

Blue Ribbon Housing Site Selection Committee Minutes, November 12, 2003

Members Present: Lydia Pastuszek (co-chair), James Gardner (co-chair), Stephen Shugrue (clerk), Joseph Bausk, Richard Davison, Mark Ensign, Michael Fee. Also attending: Jo-Ann Howe (Executive Director of SHA), Lawrence O'Brien (Member, Board of Selectmen)

The meeting was called to order at 7:34 pm at the M. Van Houten Room, Sudbury Senior Center.

Mr. Gardner gave an overview of the Board of Selectman meeting he had attended. He reported that the BOS advised that we keep the Town Forum focused on technical subjects. The BOS will be the sole adjourners of another meeting, date TBA, where the subject matter may be less technical.

Ms. Howe reported that the Town Manager as yet had not replied to Ms. Howe's query about who would make the final choice of sites-- the SHA or the BOS.

No further ground level photographs of sites were available. Aerial photos from the US Geological Service will be used in the Town Forum presentation.

Ms. Dineen (Conservation Commission Coordinator) and Mr. Ensign walked the following sites:

Old Meadow (room for one site to left of present duplex as one faces the duplex).

Wilshire

Robbins Rd. (could possibly locate two duplexes if it percs. Mr. Bausk said there were no deed issues).

Landham Road (.45acre, good for one duplex and Town Counsel, Paul Kenny, is looking at the deed.

North Rd. (potential vernal pool, very expensive if only wet)

Hudson Rd. (Need to further evaluate in spring. Big enough to "mitigate." One or two buildings may work.)

Blueberry Hill (Perfect for 1-4 SHA buildings)

Old Lancaster (Town Planner reported to have said it is being considered for waste treatment of Route 20 sewerage.)

Sites on school property: K-8 Superintendent (Mr. John Brackett) would like a member of the BOS and the BRHSSC to discuss these sites with the School Com. Ms. Howe reported that Steve Swanger (SHA Commissioner) would also like to address the School Com. on this issue.

Selectman O'Brien expressed his willingness to play the role the BRHSSC wanted him to play at the Nov. 19 forum. On the 13th of November, the BOS is to select the date for the second, BOS run, forum.

Mark Ensign said he would help with public comments on technical issues.

On behalf of the BRHSSC, Town Planner Jody Kablack has notified by mail 64 abutters of sites on the Preliminary List for the 11/19 forum.

The Committee approved the List of Town-owned, Non-Selected Sites with reason given for their exclusions. Mr. Davison opined it was important to make clear that these sites were excluded only "for now" and could be included in future lists of sites suitable for building affordable housing.

It was moved and approved to remove K6-38 (.06 acre) from Non-Selected Sites and then moved and approved to add this parcel to a contiguous site on the selected site list prior to finalizing the Selected Site List for the Selectmen. The List of Non-Selected Sites will now be put on our web site.

The following ideas for the 11/19 Forum achieved the consensus of the Committee: Mr. Gardner will moderate. Ms. Pastuszek will make the presentation. A sign-in sheet will be provided for those in attendance who wish to speak. We will attempt to keep remarks of speakers on technical issues. We will remind people that another forum will allow for less technical issues.

Mr. Fee agreed to help Ms. Kablack with the Site Notebook. Mr. Shugrue agreed to write an introduction to the Final List of Sites. The three-ring binder was originally requested by Ms. Valente, Town Manager. The Site Notebook is seen as the appendix to the Presentation.

The purpose the BRHSSC's November 20th meeting is to discuss what we heard citizens/ abutters say on the 19th.

Key dates: see agenda of 11/12.

Ms. Howe asked the CPC for \$20,000 for technical assistance to winnow down sites, such as those with possible issues that would make them unbuildable. The CPC asked her to apply for some of the funding from another source. Ms. Howe will apply for said funding tomorrow from the Mass. Housing Partnership.

Meeting was adjourned at 9:38 p.m.

Respectfully submitted,

Stephen B. Shugrue, Clerk