

SUDBURY HOUSING AUTHORITY

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MINUTES OF THE SPECIAL MEETING

June 9, 2014

The SHA met in open session at 55 Hudson Road, Sudbury, at 2:00 p.m. Those present were: Chair: J. Deutsch; Treasurer: S. Swanger; Member: K. Kang; Member: S. Cline; Executive Director: S. Cusolito.

Also present: Joint Facilities Director J. Kelly, Police Chief S. Nix, Planning & Community Development Director J. Kablack, Assistant Planner J. Kupfer, PBC Co-Chair Mike Melnick, DPW Director B. Place, DHCD Staff Engineer J. Grady.

M. Melnick stated that building a second access drive makes sense in terms of sequencing the Police Station project. S. Nix stated a preference for a permanent drive, while keeping the current drive as the primary access point.

J. Deutsch asked if safety had ever been an issue. B. Place noted that he discussed the idea of a secondary access with J. Howe thirty years ago. S. Cusolito noted that there was nothing on file suggesting a police or fire safety concern and that a memo from the mid-seventies suggested that access from Colonial Drive was not a viable option due to the grade.

S. Swanger noted his concern with safety and livability. He mentioned dust, maintenance, and the grade. B. Place stated that DPW would maintain the drive and agreed that it could be lighted, whether built for temporary or permanent use.

Chief Nix reported that the Conservation Commission did not have any issues with the secondary access required for public safety; however, the ConCom would oppose such access for housing.

S. Cusolito asked about timelines for decision-making and construction, as well as for informing abutters on Colonial Drive. B. Place indicated that he has the staff capacity through August to handle the driveway construction.

S. Cline asked for the specifics on costs and cost savings, as well as the meaning of the term 'temporary'. M. Melnick noted that the cost and cost savings are not defined because of the shortfall of funds only recently disclosed. J. Kablack outlined that the bid would occur in July, with a Special Town Meeting and election scheduled for September.

S. Cusolito stated her preference for a permanent, lighted, paved road if the access drive is pursued. M. Melnick stated that the original proposal called for a crushed stone, unlighted drive that would be gated, but that lighting could be added. B. Place stated that a base course of asphalt could be utilized.

J. Kelly reported that some work on the leaching field to bring the service to the police station, as well as some work related to the fire department to bring it to code, would occur over the summer.

J. Kablack noted that a stormwater management program must be developed before any work can proceed.

S. Swanger commented that a secondary access could be of value.

J. Grady stated his opposition to a crushed stone surface, citing failures at other properties.

B. Place stated that the road could be constructed for temporary use through the winter with a binder that could then be finished for permanent use. He noted that the grade is 2H:1V.

It was mentioned that the road should be guarded.

B. Place stated that the road would be 20' wide with 4' shoulders and a total grade not exceeding 6%, similar to the existing road. Other proposed specifications include the binder pavement, gates at each end, lighting, and a guardrail. The Town will work with the Conservation Commission on the stormwater management plan.

Participants walked the site of the proposed driveway. B. Place pointed out the dozen plus mature trees, mostly evergreen, that would be removed. He reiterated that his workforce could be scheduled as late as August.

J. Kablack reiterated that the advertised construction bid would start in July, with an anticipated bid opening in August. If costs come in higher than the \$7.2M approved at ATM and the ballot last spring, a Special Election and Town Meeting will occur in September. She stated that if additional funds are not approved, the police station will not be built.

The meeting concluded at approximately 3:00 p.m. with some attendees walking along the proposed drive.