

MINUTES OF THE REGULAR MEETING

September 20, 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 8/30/05 was made by S. Swanger, seconded by E. Rust, and unanimously approved.

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

UNFINISHED BUSINESS:

Sites: There has been no response from DHCD regarding the Landham septic replacement because Joe Buckley has left the agency. The contact person is now Cindy Zabriskie, and the SHA's concern has been forwarded to her. J. Howe will enquire as to progress of the Foxborough modular project.

WP 1006: Work began on August 31st. On Saturday, September 10th, an 8" water main in front of the community building broke at about 5 p.m. and flooded the parking lot and driveway with a combination of water/sewage, since it leached through the nearby septic tank before bubbling to the surface. Off-duty Water Department employees were located and shut off the water about 2 hours later, and Pride Environmental, the contractor, arrived from Taunton at about 8 p.m. and worked until 5 a.m. Sunday digging up and replacing the main, which is made of fragile cement and is nearly 30 years old. The excavation all around it on Friday had caused it to weaken since it was suspended without earth supporting it, and subsequent backfilling around it was not enough to keep it from breaking under the stress. Also, during the process of the installation of electrical panels for the new septic pumps, it was discovered that the rear septic pump station is in even worse condition than the front one was, which necessitated Work Plan 1006. It was intact 1½ years ago when the problem was discovered in front, and DHCD would not consider including its replacement as a preventive measure during WP 1006. An estimate has been received by Pride of \$37,980 to replace the rear tank, and DHCD's Emergency Committee will decide if the contract can be amended or if it must be re-bid.

CPA Proposals: After some discussion, it was decided not to submit a proposal for funding to purchase half of all 40B affordable units, as discussed at last month's meeting. Instead, S. Swanger suggested that one be submitted that would ask for \$35,000 for the down payment to purchase one affordable 40B unit. Although reports from the department heads of Conservation, DPW and Planning did not support the former proposal, it is thought that this proposal would at least allow the SHA to briefly keep the subject of rental housing in the Town's consciousness. It was decided to place an agenda item for the SHA's next meeting for discussion of requesting administrative funding from CPA funding to hire a consultant to

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review the BRHSSC site list and tax title properties, as suggested by the Town Planner. J. Howe will research the amount of funding that might be required.

Community Housing Committee: E. Rust reported on the progress of the 40B Subcommittee of the CHC, and the SHA reviewed the Affordable Component of the 40B Guidelines that she has drafted.

3. House Offer: A motion was made by J. Darcey, seconded by K. Cronin and unanimously approved to decline the offer of a single family house from a person in Concord, who would like to have it moved from land that he owns. The SHA has been unable to obtain any land to build upon, and has no place suitable to store a donated house while investigating future sites, nor money to move it.

NEW BUSINESS:

SHA Bylaws: After review of the bylaws, it was decided that although the agenda will be kept in the same format, subjects that are likely to engender lengthy discussions will be held, at suggestion of a member, until later during each meeting, so that the remainder of the agenda can be attended to without the need to hurry through important issues. This system will work much like the Consent Calendar at Town Meeting. An effort will be made to curtail extraneous discussions and to include all members in each discussion.

Meeting with Town Planner: E. Rust, S. Swanger and J. Howe met with Planner Jody Kablack on September 19th to discuss SHA initiatives. Ms. Kablack was surprised to learn that the SHA was unaware that the Selectmen had solicited the written opinions of four department heads on SHA initiatives and had not shared the responses with the SHA. Copies were distributed, and in summary, only the North Sudbury replacement project and review of BRHSSC sites received substantial support. She suggested that a consultant be hired for a detailed site review.

George Property: It was learned from Selectman Drobinski that information regarding the new technology he referred to which might allow housing to be built on the George property, could be obtained from Bruce Ey of Schofield Engineering, but unfortunately the Town does not have sufficient resources to do that research. J. Howe called Mr. Ey and learned that the site is unbuildable, and that said technology is available only for reconstruction, not new construction.

Fall Conference: K. Cronin, E. Rust and J. Howe will attend the Fall Conference in Natick.

DIRECTOR'S REPORT:

Computer Giveaway: Several SHA families were able to take advantage of the Town's offer of used, unneeded computers in working condition.

Maintenance: A report on maintenance activities was presented.

Minutes prepared by Jo-Ann Howe, Executive Director

