

Minutes  
Sudbury Community Housing Committee  
Silva Conference Room  
Flynn Building  
Monday, Jan. 8, 2007  
7:30 PM

**Attendees:** Joe Bausk, Sheila Cusolito, Judy Deutsch, Radha Gargeya, Bob Kaldenbach, Amy Lepak. Quorum present.

**Approve Minutes**

Minutes from the December 11 meeting were approved.

**Review of 12-11 meeting**

The consensus was that the joint meeting held on December 11 with the Wayland, Weston, and Concord housing groups was productive. At the joint meeting, it was suggested that the groups convene annually.

**Housing Trust applications**

One application for a seat on the permanent Trust has been received to date. The Interim Trust is scheduled to meet on January 10. Given the insufficient application response to date, a suggestion was made that the Interim Trust identify and directly contact residents with relevant expertise to encourage them to apply.

**Accessory Apt. Revisions - please bring a copy of Jody's 1-2-07 revision**

**- assignments for background info and approaches to other committees**

Although this amended bylaw will not be presented at Town Meeting 2007, the plan is to consider it now for TM 2008.

Comments were offered on the 1-2-07 revision. A follow-up inquiry regarding Section 5523 (might be a need to modify doors or windows on an existing outbuilding) and Section 5528 (suggest rewording to emphasize requirement for off-street parking, perhaps without specifying the number of spaces). Amy Lepak will follow up with Jody Kablack regarding comments from the CHC.

Three aspects of this bylaw require attention. First, the CHC wants background information on the total number of accessory units on record and on the number of special permits issued since the bylaw went into effect in 1992. Among other things, this background information will allow the CHC to determine if the 5%-limit defined in Section 5550 is appropriate. It may also provide talking points for a TM presentation. Sheila Cusolito will follow up with the Assessor's office and the ZBA. An initial inquiry prior to the December meeting yielded only qualitative data from the Assessor's office (that no such units were on record).

The second aspect is to survey the rental rates in town using local newspaper advertisements or real estate representatives. Amy Lepak will look into this.

The third aspect is to consider inducements to renting to those qualifying as low-income renters. Amy Lepak had inquired of Paul Kenny, who suggested that the

Assessor's office could decrease the valuation. Another possibility is to allow for abatement on the apartment. Previously mentioned was a local subsidy through the Housing Trust. The CHC would have to research for precedence on reduced valuation or abatements. Beth Rust had circulated the LIP guidelines to the Committee. All agreed that the requirement for a 30-year deed restriction made this option impractical.

Because broadening the bylaw by itself may increase the diversity of housing in town, one of the goals of the CHC, the Committee decided to decouple amending the bylaw from its affordability goals, holding off on aspect #3 for now. The inducements or subsidy elements would not be covered in the bylaw in any event and can be explored on a parallel, delayed track.

#### **40B updates**

No updates of substance were reported, except that the fourth of four property owners on Route 20 sold to the developer (Russell Tanner) and that development will now increase from 66 to 74 units.

#### **CPA articles**

Amy Lepak will request that Beth Rust keep the Committee informed about housing initiatives in town as they arise. Amy and other Town representatives attended a meeting in December with a representative from NOAH (Neighborhood of Affordable Housing), Phil Giffie, concerning the Johnson property on Landham Road. NOAH would not be interested in partnering on this parcel, as it generally takes on larger-scale development.

#### **Annual Report**

The report, drafted and circulated by Amy Lepak, was accepted with the revisions offered by Jo-Ann Howe and Jody Kablack.

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

The ZBA will vote on the 40B guidelines at their January 23 meeting. They would like the Planning Board to distribute the portion of the document containing the descriptive guidelines, contributed in large part by the CHC. A version modified by members of the ZBA circulated on January 5 seemed to modify this section to include information (note the *Process* section) that may not belong in this section. Amy Lepak will confer with Jody Kablack.

Local preference: Beth Rust had asked the Committee to consider whether employees of local businesses should be included in Local Preference. The Committee continued the discussion from December 11. It recommends *against* including such employees in Local Preference, but reiterated its support for notifying larger employers of lottery opportunities.