

MINUTES OF THE REGULAR MEETING

March 13, 2007

The SHA met in open session at 55 Hudson Road, Sudbury, at 7:00 p.m. Those present were: Chairman: Steven Swanger; Treasurer: Kaffee Kang; Assistant Treasurer: Sherrill Cline; Member: Lydia Pastuszek; State Appointee: DeBorah Sonnenschein; Associate Members: Sheila Cusolito, Judith Deutsch and Radha Gargeya; Executive Director: Jo-Ann Howe; Guests: Michael Melnick, Larry O'Brien, Jody Kablack, Peter Fadgen, Greg Carell and two staff members; Will and Judy Mack; Russ Tanner.

1. MINUTES: A motion to approve the minutes of February 13, 2007 was made by L. Pastuszek, seconded by D. Sonnenschein, and unanimously approved.

2. CHECKS: A motion to approve the checks written during February was made by Sherrill Cline, seconded by Lydia Pastuszek, and unanimously approved.

UNFINISHED BUSINESS:

Police Station: A presentation was made by Mike Melnick of the Permanent Building Committee and Greg Carell of The Carell Group on the site design for the proposed new station, which will be located on Musketahquid's current driveway. Although a number of changes have been made in the design since the initial presentation last summer, the SHA's concerns about the safety of residents using a shared driveway has been addressed only by its conversion from an 18' driveway to a 24' road and the addition of a sidewalk along the road. K. Kang suggested stop signs and/or a reconfiguration to slow traffic where the station's traffic will meet the new road, and that the visitors' lot could be swapped with the staff lot so as to reduce the traffic load. Reassurances were given by both Mr. Melnick and Mr. Carell that this is a preliminary, not final, design and that there will be many future opportunities to look at different alternatives. The SHA stated that it has no issue with the site *per se*, but only with the safety of its residents. It was stated that there definitely will be a sidewalk along one side of the road, which the Town will maintain and plow, and that the existing benches will be replaced.

Sudbury Village: Developer Russ Tanner explained his proposal for 72 townhouses on Boston Post Road, with at least 18 to be sold at affordable prices of \$160,000 and \$175,000. Market units will sell from \$500,000-\$700,000. The next ZBA hearing on this project will be held on March 28th, and he encouraged SHA members to attend and provide support. A letter of support will be provided by SHA.

3. North Sudbury Replacement Project: A motion was made by S. Cline, seconded by D. Sonnenschein, and unanimously approved to further investigate, with the help of MHP, the

redevelopment of four single family houses in north Sudbury and one on Landham Road, producing a net total of six new SHA-owned rental units and four replacement units, using State Affordable Housing Trust and CPA funding. A draft *pro forma* has been developed after many discussions with MHP regarding the feasibility of the project.

CPC: The January meeting approved wording of the Warrant article, and the next meeting is scheduled for March 21st.

CHC: Next meeting scheduled for 3/26.

Directors' and Officers' Insurance: L. Pastuszek has learned that the Town's insurance does not cover housing authorities. J. Howe will send a letter to Town Counsel asking if the \$100,000 liability exemption for public employees covers Housing Authority Board members.

NEW BUSINESS:

4. Budget: A motion was made by K. Kang, seconded by D. Sonnenschein, and unanimously voted to accept the fiscal year 2008 budget.

5. Accountant Contract: A motion was made by S. Cline, seconded by L. Pastuszek, and unanimously approved to renew the SHA's contract with Howard Gordon, Accountant.

Bylaw Revisions: Postponed until next meeting.

Housing Roundtable: D. Sonnenschein, L. Pastuszek, J. Howe and possibly K. Kang, will attend the first Roundtable, on March 20th at 7:30 p.m.

Site Visits: J. Howe and other town officials visited potential housing sites that have recently cleared tax title. Five of those sites will be requested for placement into the Housing Trust for use for future affordable housing.

The Residences at Sudbury Commons: A 40B application for 20 units, including at least 4 affordable, has been submitted for the Village Green site.

NAHRO's Annual Conference: L. Pastuszek and J. Howe are interested in attending this year, the former for Sunday night and Monday only. Others will contact the office if they decide they would like to attend.

DIRECTOR'S REPORT:

MHP Development Clinic: J. Howe attended Part I at MHP in Boston on February 28th.

LEPC, VIP: J. Howe attended a meeting of the Local Emergency Planning Committee's Vulnerable-In-Town Populations Subcommittee on March 1st.

Vacancies: The tenants in 9A and 16D died and the one in 14A moved to Florida. The tenant from 3C will be transferring to 9A and the remaining 3 units will be filled with Sudbury residents from the waiting list.

Evictions: The attorney for the tenants at 19 Greenwood withdrew a request for a Grievance Hearing after reviewing our files.

Vacation: J. Howe will be out of the office from 3/16-3/22.

Maintenance: A report on maintenance activities was presented.

Minutes prepared by Jo-Ann Howe,
Executive Director