

Community Housing Committee
August 3, 2004
Minutes

Present: Amy Lepak, Jody Kablack, Kelley Cronin, Larry O'Brien, Pat Rosseel, Jo-Ann Howe, JoEllen Samojla

Meeting called to order at 7:40 pm

The minutes of 3/22/04 and 5/6/04 were approved.

Lettery

It was reported that the town passed on its option to purchase the Letter property due to environmental constraints.

St. Anselm's Church

Amy Lepak and Maureen Valente attended a meeting in June hosted by the Archdiocese. Communities with identified church closures were invited to the meeting. It was explained that some properties will be put on the market on October 1, 2004. Bids will be accepted for 90 days. They will look for creativity and value, but will not necessarily be choosing the highest bidder. Other religious institutions that will use the church building will have priority. The Archdiocese Planning Office for Urban Affairs (who develop affordable housing for the Archdiocese) may be interested in developing this site, or partnering with us in developing it. Amy has given them information on the property. A meeting with the POUA has been scheduled for September 9, 2004 at 8:30 am at the DPW Building conference room.

Formation of a task force to study the property for potential development was discussed. The Selectmen are supportive of this effort and they will form and appoint its members. Larry O'Brien stated that the Selectmen have had discussions about saving the church building possibly for a senior center and/or a community building. The building is 40 years old and solid. If the building is saved, there may be a cost savings without demolition costs. The town must look at its identified municipal needs – police station, school administration, Park and Rec, senior center.

Any municipal use of the property or building complicates funding. Housing can be funded with CPA funds. Other municipal uses would require a ballot vote.

It was agreed that any bid placed by the town should attempt to keep the Deaf Community Center on the property. This may keep us competitive.

Kelley Cronin volunteered to see if there has been any interest in Sudbury properties from other religious institutions. She stated that Owen Todd, a Sudbury resident, has represented the Archdiocese before, and suggested we try to put in a good word for the town through Myron Fox.

The CHC reviewed a draft press release about the formation of the task force. The overall intent is to study the property for its use for affordable housing, with the potential for a municipal use in the existing church building. The task force will not be determining which municipal use, only if it can fit in with the housing scheme.

A draft task force schedule was also reviewed. All work should be completed by about November 1, 2004, so that a bid can be made within the 90 days after the October 1 listing.

The size of the task force was discussed. Given the number of relevant groups, it may get as large as 25 members – neighbors, parishioners, board representatives and the general public. CHC members were encouraged to submit names for direct solicitation of recommended task force members.

The CHC was desirous of having Toby Kramer facilitate the task force meetings. This will be forwarded to Maureen Valente for approval.

A letter supporting the town's efforts to put in a bid on the property for development into affordable housing will be sent by the CHC to the Archdiocese.

Other Properties

Newell Property - The Selectmen are due to make a final decision on their option under Chapter 61 on August 10, 2004. An Incentive Senior Development has been proposed by the developer, and is a desired use. This will create approximately 40 units of moderate priced senior housing, in the \$425,000-\$450,000 range.

Johnson, Landham Road – no update. The Town Planner has not met with the landowner or his representative yet.

Young, Boston Post Road – 7 acres that may be willed to the town. We are unsure of what use will be dedicated, but it may possibly be for conservation use. Based on the property alone, there could be a potential for housing.

Colonial Drive – the SHA is walking the property this week with the Conservation Commission.

Hudson Road, Fire Station – The Town will be contracting to study the feasibility of this site for a police station with 2004 town meeting funds. Use of this property for affordable housing is on hold until that study is completed.

Sudbury Water District properties – SHA contacted the SWD Commissioners and it was indicated that they will be holding onto their property for potential land swaps.

Housing Plan

Roger VanDuienen sent the survey results and analyses to the CHC members. The group wondered if the data could be extrapolated using workforce data from the Metrowest Economic Research Center.

The full plan will be reviewed at the next meeting.

Miscellaneous

Kelley is setting up a meeting with DHCD to discuss funding. She will inform the CHC of the date and time.

Next meeting was scheduled for 8/24/04 at 10:00 am at the DPW building.

Meeting adjourned at 9:30 pm.