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Grafton Affordable Housing Trust
30 Providence Road
Grafton, MA 01519

MEETING MINUTES
Affordable Housing Trust Joint Meeting with the Select Board
Tuesday, February 7, 2023
7:00pm
Conference Room A
AND
via Zoom

Call to Order

The meeting was called to order at 7:32pm by Chair Bruce Spinney. In attendance by roll call were Chair Bruce Spinney, Clerk Dan Cusher, Mat Often, Brittany Morgan via Zoom, and Ed Prisby via Zoom. Also in attendance via Zoom were Kathleen O'Donnell, Trust Counsel and Fiona Coughlan, Town Planner. Select Board members in attendance were Chair Colleen Roy via Zoom, Vice Chair Mat Often, Clerk Andy Jefferson, Ann Marie Foley, and Ray Mead.

1. Affordable Housing Update with the Select Board

Mr. Spinney updated the Board on the RFP for 25 Worcester Street, the Housing Production Plan, and the Grant Agreement with GSX for 17 & 27 Upton Street.

Ms. O'Donnell spoke on the GSX Grant Agreement and the missing formal extension of the Purchase and Sale Agreement, which should have closed in October 2022.

Mr. Spinney stated that another extension beyond October of 2024 would be necessary because of the project's timeline.

Mr. Mead spoke on his concerns about GSX's commitment to this project.

Mr. Often noted that they have the option to let the P&S expire and post another RFP.

Ms. Coughlan stated that she connected with GSX today, and they seemed very eager to get the extension letter, so they can start the permitting process and move forward.

Ms. Roy asked when the Trust would like to come back to meet with the Board.

Mr. Often suggested that the Board ask the Town Administrator for an update on 17 & 27 Upton Street in a couple of weeks, then have another update from the Trust in four to six weeks.

Mr. Prisby recommended that the P&S be reviewed with counsel.

Ms. Foley, Mr. Spinney, and Mr. Mead discussed discounts on permitting for projects like GSX's at 8 Pine Street.

Mr. Cusher and Mr. Spinney noted the importance of new projects coming down the pipeline.

Adjourn

Mr. Cusher made a motion seconded by Mr. Often to adjourn. Motion passed 5 – 0 by roll call vote at 8:12pm.

A full recording of this meeting is available at: <https://youtu.be/XUnc8MjOZmo?t=1945>