

Minutes  
Sudbury Community Housing Committee  
Flynn Building Conference Room  
278 Old Sudbury Rd.  
Friday, May 26, 2006  
12:30 PM

In attendance: Joseph Bausk, Sheila Cusolito, Judy Deutsch, Kaffee Kang, Amy Lepak, Beth Rust. Quorum present.

**Approve Minutes**

Minutes from the April 28, 2006 meeting were approved.

**40B Joint Meeting Review**

For the benefit of those who did not attend the May 11 joint meeting, Amy Lepak provided an overview. There was consensus at the joint meeting that the recommended changes to the document drafted by the CHC were acceptable, though there was a difference of opinion on the value and prudence of such a specific outline of preferences. The ZBA will be drafting a process description, which will likely become their primary, or working, document. The material as originally drafted and reviewed will serve as a secondary summary, possibly appended to the Community Housing Plan, with some of the specificity removed.

A subcommittee with representatives from the stakeholder boards and committees was established at the joint meeting. Jody Kablack will convene the subcommittee sometime in June. Amy Lepak is the primary representative from the CHC; Sheila Cusolito will also attend.

The CHC may not need to review the final document; the originally circulated document represents its recommendation.

**Small Parcels**

Beth Rust presented three versions of this letter. Editorial comment was offered. Beth will provide the CHC with a copy of the final letter and list of recipients.

**Possible new CHC members**

Kaffee Kang will now serve as the SHA representative to the CHC. Beth Rust is now ex officio as the representative from the town (Planning Dept.). That leaves two at-large openings: one to replace Beth and one to replace Bob Kaldenbach. Radha Gargeya, who was a candidate for the SHA is interested in joining the CHC, but cannot attend daytime meetings, so the meeting schedule will likely change in the fall. Amy Lepak and Sheila Cusolito will follow up with prospective candidates.

**Table at Sudbury Day**

The CHC will pass on participating in Sudbury Day this year, with the expectation that by Fall 2007, we will be able to showcase a successful project.

## **Open Meeting guidelines**

Amy Lepak noted that she received a copy of the open meeting laws from the town clerk upon submitting her appointment renewal paperwork. All committee members will receive this material.

## **Agenda for next year:**

Amy's ideas: zoning change to expand Village District up Union Ave.  
expand accessory apt. by-law  
special needs housing

### Village Business District

Larry O'Brien provided pre-meeting comments regarding expansion of the Village Business District, indicating that until decisions on wastewater treatment for the Rte 20 corridor are made, it would be difficult for the BOS to support such an expansion. He noted that any wastewater project would elicit a concurrent review and revision of the zoning for the entire corridor.

### Accessory apartments

As it stands now, the accessory apartment bylaw somewhat limits its utility and attractiveness as a means to diversify Sudbury's housing stock. Possible amendments include allowing for modest additions to existing housing, especially those that might be purchased by the town or by the SHA, and providing a tax incentive for owners of homes with accessory apartments or for owners who would consider an accessory unit if an incentive existed. Any proposed amendments will require research and conference with other town boards.

### Special needs housing

The CHC should seek input from the Massachusetts departments of mental health and mental retardation to define the need and should anticipate some community resistance to an identified need.

### Housing Trust

The CHC (Amy Lepak) will follow up with the BOS to determine their proposed timeline for establishing a board of trustees for the Trust.

In his pre-meeting comments, Larry O'Brien suggested working on a two-pronged approach that he views as imperative to making the Housing Trust a success. The first aspect is to develop an inventory of homes that could be the target of developers for teardown. The second is to develop a multi-step outreach program to communicate to homeowners how and why they might consider the Housing Trust before talking with a RE broker or builder. He recommended that we have multiple pitches in our repertoire, ranging from charitable giving or outright purchase, to tenancy-for-life in exchange for upkeep and tax relief.

### Publicity

Sheila Cusolito recommended a steady stream of printed publicity that highlights various facets of the housing challenges and efforts in town, with the thought that a steady stream of information might help to keep such efforts in the collective consciousness of the community. Beth Rust suggested utilizing the Town website for this purpose as well. As the

Community Housing Specialist, Beth is likely the ideal voice for such a campaign. She and Sheila will collaborate on topics, timelines, and writing, with an aim to kick-off at summer's end.

#### 40B guidelines

As previously noted, the CHC as a whole will likely step back from review of documentation to be created by the joint committee established on May 11, but will be involved by representation on this joint committee (Amy Lepak, Sheila Cusolito)..

#### **Other/new business**

Beth Rust and Jody Kablack will begin work on establishing the housing trust.  
The CHC will forego the next scheduled meeting (June 23) and will reconvene either on September 22 or September 29.