

# SUDBURY HOUSING AUTHORITY

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## MINUTES OF THE SPECIAL MEETING

February 5, 2022

The SHA met by remote participation open session at 12:00 p.m. Those present were: Chair: S. Cline; Vice Chair: S. Swanger; Treasurer: T. Vitvitsky; Assistant Treasurer: J. Cowan; Executive Director: S. Cusolito

Also present: Jacob Lemieux, Hancock Associates; Pat Brown, Sudbury resident

Absent: Member: A. Lepak

### NEW BUSINESS

**SHA Feasibility Study: Discussion of Conceptual Site Plans:** Jacob Lemieux, Hancock Associates project manager presented an overview of the five conceptual site plans provided to SHA for the sites under consideration for redevelopment: 2 Beechwood Ave, 8 Oakwood Ave, 9 Richard Ave, 21 Great Lake Drive (SHA properties), and 147 North Road (Frost Farm, Town-owned property). All plans were based on a 40B development process, showing duplex, 2-bedroom units. The Frost Farm rendition is intended to match the existing structures, including front-facing garages. Mr. Lemieux commented that a second set of conceptual plans is due under the scope of services and that these plans could reflect a zoning-compliant development.

Each SHA-owned site was shown with one two-bedroom duplex, with the 9 Richard building having a unit on each of two floors. The Frost Farm site was drawn with eight two-bedroom duplexes and its own septic system. Consideration was given to tying into the existing septic; however, its complexity and apparent capacity suggest a separate system is more cost-effective. Greater density could be achieved by developing smaller units and/or one-bedroom units; however, the overall look would be less consistent with the existing housing.

Commissioners suggested a rendition at Frost Farm with one-bedroom units, given the interest in housing seniors. Commissioners expressed concern with development on this site, given the extensive development of the adjacent Coldbrook Crossing. Mr. Lemieux will arrange for a meeting with Director of Planning Adam Duchesneau, who can speak to that, as well as land use or transfer options at Frost Farm. Both Oakwood and Beechwood lots afford greater flexibility to consider zoning-compliant options. Like Richard, zoning relief could be sought to build two-story duplexes. Commissioners are interested in exploring the possibility of renovating and reconfiguring the existing structures on its properties. Mr. Lemieux offered to provide contacts for structural engineers and outline the expertise required for such an assessment.

### ADJOURN

A motion was made by S. Swanger, seconded by T. Vitvitsky, and unanimously voted, to adjourn the February 5, 2022 Special Session. The time was 1:30 p.m.

Yes: S. Cline

Yes: J. Cowan

Yes: S. Swanger

Yes: T. Vitvitsky