

MINUTES OF THE REGULAR MEETING

July 19, 2005

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

1. MINUTES: A motion to approve the minutes of 6/21/05 was made by K. Cronin, seconded by J. Darcey, and unanimously approved.

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

UNFINISHED BUSINESS:

Sites: No response has been received from Blackstone Block Architects to the letter sent on 6/24 questioning the results of the engineering study of Musketahquid property. Three phone calls have not been returned. The leaching fields at 10 Landham Road are failing and had to be "cleaned" with hydrogen peroxide at a cost of \$1,600. It is hoped that when a new duplex is constructed on that site that it will share a new leaching field with the existing 3 bedroom single family house. J. Darcey suggested that we begin looking into the cost and design of a 7 bedroom septic system now, rather than being forced to replace the 3 bedroom system during an emergency. J. Howe will prepare a diagram of the Landham site that includes the footprint of the existing house plus a 2/2 duplex or 2/1/1 triplex.

WP 1006: Contractor is still in the process of sending submittals to the engineer for approval.

CPA Committee: Two ideas were discussed for submission to the CPA Committee for funding: One is that the SHA be allowed to use the full amount of \$320,000 already designated for building 16 rental units, for a fewer number of units, down to a minimum of five. The other is to request funding to buy half of all the affordable condos that are created and offered by developers for purchase by first time homebuyers. Currently, there are ten affordable units in the pipeline at Old County Road, and four at North Road, which would make a total of 7 possible rental units at \$189,000 each, for a total of \$1,323,000. J. Howe will write up both proposals for further discussion at the August meeting and will contact consultant Charleen Regan to run the numbers on the condo proposal.

Sudbury Housing Authority
7/19/05

NEW BUSINESS:

Meeting with Selectmen: At the request of the SHA, a meeting will be held with the Selectmen on 7/24 to discuss the following issues: 1) update on the proposal to build 16 rental units, pointing out that no buildable Town-owned land has been made available (including Hudson Road), that the 61A and St. Anselms' proposals failed, that Musketahquid land is not suitable, and requesting they review their decision against the Old Lancaster site; 2) explanation and request of letter of support on the north

Sudbury replacement proposal; and 3) explanation and request for letter of approval for the two aforementioned CPA proposals.

DIRECTOR'S REPORT:

Maintenance: A report on maintenance activities was presented.

Minutes prepared by Jo-Ann Howe,
Executive Director