

# MINUTES OF THE REGULAR MEETING

December 15, 2003

The SHA met in open session at Musketahquid Village, 55 Hudson Road, Sudbury, at 7:30 p.m. Those present were: Vice Chair: Steven Swanger; Assistant Treasurer: Stephen Shugrue; Member: John Darcey; Member: Kelley Cronin; Executive Director: Jo-Ann Howe.

**1. MINUTES:** A motion to approve the minutes of 11/3/03 and 11/24/03 was made by K. Cronin, seconded by S. Shugrue, and unanimously approved.

**2. CHECKS:** A motion to approve the checks written during November was made by J. Darcey, seconded by K. Cronin, and unanimously approved.

## UNFINISHED BUSINESS:

**CPA Committee:** The SHA has withdrawn its request for \$20,000 for engineering studies of sites after learning that Mass Housing Partnership is willing to fund engineering and wetlands studies on Hudson Road, Wilshire Road and Robbins Road. CPA administrative funding may also be used for that purpose if necessary at a later date.

**Community Housing Committee:** K. Cronin reported that the next meeting will be held on 1/13.

**Blue Ribbon Housing Site Selection Committee:** Public hearings were held on November 19<sup>th</sup> and December 8<sup>th</sup> with regard to the recommended sites. A presentation of site recommendations will be made to the Selectmen on December 16<sup>th</sup>.

**School Committee Meeting:** K. Cronin will attend the meeting of 12/17, when it is hoped that the School Committee will vote to transfer Nixon School property for housing.

**Sites:** MHP staff person Connie Kruger visited all sites that were under consideration on November 6<sup>th</sup> as a preliminary step in procuring funding. If necessary, MHP will update last year's *pro forma* rather than extending the Stainton/Regan contract.

Sudbury Housing Authority  
December 15, 2003  
Page 2

- **Landham Road:** Town Counsel Paul Kenney's opinion is that the deed to this property is not intended to limit its use to only one family, although this opinion could be challenged. The SHA believes that if the intention had been to limit its use to just one family, then specific limiting language would have been inserted.

- Old Meadow Road: The SHA decided not to support this BRHSSC recommended site because of promises it made in the late 1980's that no more than one duplex would be built there, including the actual wording of the Warrant Article.
- Colonial Road: It was decided that the land at the end of Colonial Road, owned by the SHA and adjacent to Town-owned land, should be brought to the Selectmen's attention at tomorrow night's meeting. It was not formerly considered due to topographical and wetlands issues, but because of the current paucity of sites perhaps it should be reconsidered.

## **NEW BUSINESS:**

**Accountant's Quarterly Reports**: Reports were reviewed and accepted.

**DHCD Notice**: A Notice was received from DHCD which requires that before undertaking a low rent housing project, an Authority must submit for approval to DHCD:

- The plans and description of the project,
- The estimated cost and the proposed method of financing of the project, and
- A detailed estimate of the expenses and revenues of the proposed project.

Although DHCD is aware of the SHA's current development plans due to its participation in the pilot modular project, a formal approval has not been requested. This will be done asap.

**2004 Schedule**: Prepared and posted.

## **DIRECTOR'S REPORT:**

**Absence**: J. Howe has been on vacation or moving during most of the past month.

**Vacancies**: The tenant in 7B died and that unit has been leased to the first person on the local list, leaving one other Sudbury resident waiting for a 667 unit. The Section 8 family at 10 Landham Road, our Local Program house, moved to a larger house in Natick at the end of November.

**Maintenance**: A report on maintenance activities was presented.

Minutes prepared by Jo-Ann Howe,  
Executive Director