

ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting, 10 February 1986, 8:30 PM, 68 Windsor Avenue

Attendance: Barbara Yates, Joseph Mercurio, James Sargent, Marlin Murdock.
Betty McManus, Anne Puzella, Ann Hosmer/Acton Housing Authority
John Danforth/Real Estate Agent.

Absent: Leah Nazarian.

1. Marlin Murdock, Chairman, called the Regular Meeting to order at 8:30 PM.
2. The Regular Meeting Minutes of 27 January 1986 were approved.
3. The Regular Meeting Minutes of 3 February 1986 were approved.
4. Joseph Mercurio moved the cash disbursements voucher #23 be approved. James Sargent seconded the motion and all members voted in favor.
5. The Executive Director introduced John Danforth, real estate agent, to the Board Members and staff. Mr. Danforth discussed with the members the possibility of the Housing Authority working with a private developer to develop a site located on Route 2 between the auto auction and Digital. The Board stated to Mr. Danforth that the Authority was interested, but that the developer needs to bring to the Board his proposal. The Members instructed the Executive Director to meet with the Building Commissioner and the Town Engineer and obtain their input into the feasibility of developing the land.
6. Executive Director's Report
 - A. On March 3, 1986 at 4:30 PM the Board and staff will meet with the Citizens' Advisory Committee to tour the new elderly/family complex on Great Road. After the tour a buffet dinner will be served at the Authority's office and the Advisory Committee will have an opportunity to select colors, tiles, rugs and kitchen cabinets.
 - B. Reimbursement of 50% of the replacement cost for a fire damaged rug by a Windsor Green tenant's insurance company has been received. A request for payment of the additional cost has been forwarded to the tenant by the Executive Director.
 - C. A letter from a disabled Section 8 Certificate Holder requesting his Certificate be made mobile was discussed. Joseph Mercurio moved that the Section 8 Certificate be made mobile. Barbara Yates seconded the motion and all members voted in favor.

- D. Concord Housing Authority's invitation to the farewell party for their Executive Director on February 28, 1986 was noted.
- E. The Board reviewed the several responses which it has received regarding the Authority's letter requesting that the Section 8 ACC be renewed immediately.
- F. The Executive Director will be speaking to SMOC (South Middlesex Opportunity Council) representatives on February 28, 1986 explaining the Section 8 Program.
- G. EOCD's memo regarding 707 Certificates to be issued to Welfare Recipients currently housed in hotels/motels temporarily was noted.
- H. The Concord Assabet School's letter explaining the problem in placing young people in employment settings was discussed.
- I. Joseph Mercurio informed the Board that the property owners of 37 Concord Road would consider a reasonable offer by the Authority if the Board was interested in owning the land abutting 27 Concord Rd.

7. Old Business

A. Elderly/Family Complex on Great Road

- 1. The Board reviewed the current status of the new complex.
- 2. James Sargent moved: That the contract (with the contractor) be increased in sum and duration for the following reasons:
 - 1. Adverse weather conditions not reasonably anticipatable, 45 days.
 - 2. Ledge blasting and removal at the roadway, \$2660.00
 - 3. The extension of infiltration sheathing up gable ends, \$1731.00 and one day.

Joseph Mercurio seconded the motion and the Chairman called for a roll call vote.

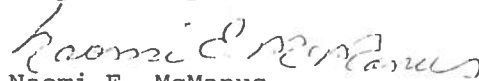
Ayes
 Joseph Mercurio
 James Sargent
 Barbara Yates
 Marlin Murdock

Nayes
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- 3. A discussion of above ground versus in ground service followed. Italo Visco, the architect, will contact EOCD for their input.
- B. Windsor Green rehabilitation - The Authority has received approval from EOCD to include the relocation of the junction box for the septic system and the installation of the permanent structure between the office and the Community Building in the specs for the rehabilitation work.

8. New Business
 - A. NAHRO's Annual Meeting scheduled in May was noted. A single and a double room have been reserved.
 - B. A discussion of the condominium conversion of Fieldcrest apartments followed. The Board voted to request that the developer donate \$10,000 in services to be used to explore all possible alternatives available in meeting the affordable housing needs of the low and moderate income elderly and families in Acton by the Authority.
9. The Regular Meeting adjourned at 10:15 PM.
10. A Special Meeting will be held 24 February 1986 to discuss the schematics for 27 Concord Road with the Architect, the Citizens' Advisory Committee and the Authority.
11. The next Regular Meeting will be held on 3 March 1986 at 7:30 PM following the Citizens' Advisory Committee meeting scheduled from 4:30 PM to 7:30 PM.

Respectfully submitted,



Naomi E. McManus
Executive Director

ACTON HOUSING AUTHORITY

Minutes of the Eliot House Citizens' Advisory Committee Meeting, 10 February 1986, 7:00 P.M., 68 Windsor Avenue.

Attendance: Marlin Murdock, Joseph Mercurio, James Sargent. Betty McManus, Anne Puzella, Ann Hosmer/Acton Housing Authority. William Rowe, Architect.

Citizens' Advisory Committee Members: Joseph McNicholas, Lynn Courtney-Knights, George Annis, Jack Ormsbee, Corrine Orcutt. Dottie Smith/DMH.

Absent: Leah Nazarian, Barbara Yates.

1. Marlin Murdock, Chairman, called the Advisory Committee Meeting to order at 7:00 P.M.
2. Betty McManus, Executive Director, explained that the purpose of the meeting was to update the Advisory Committee and the Board on EOCD's review of the schematics, EOCD's recommendations, and the anticipated time schedule for completion of the rehabilitation work.
3. William Rowe, Architect, discussed the schematics, as submitted, the suggestions of the Board and Advisory Committee and EOCD's request to incorporate the issues discussed during the formal review at EOCD on February 5, 1986 in an additional design submission.
4. At the conclusion of the meeting, the Chairman requested that William Rowe return with the additional schematics on February 24, 1986 at 7:00 P.M. At that time the Board and the Citizens' Advisory Committee will review the drawings before final submission to EOCD occurs.
5. Mr. Rowe was instructed by the Board to incorporate the changes as listed:
 - A. 8 Resident side
 1. Omit solarium room
 2. Place dining room closer to kitchen area
 3. In place of the dining room area as designed to add a den/living room adjoining the kitchen dining area.
 4. Laundry facilities to be placed under the stairs.
 5. Inclusion of a patio area off the rear of the residence
 6. Include a staff bathroom.

- B. 4 resident apartment
1. Redesign the living room area
 2. Relocate the laundry facilities either upstairs or downstairs.
 3. Redesign the bedroom area (does it better lend itself to a double and two single rooms or to four single rooms).
6. The Citizens' Advisory Committee Meeting adjourned at 8:30 P.M.

Respectfully submitted,



Naomi E. McManus
Executive Director