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# Grafton Affordable Housing Trust

Grafton Memorial Municipal Center  
30 Providence Road  
Grafton, MA 01519

## Minutes of Meeting April 2, 2014

Present: Chairman Edward Prisby, Clerk Charles Pratt, Members Peter Adams, John Carlson and Dan Crossin. Also present: Assistant Town Planner Ann Morgan.

Chairman Prisby called the meeting to order at 7:30 p.m.

### 1. Action Item – Open Session Meeting Minutes

Motion to table this item by Mr. Adams, seconded by Mr. Crossin. Motion passed unanimously.

### 2. Staff Report

- a.) The Trust reviewed Financial Report.
- b.) 28 Daffodil Court was lost to a market rate sale. The Trust was not informed of sale due to language of the old deed rider which exists for the earlier first time unit sales of Hilltop Farms. Staff was directed to prepare a list of affordable units in this development and identify (if possible) which units still fall under the old deed rider. Staff to forward a sample of the old deed rider to the Chairman for his review. Staff was directed to research foreclosure subscription services.
- c.) The Trust reviewed correspondence from Habitat for Humanity (HFH) regarding Suzanne Terrace. While the project did not come to fruition both the Trust and HFH would like to continue to see out projects that they can partner on.
- d.) Staff reported that they had contacted the Community Preservation Coalition. Staff now receives updates from them and has access to support services.
- e.) The Subsidized Housing Inventory Biennial Report submitted to the Town has a number of errors and omissions. Staff is working in conjunction with the Zoning Board of Appeals secretary and the Town Administrator.
- f.) 311-313 Providence Road – The property is for sale again with a price reduction. The Trust reviewed information prepared by staff and discussed some of the land use and legal obstacles to the current lot / structure configuration. The Trust decided to forego taking any action at this time.

### 3. New Business

- a. FY 2015 CPC Application – Mr. Prisby noted that he had attended a CPC meeting to discuss the application for transfer of reserve funds to the Affordable Housing Trust. The application had been approved and will be put on the warrant for the upcoming Town Meeting.
- b. Site Assessment – Town Owned Land – North Main Street, Hudson Avenue – The Trust reviewed information prepared by staff about Town owned lots that might be suitable for development of affordable housing. Staff was directed to contact Habitat for Humanity with regards to site requirements if partnering with them.

- c. EOHED Visit on 2/12/14 – overview – Mr. Prisby and Mr. Carlson were both in attendance at the South Grafton Community House when Undersecretary Bialecki met with Town officials, staff and community members about the ongoing development of the Fisherville Mill site. The Trust continues to be interested in ways in which it can partner with future developers, the Town and the State in ways to see the required affordable housing developed on that site.
  - d. Affordable Housing Workshop – There was some discussion about having a community workshop on the work of the Trust and to advocate / educate the residents about what affordable housing is and is not. Mr. Carlson suggested that the Trust develop a program in the fall.
  - e. Meeting Schedule – The Trust agreed to continue meeting on the third Wednesday of every month.
4. Executive Session – None.

#### 5. Adjournment

Motion to adjourn the meeting made by Mr. Pratt, seconded by Mr. Adams. Motion passed unanimously. The meeting was adjourned at 8:40 p.m.



Charles Pratt, Clerk

#### EXHIBITS

- Item 1A: Open Session Meeting Minutes
  - March 20, 2013
  - April 17, 2013
  - May 8, 2013
  - October 16, 2013
  - December 4, 2013
  - February 19, 2014
- Item 2: Staff Report
  - Town of Grafton 2014 Revenue / Expense Report from 7/1/2013 to 6/30/2014, 3 pages.
  - Chart 1: Community Preservation Fund Allowable Spending Purposes, (G.L. c.44B, sec. 5); source: Department of Revenue (DOR) 10-5-2012 conference, "Recent Developments in Municipal Law", Workshop B – Local Finances; 1 page.
  - Spreadsheet; Potential Site Discussion dated 4/2/14; prepared by Planning Department Staff; 1 page.
  - Historic Photos of property located at 311-313 Providence Road; 3 pages.

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- Floor Plans, 311-313 Providence Road; prepared by Paul Crisafulli; no date; archival material; submitted to the Planning Department by Bob Stockton (property owner); 4 pages.
- Commercial Property Record Card, 311 Providence Road; source: Town of Grafton; dated 4/2/14; 1 page.
- MLS Listing Sheet – Commercial / Industrial – 5+ Residential, 311 Providence Road; listing date 11/2/2012; 3 pages.