements of Chapter 40 B and EO 418. The Planning Board is currently updating the master plan. The inclusionary component in the special permit process requires the developer to provide either 1 unit or lot for every 10 units or lots. The developer has the option to build or give a cash payment. Recently they have preferred the cash payment. This still will not solve the affordable housing problem. It would be helpful to have someone look at the Town's by law in order to get the developer to build rather than do a cash payment. Mr. Curtis noted that the best affordable housing in town has been through the comprehensive permit process. Carolyn Perkins of the Planning Board noted that the inclusionary component only keeps you lever. Unless we have affordable housing to meet the needs of police, fire etc. we don't meet the community goals of keeping Town employees in Town.

Brooks Lyman noted that most development is by right or conventional not special permits.

Michelle Collette, Planning Assistant noted that Meadowbrook had two units approved as affordable units, which was a cluster development project.

Selectmen Cunningham questioned why developers gave money rather than build affordable units. Ms. Collette noted that developers like to develop homogenous developments.

David Anderson of the Housing Authority felt that the town needs an overall strategy via a study. Identify were we meet existing needs and state imposed need. We need to make a decision on what type of housing we want, how to fund new housing etc. Who is the appropriate body to apply for the funds. The Housing Authority's plate is full.

Selectman McCuin noted that the Housing Partnership's role is to come up with ideas and ways to come up with units.

Ms. Collette noted that there was an affordable housing seminar Nov. 15 for those interested (Ms. Collette and Ms. Perkins will attend).

Ms. Perkins noted that we need to show a plan on how to raise affordable housing up 2%.

Selectman McCuin stated that we need to look at Chapter 40B and EO 418 as both have different requirements. EO 418 has more stringent penalties and is easier to meet its goals than Ch. 40B.

Selectman Cunningham noted that there appears to be general consensus to go ahead and that perhaps in revitalizing the Housing Partnership with a member from the Selectmen, GMAC, Housing Authority and Planning Board to apply for grant.

Selectmen Chamberlin supports comprehensive permits as they have worked in Groton. We were fortunate that the ZBA had developers that would work with you. Adversarial Developers many have been a different story.

It was asked of the Housing Authority, GMAC, and Planning Board to submit a name from their board to be on the Housing Partnership for appointment next week.

EXECUTIVE SESSION

Selectmen McCuin moved to go into Executive Session in accordance with MGL Chapter 39 Section 23 B with respect to collective bargaining not to reconvene in open session. The motion was seconded VOTE: Mr. Chamberlin-Aye, Mr. Cunningham-Aye, Mr. McCuin-Aye.

Approved _____
Dann Chamberlin, Clerk

Respectfully Submitted,
Jean E. Kitchen, Administrative Officer