

## SUDBURY HOUSING AUTHORITY

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### MINUTES OF THE JOINT MEETING Sudbury Housing Authority & Sudbury Housing Trust December 10, 2020

The SHA met with the Sudbury Housing Trust by remote participation open session at 8:00 a.m. Those present were: Chair: A. Lepak; Vice Chair: S. Cline; Treasurer: S. Swanger; Member: T. Vitvitsky; Executive Director: S. Cusolito

Those present for the Sudbury Housing Trust were: Chair: C. Howe; Members K. Cronin, J. Dretler, C. Gentile, R. Hummel

Others present: Director of Planning and Community Development A. Duchesneau, Director of Regional Housing Services Office E. Rust

**67-73 Nobscot Road:** Director of Planning and Community Development A. Duchesneau presented an overview of the Boy Scout property, previously discussed and viewed during a November 20 site walk. The property is under consideration for acquisition by the Town for housing. Both Conservation Coordinator L. Capone and Environmental Planner B. Suedmeyer provided some points to consider. The conservation restriction on the land surrounding the developed parcel, as well as its driveway, is the most significant hurdle. The Con Com would need to approve any modification to the driveway, which appears to be in good shape. The turnaround area and the possibility of expanding it might also prove challenging. It would be desirable to maintain the current proportion of impervious area. Septic might also be a challenge. The Land Acquisition Review Committee would also need to consider the acquisition.

A. Lepak shared the opinion of MHP, which subsequently visited the site with the SHA on November 20, that the development potential is limited, particularly by the wetlands. S. Cusolito added that MHP's concerns also included the elevation gradient and possibility of ledge. MHP suggested that the development would likely be limited to the footprint of the existing buildings.

Previously discussed was a formalized development partnership between the SHA and SHT, codified through a Memorandum of Understanding, as well as a property appraisal. An additional suggestion was to seek input from other Town boards and committees.

General input from SHT members was solicited: R. Hummel has not formalized his opinion and would like to seek input from other Town entities. K. Cronin inquired about the parcel size, which represents 5.4 acres of a 28.67-acre parcel. She stated a general interest in acquiring the property for affordable housing. C. Gentile advocated for pursuing the acquisition, perhaps to develop four buildings, each with two units. C. Howe suggested another configuration of buildings and units. She asked if the SHA had other development opportunities of higher priority. A. Lepak stated the potential of the DPW site based on MHP's initial assessment. S. Cusolito mentioned the potential of Frost Farm and also noted that the timeline for the Scout property development likely differs from that for any of the other parcels under consideration by SHA.

C. Howe suggested that a Town Department Head meeting be arranged that might then be followed by an appraisal and development of a MOU with the SHA.

S. Swanger joined the meeting, which continued with a general discussion of the subdivision process, frontage considerations and development approval process. J. Dretler asked if the local Boy Scout troops had weighed in on the prospective sale. K. Cronin noted the value of feedback from other Town departments and also commented on the appeal of Sudbury's affordable housing inventory. C. Gentile envisions a development perhaps configured like Fairbank Circle.

S. Swanger commented on the need to prepare for opposition to housing development. R. Hummel suggested providing examples of other affordable housing units in Town.

Beth Farrell, the real estate agent who facilitated the recent sale of the abutting property at 79 Nobscot Road, stated that the driveway south of the house was used to access the garage for 71 Nobscot Rd. She offered to contact the new owner of the property, Brian Gettings, for permission to provide his contact information in order to keep him apprised of the status of the acquisition. S. Swanger offered to serve as a liaison.

### **ADJOURN**

A motion was made by S. Cline, seconded by T. Vitvitsky, and unanimously voted, to adjourn the December 10, 2020 Joint Session with the Sudbury Housing Trust. The time was 9:15 a.m. The Housing Trust meeting continued.

Yes: S. Cline

Yes: A. Lepak

Yes: S. Swanger

Yes: T. Vitvitsky

Minutes prepared by S. Cusolito, Executive Director