

**TOWN OF SUDBURY  
COUNCIL ON AGING  
MINUTES OF MEETING  
December 11, 2012**

WEBSITE <http://sudbury.ma.us/departments/CouncilOnAging/>

**Present:** John Beeler, Barry David, Bob Diefenbacher, Debra Galloway, Robert May, Jack Ryan, Phyllis Bially, David Levington, Sam Merra

**Absent:** Approved Absences: Mary Lee Mahoney-Emerson,  
Visitors:

Meeting called to order by Chairperson: David Levington

Guests from Frost Farm Trustee Association were: Judy Aufderhaar, Chairperson; Frank Chiodo and Jo Costello, Trustees.

The Trustees shared with COA their experiences from pre-construction through the current status. As Frost Farm has the highest participation of former Sudbury residents, COA was interested to learn of the possible reasons for such a result. It was suggested that the first reason is that the by-laws strictly favor Sudbury residences, and with a significant waiting list, this is the foremost issue. The development has several layouts well suited for seniors including bedroom on first floor, and some have basements offering good storage, others have finished second floors or basements allowing for family visits. Pricing is currently over \$300K per unit based upon a defined formula from the town. Title and other issues are unique caused by the initial agreements with the town at time of initial construction.

The Trustees indicated that with the assistance of our shuttle service there was no know problems of any resident to making good use of the Senior Center. This is something that should be included in the consideration of the Melone property proposals.

Second Guest was Andrea Weaver.

Andrea coordinates the “Bridges” program in grade 4 across the town. Andrea shared her views of the current trends within the program as well as some issues arising in 2013 as our schools have more and more scheduling constraints placed upon them by State and Federal Mandates. Andrea asked for our support to encourage Assistant Superintendent Dr. Todd Curtiss to continue the support of the program.

**Minutes:** Minutes of the November 13, 2012 regular meeting were approved with no changes.

## **DIRECTOR’S REPORT**

1. Holiday luncheons all went extremely well with excellent support from our local merchants. Thanks to Barry and Mary in encouraging those merchants.
2. The tax work-off program is in the need of a new administrator as the current one is “retiring”. This minimum wage position will be budgeted at \$1800.00 for 2013. We are seeking all those interested in serving.
3. The COA operating budget this year will seek the addition of one new position: An assistant Director/ administrator to add in events management and to otherwise assist the Director as needed.
4. The COA budget will seek to boost the hours of the Information and referral position by 2.5 hours per week to a total of 19.5 hours per week. Growing population will drive the demands on this position. We can expect a spike in demands as numerous Federal and State programs will impacted by anticipated budget cuts effective in 2013 which will lead to potential changes and confusion for seniors and others.

5. Both of the above will be our proposals for an “over-ride” budget.

### **Chairman’s Report**

1. We will appear at the 12/12/2012 Town Planning Board to seek their support to allow for a change in the Bylaws for Senior Housing. Our proposal will take this simple form.

**Developers building over-55 condos in Sudbury are allowed to have 10% of the units be one-bedroom; others must have at least two bedrooms. The reason this restriction was included was to avoid density, so a developer couldn’t build too many units on a property. All the rules are based on water use, which is calculated based on bedrooms. Experience indicates that this restriction isn’t necessary, and modifying it might help seniors. The one-bedroom units in Springhouse Pond sold for significantly less than the two bedroom units, so allowing more one-bedroom units can be expected to produce more affordable market-rate units.**

**Typical one-bedroom units have the bedroom on the second floor, which isn’t ideal for seniors; however the new proposed Green Company development on Tall Pines Road has one-bedroom units all on one floor, a very attractive idea.**

2. David , Barry, and John attended the Community Preservation Act committee meeting in December. John and Berry presented our position is to simply reinforce our support for their current projects in support of senior housing. We indicated our interest in being a larger partner in the discussion of new projects as well.

3. The COA will attempt to also attend future meetings of the Housing Authority and the Housing Trust.

### **BayPath Liaison Report**

John Beeler and Deb met with Baypath regarding the renewal of the letter of understanding between the two groups. One more draft is expected before approval.

John encouraged all of the COA to join in on a Tuesday or Wednesday to sample the luncheon food and to report back.

### **OLD BUSINESS**

Property Tax abatement has been approved by Town Election. A great job was done by David, Ralph, and Jack to get this to the finish line.

Sam Merrra shared the financial report for Q1 2013. No major issues were noted.

### **NEW BUSINESS**

David and John indicated that neither will seek another term at their current positions for 2014.

2012 EOEA report discussion was tabled.

Fairbanks Study Committee progress was reviewed by Jack Ryan. No major issues as yet.

Planning for the Selectmen’s meeting on January 8; Several COA members will review our goals with two minute segment s each as we have a very limited 15 minute segment with the Selectmen

A motion was tabled to approve the budget as presented for 2014 to be presented by the Director of the Senior Center. Seconded.. Discussion followed. Motion was Approved.

It was suggested that we try to get Tom Travers and the Parameter management team to join us in January.

**Next meeting: The next meeting will be held on January 8 at 3:00 P.M. at the Senior Center.** January meeting is also at a new date of January 8 for one time only.

**Note change in Time to 3:00 PM for all future meetings.**

A vote for Adjournment was unanimous at 5:20 pm.

Submitted by:

Bob May, Secretary

Version 1/01/2013

Attachments:

**ATTACHMENT 1**  
**Possible Agenda Items for future COA meetings**

UPDATED 1/01/2013

**Carry Overs**

First discussed =====	Topic =====
June, 2012	*Deb asked for assistance of the Board in putting together a personnel plan for future months and years ahead. This was suggested to be on the July meeting agenda as new business.
June, 2012	*Dave presented the “Over-85” report for review (copy attached). Approval will be requested at July meeting.
June, 2012	*Communication of importance of Tax rebate vote to Town residents. Jack Ryan. This was discussed on September 24 and October 2 as well. See minutes.
September 4, 2012	Report of meeting with Park and Recreation regarding needs in Fairbanks Complex. More meetings under way via the Fairbanks Building Committee which will include discussion of comprehensive Community Center and the need the roof repair of Fairbanks roof over the K-8 Wing.
October 2, 2012	Town of Sudbury 325 <sup>th</sup> Anniversary. Postponed till 2013.
November 13, 2012	<b>Fairbank Space-</b> We will work with Jim Kelly to develop a unified plan.
December 11	2012 EOEa report
December 11	Discuss how to respond to Cummins Grant requests.

**Ownership of Recent Age Restricted Developments in Sudbury**— A motion was made, seconded and approved unanimously to allow the chairperson to write a letter to the Selectmen and committee heads sharing our brief survey of ownership of the residences in several newer developments.

**Veterans to gain access to Section 59-5N which is a tax work-off program similar to one offered to seniors.** John Beeler will call the Sudbury veteran’s Agent to make them aware of administration resources needed.

**Proposal to raise requirements for one-bedroom units from 10% to 20% in new developments.** A motion was made, seconded and passed unanimously to authorize

the Chairperson to begin discussions of this issue with town manager. ACTION:  
Under way in December , 2012.

### **Senior Center Major Projects**

- \*Bay Path Grant for Healthy Aging
- \*Support staff planning. See Deb request above.
- \*Volunteers, Volunteers!

### **COA Responsibilities**

- \* Property Taxes for Seniors- Jack and David: ACTION Almost complete
- \* More budget from the Town for the Center: ACTION: Approved at 12/11 meeting
- \* Center support staff plan—See Deb request above
- \* Long Range Funding plan—Barry and Bob M with Friends
- \* July 4<sup>th</sup> Float- Phyllis, Barry
- \* Monthly Long Term Objectives updates
- \* Facility short range updates—
  - Carpet- Complete for entrance and main room: ACTION : COMPLETED
  - Lobby redesign-
  - Lounge
- \* Participation of younger generation from Sudbury

Version 12/25/2012