

Minutes  
Sudbury Community Housing Committee  
Flynn Building Conference Room  
278 Old Sudbury Rd.  
Monday, Sept. 18, 2006  
7:30 PM

In attendance: Sheila Cusolito, Jo-Ann Howe, Amy Lepak. Quorum *not* present.

**Approve Minutes**

Minutes from the May 26, 2006 meeting could not be approved for lack of a quorum.

**40B Joint Guidelines - no meeting yet**

The guideline revision is complete. The ZBA section appears as the main body of the text; the CHC section appears at the end. The affordable section is similar to previous versions. The checklist has been cut back. The joint meeting scheduled for last June 22 was canceled and there was no meeting activity over the summer.

**40B updates - Old County Rd., North Rd., Sudbury Villages, Sudbury Green  
North Road: Snowberry Village**

Two affordable units are available. Eighty applications were requested; only one application has been submitted to date. The submission deadline is October 13 for a November 3 lottery. A meeting for applicants covering requirements is scheduled for Wednesday, September 20 at the Goodnow Library.

**Old County Road:**

Of the ten affordable units, two are designated for the SHA. The four building phases will be combined into two marketing phases. The first phase is scheduled for January 2007, the second for some time after that.

**Sudbury Villages**

This 60-unit proposal is currently under ZBA review. There are 12 different design configurations. The approximate affordable unit profile is 12 or 13 two-bedroom units and four three-bedroom units. There is a concern that with units ranging in size from 1,900 to 2,200 SF, the affordable units are too big and will present a hardship to heat, though the largest units are not slated to be affordable. A recommendation was made to inquire about subdividing the affordable units.

**Sudbury Green**

The state review concluded that a density of 24 units was too high, possibly because of the small overall parcel size (<3 acres).

**Small Parcel replies, development possibilities**

Two landowners have expressed interest in exploring this possibility. One owns properties located on Basswood (~.12 acre) and Oakwood (~0.17). The other owns land on Pine St. Mentioned also was the Lalli property, adjacent to the Tennessee pipeline property on Rte 117.

**Housing Trust**

Town Counsel is putting together an initial trust in order to hold money. A time frame was not discussed; however, the deadline for submitting requests for CPA funds (such as the 10% minimum designated by the Act for affordable housing) is October 14. This would then require a vote at Town Meeting. Amy to inquire about who is submitting the request. *(Post-meeting confirmation: Beth Rust is submitting a proposal.)*

**Water District property**

The Water Department meeting on September 26 will be attended by Jody Kablack, Beth Rust, and Amy Lepak, in anticipation of a discussion of the Washbrook parcel.

**Working outline for the year**

Particular mention was made of expanding on the accessory apartment bylaw, with respect to income-qualified housing, as well as addressing special needs housing.

**Other/new business**

Beth Rust inquired of Jo-Ann Howe about recommendations for Title V engineers that have been used by the SHA. Information to be provided.

Amy Lepak consulted with Phil Giffy of NOAH (Neighborhood of Affordable Housing) about scattered-site housing feasibility. NOAH prefers 6-8 units all in one place, even with the use of modular construction. Jo-Ann Howe will research current costs of modular housing. Mr. Giffy recommended contacting Habitat for Humanity for scattered-site construction. Beth Rust will be meeting with the Worcester Habitat group *(scheduled: October 5)*.

A CHAPA/DMR conference on building “689’s” is scheduled for October 4 in Waltham. Jo-Ann Howe will attend.