



TOWN OF GROTON

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Town of Groton Affordable Housing Trust

Colleen A. Neff, *Chair*
Allen B. King, *Vice Chair*
Stuart M. Schulman, *Treasurer*
Joshua A. Degen, *Secretary*
David A. Wilder, *Member*

Town Manager
Mark W. Haddad

Meeting Minutes

Date: July 27, 2011
Time: 7 p.m.
Location: 2nd Floor Meeting Room, Town Hall
173 Main Street Groton, MA 01450

Present Members: Colleen Neff, Allen King and David Wilder
Absent Members: Stuart Schulman, Josh Degen
Others in attendance: none
Meeting handouts: none

The meeting was called to order at 7:04 p.m.

Agenda item 1: 134 Main Street

Allen updated the trust members on the Planning Review Committee meeting which took place the morning of July 26th. He said that the committee seemed to want more retail space at 134 Main Street than was originally planned and approved by the town at Town Meeting. Colleen Neff mentioned that she thought Bob France's team already did research into adding more retail and it wasn't possible because of the number of parking spaces that would require.

Colleen and Allen updated Dave on the Conservation Commission meeting which took place the evening of July 26th. Colleen and Allen both explained that the commission members seemed to feel very strongly about one of the houses being in the buffer zone. Allen explained that the commission intends on hiring an expert to do a peer review of the project which will hopefully determine if Bob France's team's clearing of the invasive plants, the storm water management system which they are putting in place throughout the development and the constructed wetlands in the center of the development would be sufficient enough to counteract the building being placed in the buffer zone. The hearing was continued until a later date.

Agenda item2: Town treasurer investment of AHT funds

The trust determined that they would need to follow up with Fran Stanley regarding whether or not the CPC funds were obtained and placed into a fund for the AHT by the Treasurer.

David and Allen suggested investing the majority of the funds in a 90 day CD since the AHT would need them around December 15, 2011.

Agenda item 3: Review presentation to Board of Selectmen

The team reviewed the outcome of the presentation to the Board of Selectmen on June 27, 2011. The trust members present agreed that Funding Source number 5 sounded very unlikely based on comments made by the town accountant at the BOS meeting. Regarding Funding Source 6a, the trust members present were unsure of how to obtain the \$100K once it was turned over to the town from the developer.

Regarding Activities to Promote Affordable Housing in Groton, Allen suggested organizing and presenting a seminar sometime this Fall. He also suggested reaching out to local realtors and asking them to meet with us beforehand so that we could obtain their input. Allen and Dave both expressed a need for a database of potential candidates.

Allen mentioned a conversation which he had with Ray Lyons after the Board of Selectmen's meeting in which Ray talked about potential funding from a 40R project. The trust would like to ask Fran to look into that possibility and maybe ask Ray to be a guest at one of our upcoming AHT meetings.

The trust members in attendance also expressed interest in asking Fran to look into upcoming affordable housing seminars for the trust members to attend.

Dave Wilder mentioned a possible tax abatement for seniors who cannot afford their real estate taxes, if they agree to put a deed restriction on their home. Allen mentioned that seniors already have a discount available to them.

At 7:55 p.m. Allen moved that the meeting be adjourned and Dave seconded. The members unanimously voted to adjourn the meeting. The next meeting of the Town of Groton Affordable Housing Trust is scheduled for Wednesday, August 24th at 7 p.m.

Minutes drafted by Colleen Neff.

Meeting Minutes Overview

Meeting Date	Status	Town Website
September 8, 2010	Final	Posted
October 13, 2010	Final	Posted
November 17, 2010	Final	In process of being posted
December 20, 2010	Final	In process of being posted
February 2, 2011	Draft	In process of being posted
April 6, 2011	Draft	In process of being posted
April 25, 2011	*	n/a
May 18, 2011	Draft	In process of being posted
June 27, 2011	**	n/a
July 27, 2011	Draft	In process of being posted

* See Town record of Spring Town Meeting of even date.

** See Selectmen's minutes of even date.