

**Sudbury Housing Roundtable
Minutes
March 20, 2007**

Present: Jeff Kloffft (ZBA), Chris Morely (CPC, Planning), Michael Fee (Planning, Trust), Judy Deutsch (CHC), Larry O'Brien (Trust, Board of Selectmen), Lydia Pastuszek (SHA, Trust), Andrew Kaye (Trust), Radha Gargeya (CHC), Sheila Cusolito (CHC), Debra Sonnenschein (SHA), Jody Kablack (Staff), Beth Rust (Staff)

B. Rust opened the meeting with an introduction to the purpose of the Sudbury Housing Roundtable. This is a forum to further Sudbury's housing efforts for all interested boards, committees and residents to review current projects and collaborate to reach successful outcomes. The meetings will be scheduled around the Town Meeting cycle. In March to gain consensus on the TM articles and in October as articles are getting formed.

The housing-related articles for 2007 Town Meeting were reviewed. The Johnson land article will likely be Indefinitely Postponed due to the death of Mr. Johnson. The amendments to last year's buy-down article were discussed with no concern raised. The funding request for the Sudbury Housing Trust was reviewed, also with no concerns mentioned. B. Rust asked for support of all those present and their Boards and Committees at Town Meeting.

Board reports started with the Board of Selectmen. L. O'Brien iterated the strong support of the Board and referenced recent examples of approval of the Housing Trust.

J. Kloffft reported for the Zoning Board of Appeals. They have been very busy with 40B applications. The Sudbury Meadows project is completed, the Villages at Old County Rd has completed the permit process, though construction has slowed. The Sudbury Villages project is moving from concept stage and the Sudbury Commons project is just starting the hearings. The proposed 40B guidelines accurately portray the process. Working session meetings have been productive in fleshing out further details. The ZBA likes the charts as shown in the draft guidelines. While no 40B developments comply, they show what the Town would prefer to see. The ZBA would like to see better compliance particularly in more dense residential areas. Traffic is a concern of the Board, with incremental increases just as much a concern as new volume. The ZBA feels that the educational component of the 40B guidelines is an important implementation task. It may be helpful to write a brief memo on the process and the 40B law to include in the public hearing notice to abutters. The ZBA supports the Town being suggested as the lottery and monitoring agent. This is well represented during the hearing process. Teardowns are also very active. Typically, the ZBA wants the new houses set back farther from the road.

M. Fee reported that the Planning Board adopted the 40B Guidelines, and had recommended that the ZBA do the same. He has since changed his mind after discussion with ZBA member Steve Richmond. He believes there needs to be more thought into how and when to apply this document so that the Town's interests are best conveyed to developers.

A suggestion was made to formalize the review process across the Town boards before and during the hearing process by developing a matrix of issues for each application. Other ideas on how to expedite the process were mentioned including posting a link to DHCD and other 40B resources on the Town website.

L. Pastuszek reported for the Sudbury Housing Authority that the condo purchase project was proceeding. Two units will be purchased in the Villages at Old County Rd project, and hopefully two more in the Sudbury Village project. The SHA prefers smaller units, and has asked the Sudbury Village developer to split some of the larger units into 2 smaller ones. The SHA is exploring a project to replace 4 SHA-owned units in North Sudbury with newer duplexes. MassHousing is doing the preliminary pro-forma analysis and would like a show of Town support at this early stage. The Board of Selectmen has previously supported this project. The CPC and Planning Board support this kind of scattered site housing, and support going forward to the next phase. This area of Town is experiencing tear-downs and newer homes may be more compatible, and will likely enhance the neighborhood.

J. Deutsch reported for the Community Housing Committee. She mentioned a letter to our senators and representatives that the CHC wrote to propose changing the calculation for homeownership units for the number of certified affordable units in 40B developments. She encourages the Boards and Committees to meet with our local representatives during their local office hours. The accessory apartment by-law proposed amendments were mentioned. The ZBA would like to be involved, and has concerns that loosening the regulations would lead to two-family housing. It was mentioned that Lincoln has many accessory apartments and might have some applicable experience.

M. Fee provided a brief Planning Board update, reviewing the Grouse Hill Incentive Senior development which will produce 52 units of senior housing in the \$500,000 - \$550,000 range. This creates a price point not currently available in our market.

B. Rust provided an update on the Sudbury Housing Trust, which had completed its first meeting with the permanent Trustees that morning. The Trust is currently reviewing projects and prospects and will make recommendations soon. The 40B lottery and monitoring agent work is going well, and provides a revenue source for the Trust.

C. Morely posed to the group whether we would be interested in developing a large rental project so we could approach our 10% requirement, like neighboring towns? J. Kablack iterated that she did not think Sudbury is interested in a project with 200-300 units. She then updated the group on the feasibility study RFP for the Melone and Mahoney property, and the UMASS studio design project.

B. Rust closed the meeting by thanking everyone, and adjourned at 9:15pm.