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DATE Oct. 15, 1986ACTON HOUSING AUTHORITY
C. Belcher
TOWN CLERK, ACTON

Minutes of the Regular Meeting, 15 September 1986, 7:30 PM,
68 Windsor Avenue.

Attendance: Joseph Mercurio, Leah Nazarian, Marlin Murdock,
James Sargent, Betty McManus, Anne Puzella, Ann
Hosmer/Acton Housing Authority
Jean Schoch/League of Women Voters
Brian Lafferty, Sean Lafferty/Developers
Kevin Crowley of M.R.K. Designs Associates
John Corey/ Corey & Donohue Inc.
Ronald Wood/Guidelines Design
Sotir Papalilo/Developer/ HRM Associates
Jane Mahoney, Acton Town Planner

Absent: Barbara Yates

1. Marlin Murdock, Chairman, called the Regular Meeting to order at 7:00 P.M.
2. Jane Mahoney, Town Planner, discussed with the Board, her concerns that the Authority is being asked by numerous Developers to support their proposals for construction of multi-family housing. It was the sense of the Board Members that exploring possible multihousing with private developers is difficult due to our limited Staff, current projects in development and the time constraints that the Authority is asked by Developers to function under.
3. Leah Nazarian informed the Board that as of 10/1/86 she would no longer be a Commissioner with the Acton Housing Authority due to her relocating to the Town of Boxboro. The Chairman accepted her resignation with regret and stated that Leah's dedication and contributions to the Authority would be greatly missed. He felt it would be difficult to find another member as committed to the housing problems in Acton. The Chairman asked his fellow Board Members to consider a possible replacement. Someone that would be involved, knowledgeable and supportive to the current Board's position. Members were requested to bring names of potential candidates to the next Board Meeting to fill Ms. Nazarian's unexpired term.
4. Approval of Minutes of Regular Meeting 11 August 1986 was deferred until the next Regular Meeting to be held on 29 September 1986.

5. Board Members approved Minutes of the Special Meeting of 8 September 1986.
6. Board approved Cash Disbursement Voucher #32.
7. Lafferty Developers discussed with the Board the changes that have occurred since their last meeting with the Members. Brian Lafferty explained that the total number of units has decreased from 16 to 15, and, that the Authority's units have been reduced from 4 to 3 units. These changes were largely due to EOCD's requirement that the Authority's units be comparable to those being built for the private market. He explained that while the Authority's number of units is less, the bedroom distribution number remains the same. The Authority will rent two - 3 bedroom and one - two bedroom unit for fifteen (15) years with the units to be deeded over to the Authority at that time at no additional cost.

8. Executive Director's Report

A. Update SRO-707 House

Board reviewed correspondence from the Board of Health concerning formaldehyde insulation in the SRO House, as well as, the Health Director's instruction that the current regulations will only allow ten (10) people to live in this house. The Director informed the Board that the State Building Appeals Panel has denied the Authority's request to waive the regulation of limiting storage above the second floor.

B. Update of Elderly/Family Complex

The access road appears to have considerable grade differences from the Moody Property. The Authority's Architect and Site Engineer are working cooperatively with the Moody's engineers to resolve the issue. The Town has given Peter Moody permission to build his two means of access into his property. In addition, the sewer lines must be tested as requested by the Board of Health.

C. Windsor Green Update

Windsor Green's rehabilitation work is anticipated to begin within the next few weeks. The complete package of Bid Documents will be submitted by the 19th of September.

D. Update of 27 Concord Road - Chapter 689 Project

The final review of the schematics of 27 Concord Road rehab work will be held at EOCD on 9/17/86. The Authority has invited the Citizens Advisory Committee, DMH and Eliot Clinic representatives to attend this review. EOCD anticipates rehab work to begin 1/1/87.

- Joseph Mercurio moved that the Acton Housing Authority approve payment for the consulting services of Deborah Jervis for \$456.88 for services rendered in reviewing the schematics drawings of 27 Concord Road. Motion was seconded by Jim Sargent and all Members voted in favor.
- E. The Board discussed the proposed condo conversion application of #420, #48, #205 & #209 Great Road in Acton. It was the sense of the Board that the Authority request the number of units based on the same percentage formula as requested from past developers. The Director was instructed to review this matter and to base the Authority's request on the previous percentage formula as to whether it will be 5, 4, or 3 units at 48 Great Road.

9. New Business

- A. Joe Mercurio moved that the Nursing Service Cooperative Agreement be renewed for another year. James Sargent seconded the motion and all Members approved.
- B. Sotir Papalilo, a Developer, met with the Board to discuss the possibility of a joint venture with the Acton Housing Authority to provide multifamily housing of 125-175 rental units. Mr. Papalilo asked that the Board support his proposal in return for two (2) acres of land to be set aside for the Authority to develop Chapter 705 Family Housing. The sense of the Board was to defer any decision until the Board Members had time to consider his proposal. The Chairman felt that on September 29th, the Board would have a better sense as to how they would want to proceed in the immediate future.

10. The Regular Meeting adjourned at 10:50 P.M.

11. The next Regular Meeting is scheduled to be held on 29 September 1986 at 7:30 P.M.

Respectfully submitted,

Naomi E. McManus/ED

Naomi E. McManus
Executive Director