

IN BOARD OF SUDBURY SELECTMEN
TUESDAY, SEPTEMBER 13, 2010

Present: Chairman John C. Drobinski, Vice-Chairman Lawrence W. O'Brien, Selectman Robert C. Haarde and Town Manager Maureen G. Valente

The statutory requirements as to notice having been complied with, the meeting was convened at 7:00 p.m. in the Lower Sudbury Grange Hall Conference Room, 326 Concord Road.

Statement of Interest to Massachusetts School Building Authority

Present: Jeff Beeler, Vice-Chairman SPS Committee, John Brackett, SPS Superintendent, Susan Iuliano, SPS Committee Chairman and Mike Melnick, Permanent Building Committee Co-Chair.

Chairman Drobinski invited Jeff Beeler to update the Board on the Statement of Interest (SOI) status in connection with the State's Green Repair Program for roof replacement, boiler and related equipment, and window replacements at the Peter Noyes School.

Mr. Beeler noted that he had previously provided the Board with the final version of the SOI, and it had been unanimously voted by the SPS Committee at a meeting earlier this evening. He requested that the Board of Selectmen vote to authorize the Superintendent of Sudbury Public Schools to submit the SOI.

It was on motion unanimously

VOTED: To authorize the Superintendent of the Sudbury Public Schools to submit to the Massachusetts School Building Authority the Statement of Interest, dated September 13, 2010, for the Peter Noyes School located at 280 Old Sudbury Road, Sudbury, MA, which describes and explains the following deficiencies and the priority category(s) for which the Sudbury Public Schools may be invited to apply to the Massachusetts School Building Authority in the future:

Replacement and repair of the 25-28 year-old leaking roof, 40-year-old boilers and 20-40 year-old energy inefficient windows at the Noyes School as recommended by the Town's Permanent Building Committee (PBC) and consultants retained by the PBC;

and hereby further specifically acknowledges that by submitting this Statement of Interest, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Sudbury Public Schools to filing an application for funding with the Massachusetts School Building Authority; and further,

VOTED: To authorize the Chairman to execute any certification related thereto; and further,

VOTED: To authorize the Chairman of the Board of Selectmen and Town Manager to sign and execute any other documents necessary to insure submission of Sudbury's Statement of Interest in a complete and timely manner, without a need to convene another meeting of the Board of Selectmen.

Mass Housing Letter - Vincent C. Mercuri property - 189 Boston Post Road

Present: Jody Kablack, Planning and Community Development Director; Beth Rust, Community Housing Specialist; Joshua Fox, attorney for applicant; Holly Grace and Susan Gittlemen, B'nai B'rith; and Michael Jacobs, financial consultant for B'nai B'rith.

Chairman Drobinski invited Planning and Community Development Director, Jody Kablack, to present the draft letter to MassHousing, and to highlight and explain the newly-revised section on use of HOME funds. Beth Rust, Community Housing Specialist, gave background information of the HOME program.

Selectman Haarde asked for the reasoning behind asking for more two-bedroom room units than planned by the applicant, noting that it is likely the mix of units currently proposed follows the applicant's market research and business plan.

Selectman O'Brien noted that a member of the Council on Aging, David Levington, opined to him that for these units to be appealing to Sudbury seniors, a one-bedroom unit may be too small for a senior moving out of a single family home. Attorney Fox noted that one goal of this project is for current Sudbury residents to have this as an option for elderly relatives to move into Sudbury and be closer to relatives who will care for them.

Selectman Haarde asked if it was known how MassHousing might view the request for more two-bedroom units. Ms. Kablack responded that her feeling is that MassHousing might add this as a condition to be discussed during the Zoning Board of Appeal review, but not one that they would mandate.

Ms. Rust noted that in her experience, providing two bedrooms allowed for a senior and his/her caregiver to live together in a unit, or perhaps spouses who for health reasons no longer shared one room. This helps in marketing a development.

The applicant noted, at this time, that their preference is to stay with the current mix of one and two-bedroom units.

Chairman Drobinski asked about local preference for this project. Ms. Rust and Ms. Kablack indicated that this would depend on the mix of funding sources whether a local preference is included in this project.

It was on motion unanimously

VOTED: To sign and send a letter to MassHousing regarding the Vincent C. Mercuri property located at 189 Boston Post Road as presented by staff.

Acceptance of Grants

Chairman Drobinski asked the Board to approve these votes as drafted by Town Counsel's office to formally accept and authorize the use of two grants received by Sudbury in connection with energy efficiency projects.

It was on motion unanimously

VOTED: To accept and acknowledge the grant award from the Green Communities Division of the Massachusetts Department of Energy Resources in the amount of \$136,238 to fund energy efficiency measures in 5 schools, the Fairbank Community Center, LSRHS, and the incremental cost of a fuel efficient vehicle; and to authorize and direct the Town Manager to act as Contract Manager and to execute all documents related to said grant; and to approve all contract awards to be made thereunder by the Town Manager for design, construction, or purchase with notification to the Board of Selectmen; and further

VOTED: To accept and acknowledge the Energy Efficiency and Conservation Block Grant Program award in the amount of \$141,864 for Solar PV and Solar Thermal projects at the Fairbank Community Center, funded by an appropriation under the American Recovery and Reinvestment Act of 2009, for the purposes set forth in the grant; and to authorize and direct the Town Manager to act as Contract Manager and to execute all documents related to said grant; and to approve all contract awards to be made thereunder by the Town Manager with notification to the Board of Selectmen.

At 7:30 p.m., the Board moved to the large Grange meeting room to participate in the Fiscal Work Session, together with the Finance Committee, Sudbury Public School Committee, and the Lincoln-Sudbury Regional School Committee.

Attest: _____
Maureen G. Valente
Town Manager-Clerk