

## MINUTES OF THE SPECIAL MEETING

March 10, 2008

The SHA met in open session 55 Hudson Road, Sudbury, at 7:00 p.m. Those present were: Chairperson: Kaffee Kang; Vice Chair: Sherrill Cline; Treasurer: Lydia Pastuszek; Assistant Treasurer: DeBorah Sonnenschein; Member: Steven Swanger; Associate Members: Sheila Cusolito and Judith Deutsch; Executive Director: Jo-Ann Howe; Architect: Carol Burns; Landscape Architect: Jeffrey Richards; Selectman: Lawrence O'Brien; Town Planner: Jody Kablack; Housing Specialist: Elizabeth Rust; SHA abutters from five sites to be redeveloped.

Chairwoman K. Kang opened the meeting with introductions and a brief history of the redevelopment plan. Architect Carol Burns presented graphic illustrations and she and Landscape Architect Jeff Richards answered questions.

Abutters requested future neighborhood involvement through additional meetings, and it was decided to hold a meeting with sequential discussions with abutters of each of the five sites, once the engineering has begun and more information is available regarding the placement of units, their septic systems and their driveways/parking. Concern was expressed in particular about backing out onto Landham Road at the foot of a hill.

The greatest concern is that duplex housing may decrease property values, and it was explained that the Department of Housing and Community Development does not fund single family public housing. Three different studies were distributed which indicate that property values in Sudbury and other local communities have not been affected by the presence of multifamily affordable housing. It was suggested that the SHA sell its four large existing units at market value and buy small replacement houses for \$200,000-\$300,000.

Complaints were made about the SHA family living at Greenwood Road and SHA stated that its intention is to move the family from this neighborhood if the redevelopment goes forward, and encouraged neighbors, in the meanwhile, to call Executive Director each time there is a complaint. A complaint was made that a call had been made requesting that trees be trimmed at 41 Great Road, but that message had never been received at SHA office. Follow-up will be done. SHA was asked to use greater discretion in tenant selection for any new units that are produced. A request was made for waiting list statistics, which will be provided by email.

Abutters wondered how the number of bedrooms in existing houses was determined, and SHA explained that it was told by Board of Health that whatever the use was when Title V took effect on 3/31/95, is considered to be a grandfathered use. The north Sudbury houses were purchased by the SHA in the 1970's and early 80's and the bedroom usage has been the same since time of purchase. However, if the soil does not perc for that use, then the number of bedrooms per house will be reduced from current usage.

Minutes prepared by Jo-Ann Howe,  
Executive Director

