

MINUTES OF THE REGULAR MEETING

November 2, 2004

The SHA met in open session at Musketahquid Village, 55 Hudson Road, Sudbury, at 7:30 p.m. Those present were: Chairman: Steven J. Swanger; Vice Chairman: Stephen Shugrue; Assistant Treasurer: Kelley Cronin; State Appointee: Elizabeth Rust; Executive Director: Jo-Ann Howe.

- 1. MINUTES:** A motion to approve the minutes of 10/05/04 and 10/19/04 was made by S. Shugrue, seconded by K. Cronin, and unanimously approved.
- 2. CHECKS:** A motion to approve the checks written during October was made by K. Cronin, seconded by E. Rust, and unanimously approved.

UNFINISHED BUSINESS:

Sites: The Town Engineer has drawn a potential site plan for Colonial Road but warned that access may have to be from Musketahquid Village's driveway since access from Colonial Road would have to be within the 100' wetlands buffer. He's also concerned that there may not be adequate room for a septic system. The conservation coordinator will be consulted, and DHCD and MHP will be contacted with regard to getting a septic system and definitive site plan produced as soon as possible, which will determine the bedroom capacity. The neighborhood meeting will be postponed until it is known where the access will be located, and Selectmen will be notified of the postponement.

Community Housing Forum: The Forum attracted a large number of attendees and was well-received.

CPA Committee: The SHA has submitted a request for an extension for the use of \$20,000 per unit that was granted at the 2003 Town meeting, from April, 2005 to April, 2006 for the Colonial and Landham Road sites. Town Counsel Paul Kenny has interpreted the words of the motion to mean that all land owned by the SHA as of the time of the vote must be permitted and have funding approvals by April, 2005, while sites (Hudson Road) voted for transfer to the SHA must be permitted and have funding approvals by April, 2006.

Community Housing Committee: The CHC plans to submit Town Meeting Warrant Articles that would enable Inclusionary Zoning and that would create an Affordable Housing Trust.

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St. Anselm's Task Force: K. Cronin stated that a recommendation is likely to be made for less than twenty 1-3 bedroom units. The housing consultant has stated that financing doesn't work for mixed homeownership and rentals. The Task Force would like to see up to 50% affordable. The SHA clarified that it would like to buy some rental units and would prefer that a developer produce a unified project rather than the SHA building a duplex that may not blend with the remainder of the development. A public hearing will be held on November 15th.

3. Village Bell Tower: The unsafe silo-like tower on the roof of Musketahquid's garage was removed in October when the new roof was put on. A poll of residents indicated that among those who cared enough to respond, 3 had liked it and 8 did not. A motion was made by E. Rust, seconded by S. Shugrue and unanimously approved to not re-build the tower, due to the expense and the general feeling that it is not aesthetically desirable.

NEW BUSINESS:

Tenant Association: Due to the resignation of all officers of the Tenants' Association, a meeting was held on October 25th and new officers were elected, including two of those that had previously resigned. Shirley Pease is the new tenant president until the next annual election in April.

4. Annual Report: A motion was made by Kelley Cronin, seconded by E. Rust and unanimously approved to accept the submission prepared by J. Howe for the Annual Town Report, pending minor changes.

5. Quarterly Report: A motion was made by K. Cronin, seconded by E. Rust and unanimously approved to accept the Quarterly Financial Report as prepared by fee accountant Howard Gordon.

DHCD Unit Inspections: 3 family units and 6 senior units were inspected on October 19. A written report will follow.

DIRECTOR'S REPORT:

SHA Schedule: Future meetings will be held on the 4th Tuesday of each month at 7:45, beginning on November 30.

Vacancies: none

Maintenance: A report on maintenance activities was presented.

Minutes prepared by Jo-Ann Howe,
Executive Director