

ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting, 27 January 1986, 7:00 PM, 68 Windsor Avenue

Attendance: Leah Nazarian, Barbara Yates, Joseph Mercurio, James Sargent.  
Betty McManus, Anne Puzella, Ann Hosmer/Acton Housing Authority.  
Italo Visco, Architect/Hughes & MacCarthy. Bob Lindquist/Clerk  
of the Works.

Absent: Marlin Murdock.

- 1. Leah Nazarian, Vice-Chairman, called the Regular Meeting to order at 7:00 PM.
- 2. Update on 705-1/667-2 Complex

A. Italo Visco reviewed with the Board the current status of the new complex. He discussed with the Board the reasons for Change Order #3. Joseph Mercurio moved that the Board approve Change Order #3 for expenses and delay incurred by unforeseen conditions of the unserviceable sewer connection in the amount of \$15,924.00 and four additional days; and for the removal of a tree in the roadway and elimination of one parking space in order to save a second tree, in the amount of \$661.00 for a total of \$16,585. James Sargent seconded the motion and the Vice-Chairman called for a Roll Call vote.

Ayes  
James Sargent  
Joseph Mercurio  
Barbara Yates  
Leah Nazarian

Nayes  
-0-

- B. The Executive Director informed the Board that Bob Peters, owner of Blackstone Realty Trust, has agreed to replace the sewer line and allow the Authority to tie-into the pipe at back charge of approximately \$8,000. Mr. Peters is having Acton Survey complete the necessary survey work and anticipates the new sewer line to be installed by the end of March.
- C. The Board discussed P & H Construction's request of 45 additional days due to poor weather conditions. Mr. Visco stated he would review the matter and forward to the Board his recommendations on the request.
- D. Joseph Mercurio moved that the Acton Housing Authority submit a request for Extra Fee for Services from Hughes & MacCarthy in the amount of \$4,775.47 to EOCD for approval. James Sargent seconded the motion and the Vice-Chairman called for a roll call vote.

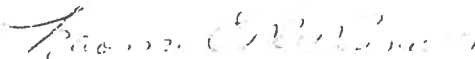
Ayes  
 James Sargent  
 Joseph Mercurio  
 Barbara Yates  
 Leah Nazarian

Nayes  
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3. The Regular Meeting Minutes of 6 January 1986 were approved.
4. The Executive Session Minutes of 6 January 1986 were approved.
5. James Sargent moved the cash disbursements voucher #22 be approved. Barbara Yates seconded the motion and all members voted in favor.
6. Executive Director's Report
  - A. The Board of Health is investigating a complaint by the owner of the Finast parking lot regarding the septic treatment plant at Yankee Village.
  - B. Legal Counsel for the Authority has contacted the lawyer of one of the Authority's 705 tenants regarding payment of a fine issued by the trustees of the Condominium Association.
  - C. The Board reviewed DMH's letter stating they would provide staff consultation to the Authority for advice in dealing with clients experiencing emotional difficulties.
  - D. Gordon & Marotto's letter informing the Authority that they intend to dissolve their partnership was noted.
  - E. A request to have a Board Member on the Planning Council was discussed. James Sargent volunteered to represent the Board.
  - F. Joseph Mercurio reported on the Commissioner's Seminar he attended.
  - G. The Director informed the Board that there are problems with two hot water heaters at Windsor Green.
  - H. The Board reviewed the Director's letter requesting written confirmation that the Authority's ACC will be renewed. The Board recommended that the letter be sent to HUD.
7. Old Business
  - A. Eliot House
    1. The Executive Director reviewed with the Board EOC'D's denial of William Rowe's request for Extra Fee for Services.
    2. The Director anticipates a formal review of the schematics within two weeks.

3. The Board discussed the schematics and instructed the Director to have Mr. Rowe include the staff bathroom, a door leading from the kitchen to the living room and a deck off the back entry way, as instructed by the Citizen's Advisory Committee.
  - B. Windsor Green  
The Director has requested EOCD's authorization to relocate the junction box for the septic system above ground and to install a permanent structure which would enclose the entry way from the office to the community building.
  - C. EOCD's conference is being held in Worcester, January 31 and February 1, 1986.
8. New Business
- A. The Board was informed that a Real Estate agent has offered the Authority a parcel of land.
  - B. The Authority has been asked to comment on the application for condominium conversion of an apartment complex on Wampus Avenue.
  - C. HUD's proposed FMR's were discussed. The Director will be conducting a survey of the rental costs in the area. Once she has collected this information she will forward documentation to the Federal Register requesting that the FMR's be increased not decreased.
  - D. The Long Range plans for the Authority will be discussed on February 3, 1986 at the Regular Meeting.
  - E. MASS NAHRO's Day with the State Legislators will be held on February 13, 1986.
9. The Regular Meeting adjourned at 9:30 PM.
10. The Next Regular Meeting will be held on February 3, 1986 at 7:30 PM.

Respectfully submitted,



Naomi E. McManus  
Executive Director