

TOWN OF GROVELAND
2021 SEP 13 AM 10:36
TOWN CLERK
47-120007-00100

**MINUTES OF THE MEETING
OF THE GROVELAND HOUSING AUTHORITY
HELD ON JANUARY 21, 2021**

The Commissioners of the Groveland Housing Authority (GHA) met in regular meeting in a conference call on Thursday, January 21, 2021 at 4:30 P.M. The conference call format was arranged through the GoToMeeting internet application and is being used due to the state of emergency per Governor Baker's guidance. Chairperson Prunier called the meeting to order at 4:34 P.M. and called the roll with the following responses:

<u>Present</u>	<u>Absent</u>
Kathleen Prunier	None
Elizabeth Gorski	
Kimberly Jackson	
Elaine Davey	
Inger Burke	

Also present at the meeting were Joseph A. Hart, Managing Director, Clara Ruiz Vargas, Town Planner Rebecca Oldham and one member of the public.

Review and Approval of the Minutes of the Meeting of November 19, 2020

The board reviewed the minutes of the meeting of November 19th with little discussion. Ms. Gorski made a motion to accept the minutes. Ms. Davey seconded her motion and upon a roll call vote, the measure passed unanimously.

Review and Approval of Accounts Payable for November and December 2020

The board reviewed the accounts payable for the months of November and December 2020. Ms. Gorski inquired about the Bradford Plumbing invoice for \$2,528.88 in December and the locksmith invoice in November. Ms. Davey also asked about the plumbing invoice. (Note: The plumbing invoice was for the replacement of 34 Taco brand thermostatic heads for the radiators in the common areas of the five buildings at River Pines. Materials accounted for \$2,220.88 of the cost. The locksmith invoice was for replacement of locks on three of the four electrical rooms. The locks were obsolete and difficult to operate.) Ms. Burke asked about the Bradford welding invoice and was told that it is for plow repairs. The plow is as old as the 2003 pickup truck it is attached to. Mr. Jackson asked about the payment to Larovere Companies. Mr. Hart told him that the payment was a reimbursement for bonds and insurance for the paving project. He asked for the total of the contract and Mr. Hart said he would look this up for him (Note: the contract amount is \$95,375). Ms. Prunier asked about MGR Electric's repair of the post light. The light pole was not working and the line that fed it from the nearest pole had to be replaced underground. This expense was \$1,846 of which \$686 was materials. With that explanation, Ms. Gorski made a motion to accept the payables for November and December with a second from Mr. Jackson. All were in favor and the motion passed.

Review and Approval of Work Orders

The board reviewed the work orders with some members taking note of the sanitizing activities. Ms. Gorski asked about hiring seasonal snow shovelers. Mr. Hart explained that the ramped entries of the buildings left little manual shoveling to be done so we may be able to clear snow without any additional labor. The board was satisfied with their review and moved on to the next agenda item.

Louis Minicucci, Jr. to Address Board Regarding Development Plan for 181R School Street and Affordable Housing Potential

The Chairwoman called for Mr. Minicucci to address the board and did not receive a response. Ms. Oldham stated that another development on Salem Street across from the Chesterton manufacturing facility had been approved and would bring the Town up to the 10% affordable housing threshold advised by the state. There is still the possibility of a "friendly" 40B which could be approved by the board of selectmen. Ms. Prunier asked about 40R and Ms. Oldham replies that this act required a zoning overlay district for higher housing density. Mr. Jackson added that he thought the School Street development would need an easement from abutters for sewer lines. The board then moved on to the next item.

Report of the Executive Director

Mr. Hart updated the board on scheduling vaccinations for River Pines residents through Trinity Ambulance. He also relayed a message from the Town Clerk Elizabeth Cunniff about filing campaign finance reports. The vacant unit at #111 was discussed briefly. Kimberly Jackson was welcomed as the new state appointee.

Comment Period for Commissioners and Public

Ms. Davey said that she was interested to hear what Mr. Minicucci had to say. Mr. Hart said he would reach out to him. Mr. Jackson asked if he needed to fill out the campaign finance form given that he is an appointed commissioner. He was told that he did not have to. Ms. Prunier thanked Ms. Oldham for her participation. No further comments were offered.

Adjournment

Ms. Gorski made a motion to adjourn at 5:20 P.M. Ms. Burke seconded the motion and the meeting was adjourned.