

Minutes of BRHSSC Meeting held 11/20/03

The Meeting was called to order at 7:30 pm in the meeting room of the Sudbury Fire Station. Members present were James Gardner (co-chair), Lydia Pastuszek (co-chair), Joseph Bausk, Mark Ensign, Stephen Shugrue, clerk. Also attending: Jody Kablack (Town Planner) and others.

The minutes of November 12 were accepted.

It was voted to amend the slide/page 26, Old Meadow Rd to read #11 Elliot Rd.

The Committee had received an e-mail asking if a scenic road designation precluded development. Ms. Kablack indicated that a public hearing would be required before the Planning Board.

It was proposed that in the future title searches be done possibly by the Town Counsel. For this year, we need to wait to see what sites are in the Warrant.

It was noted that under the 2003 TM vote the CPC funding approval for this SHA proposed project would be withdrawn if Affordable Housing Sites did not pass TM in 2004.

In the notebook would be added the buildable acreage of each site. Ms. Kablack will also include the date each site was visited.

The Committee estimated buildable acreage using maps and reports of field measurements. The *buildable* acreages follow below.

Newbridge Rd.: minimum depth of 102 ft., 600 ft frontage, 1.5 acres.

Hudson Rd.: 1.5-2.0 acres.

Curtis MS: 0.75 acres and according to Ms. Black there is no prohibition against making a driveway.

Blueberry Hill Rd.: has become an L3 and is off the list for now due to its recent acquisition by the Water District

Old Lancaster: 0.76 acres. Washbrook: about 1.0 acres and can only hold one instead of two houses. Pine Ridge about 0.75 acres. These sites are to be measured before the Dec. 2 report to the Selectmen.

Robbins Rd.: amended to L2 due to 1984 TM authorizing Selectmen to sell the site subject to a minimum price set by the same TM vote.

Landham Rd.: 0.25 acres.

It was moved and voted to remove North Rd from the site list due to conservation concerns about storage of storm water and wetlands.

Wilshire Rd.: 0.25 acres.

Old Meadow Rd amend to potential for only one building, upgrade that building to P1.

As a result of the above actions, the list of sites would be reduced from 10 to 8, which would be capable of holding 15 houses although only 7 such houses are to be built.

The list will be updated and put on the web site.

On December 2, 2003, an interim site list and preliminary report will be presented to the Board of Selectmen at their meeting.

There is a possibility that the BRHSSC will be represented at the School Com meeting of Dec 3., which will be held at the Sudbury Senior Center, and the next BRHSSC meeting is scheduled at the same time as the School Com meeting. We will move our meeting to the Sudbury Senior Center so we can be available for School Com as their schedule allows.

On December 16, the BRHSSC will present its final report to the Board of Selectmen. The Site Notebook will be finalized by that date as well. Rather than list what we did not do, Mr. Ensign will state what engineering studies need to be done before construction.

The Committee concludes that the Old Meadow area would now have four houses which still fits the definition of "scattered site, affordable housing" because the four houses do not exceed the allowed maximum of four houses on a single site. Further, the four houses would be on three separate sites (Old Meadow, Wilshire, and Robbins) that are not even co-adjacent sites.

Respectfully submitted,

Stephen B. Shugrue, Clerk
Blue Ribbon Housing Site Selection Committee