

## **BLUE RIBBON HOUSING SITE SELECTION COMMITTEE**

### **MINUTES OF MEETING: OCTOBER 29, 2003**

Members Present: Lydia Pastuszek (co-chair), James Gardner (co-chair), Michael Fee, Joseph Bausk, Mark Ensign, Stephen Shugrue (clerk), Rich Davison; also attending, Jo-Ann Howe (Director, Sudbury Housing Authority), Jody Kablack (Town Planner)

The meeting was called to order at 7:43 p.m. in the meeting room of Fire Department Headquarters, Hudson Rd, Sudbury.

The minutes of October 15, 2003 were approved as amended.

At the direction of the selectmen to exclude sites having deed restrictions, Ms. Kablack began collecting deeds for the Committee from the last ten years for properties on our preliminary site list. Only four deeds were received, one of which was not on our list, and no deeded purposes were found. Ms. Howe will provide deeds for the SHA properties involved. Mr. Bausk volunteered to locate deeds for the remaining properties.

Ms. Kablack committed to taking photographs of selected sites during the next suitable weather day. Such photographs are to be included in the Final Binder. Ms. Kablack will put a Legal Notice announcement in the Town Crier for the Public Forum of November 19, and it will contain a list of the selected sites. Ms. Pastuszek will write a press release. There will also be letters sent to abutters and to those across the street from the parcels.

Upcoming meeting dates (all at 7:30 p.m.)

Wednesday 11/12, Sudbury Senior Center  
Wednesday 11/19 Forum, Lower Town Hall  
Thursday 11/20, to consider forum results  
Wednesday 12/3 to finalize draft report  
Tuesday 12/16 meet with Selectmen

The Committee approved with minor revisions Ms. Pastuszek's draft of the BRHSSC presentation at the 11/19 public hearing.

The Committee was informed by one of its members that its website was not up to date, and the people responsible are aware of it. Mr. Gardner agreed to communicate with the responsible persons to bring the site up to date.

The process and format of the Public Forum was discussed and the following understanding was reached: our own co-chairs will call the forum to order, moderate the meeting and adjourn the meeting. The moderators will explain the roles of the SHA (affordable housing advocates), the BRHSSC (site selectors as charged by the Board of Selectmen), and the Board of Selectmen (along with SHA as

presenters of the sites to Town Meeting). The purpose of the Forum is to present the selected sites, explain the selection process and give the public an opportunity to ask questions, offer information, and express opinions relevant to the technical issues being addressed by the BRHSSC. The time limit for speaking will be determined by how many people wish to speak.

It was decided to list two sites at Curtis Middle School (one at Pratt's Mill Road and one at Blueberry Hill Lane), and to list Washbrook and Pine Ridge separately.

Mr. Ensign will walk the 10 parcels (12 sites) as needed with Conservation Coordinator Dineen to check for obvious disqualifying conditions.

The Committee will ask for volunteers to on 11/12 to assemble the Three Ring Binder for the Report.

Ms. Pastuszek will contact the Town Manager to discuss contacting the School Committee prior to publication of the list because two of the sites need to be given that Committee's approval for transfer to the SHA.

Unanimous approval was given to publish as amended the List of Potential Buildable Sites. The 10 town-owned parcels and brief descriptions are as follows:

<b>Parcel #</b>	<b>Parcel size</b>	<b>Description of parcel segment to be built</b>
F10-030	21.18 acres	Nixon School, across from 164,158,150 Newbridge Road,
G08-008	13.56 acres	77 Hudson Road (portion of Fire Station land)
H07-027	43.56 acres	2 sites at Curtis Middle School: first is 22 Pratt's Mill Road; second is at end of Blueberry Hill Lane
H08-049	16.13 acres	275 Old Lancaster Road (portion of DPW property along Old Lancaster, next to #259)
J08-001	4.03 acres	2 sites: first is at end of Washbrook Road; second is at end of Pine Ridge and includes a portion of land from the DPW property (map H08-049)
K06-205	.51 acres	Robbins Road, between #42 and #24
M10-018	0.45 acres	10 Landham Road, existing Sudbury Housing Authority site

And the sites that are buildable with minor physical impediments are:

C09-106	.92 acres	North Road between 357 North Road and 230 Haynes Rd
K06-036	2.04 acres	Wilshire Street, in wooded area behind baseball diamond, next to #3 Wilshire
K06-037	1.89 acres	Old Meadow Road, next to #41 Old Meadow and #11 Elliot

The meeting was adjourned at 9:34 p.m.

Respectfully submitted,

Stephen Shugrue, Clerk