

**MINUTES OF THE REGULAR MEETING**  
**November 9, 2006**

The SHA met in open session at 55 Hudson Road, Sudbury, at 8 p.m. Those present were: Chairman: Steven Swanger; Treasurer: Kaffee Kang; Assistant Treasurer: Sherrill Cline; Member: Lydia Pastuszek; Associate Members: Judith Deutsch and Radha Gargeya; Executive Director: Jo-Ann Howe.

The SHA welcomed Lydia Pastuszek, who was appointed to the Board earlier this evening by a joint meeting of the Selectmen and SHA to fill the vacancy left by the resignation of Steven Shugrue. Although the SHA had decided last month to recommend Radha Gargeya for the position, it has since learned that the Governor's office will not be appointing L. Pastuszek as had been expected. Due to her excellent qualifications and the length of time she has been waiting for the appointment, R. Gargeya withdrew his name and supported her candidacy.

**1. MINUTES:** A motion to approve the minutes of October 10, 2006 was made by S. Cline, seconded by K. Kang, and unanimously approved as amended.

**2. CHECKS:** A motion to approve the checks written during October was made by S. Cline, seconded by K. Kang, and unanimously approved.

**3. Quarterly Report:** A motion to approve the Quarterly Report, as prepared by Accountant Howard Gordon, was made by S. Cline, seconded by K. Kang, and unanimously approved.

**UNFINISHED BUSINESS:**

**CPC:** S. Cline was unable to attend the recent CPC meeting.

**CHC:** Members met with the Stow Housing Partnership on 10/30. J. Howe has done a draft revision of the Accessory Apartment Bylaw, designed to increase its frequency of use, in order to encourage housing diversity in Town.

**4. Landham Septic Project (Project 488012):** A motion was made by K. Kang, seconded by S. Cline and unanimously voted to approve both Substantial Completion and Final Completion of the replacement of this septic system.

**New Police Station:** It was decided to postpone requesting that the Selectmen release the Hudson Road land west of the fire station until after 2007 Annual Town Meeting or until there is a need for it, in consideration of their desire to have the new police station approved.

**Cell Tower:** Town Planner has advised that the SHA not request permission for a change of use of land at Fairbank Circle for a cell tower until the Town's wireless bylaw has been re-written.

#### **NEW BUSINESS:**

**Energy Consultant:** Bob Morrison, a consultant from Sudbury who was recommended by L. Pastuszek, has visited the Village and offered to help evaluate a proposal to convert from electric to gas heat. K. Kang suggested that the proposed wall units are likely to be noisy, and that consideration should be given to either a furnace in the attics or boilers in attached sheds. The latter would be preferable due to the desirability of baseboard hot water heat. She also suggested that the Medway Housing Authority be consulted with regard to how they funded a similar project.

**Housing Trust:** After some discussion, it was decided to send a letter requesting a position for an SHA liaison on the Municipal Housing Trust, based on the SHA's lengthy experience in developing and managing affordable housing, as well as the fact that the CPA Committee has functioned very well with liaisons from each of the committees which present it with financial requests.

**Lottery Information:** Statistical information emerging from the lottery held for two affordable units at The Meadows on Snowberry Lane was reviewed, as provided by the Town's Housing Specialist.

**Chamber of Commerce:** The SHA director was invited to a meeting of the Chamber of Commerce on November 14<sup>th</sup>.

**Political Concerns:** K. Kang reminded the SHA of its wish to meet with state representative and senators after the election. J. Howe will invite new Representative Tom Conroy and our two senators if they are available, to attend its next meeting on December 12<sup>th</sup> if possible, or on another date if necessary. They will be sent a summary of the SHA's interests and activities in advance.

#### **DIRECTOR'S REPORT:**

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

