

Sudbury Housing Trust Minutes
June 30, 2014
8:00 am
Flynn Building

PRESENT: Lydia Pastuszek, Amy Lepak, Michael Buoniconti, Peter Abair, Andrew Kaye
Jody Kablack, Leonardi Aray, Elizabeth Rust, Jim Kupfer
ABSENT: Larry O'Brien, Bob Morrison, Peter Crowe

278 Maynard Road

Ken Tonis, 4 Marlboro Rd and Steve Tripoli, 31 Marlboro Rd were present for this discussion.

Ms. Pastuszek welcomed the neighbors to the meeting to hear their thoughts on the two proposals for development. Ken Tonis stated he prefers HFH because there will be 3 affordable units, he likes the HFH model and would volunteer on a community build. Mr. Tripoli reviewed the unit mix, and expressed unease at why the neighbors weren't notified earlier in the process.

The group discussed how the project has progressed. The Trust has had this project on its agenda every meeting for the last several months, and Board members felt that the neighbors should be following the project as it is in their best interest.

Discussion on proposals:

There is a concern for the capacity of the community to complete another HFH project. The Transformations designs are more appealing. Energy efficient homes will be beneficial to homeowners. Scheduling more complex with HFH and will take longer. Some Trust members desire the 100% unit due to demand. Construction schedule much longer with HFH, and community fundraising necessary. More disruptive to the neighborhood for a longer time. Transformations is a very reputable developer. House will be a showcase. Quality of construction will be better with Transformations.

Steve Tripoli questioned whether the net zero energy considerations in the Transformations proposal would translate to a lower sales price so all 3 units could be affordable. Lydia explained that it is an emerging area for financing, but unlikely. Sale prices are set by the state.

Once plans are submitted, a neighborhood meeting will be scheduled to review the plans. The next step after will be to modify the Comprehensive Permit at the ZBA, which will also require neighbor notification. Hopefully construction will begin in late fall 2014.

Steve Tripoli encouraged the SHT to consider creating 3 affordable units. It is his hope this can be accomplished without compromising Transformations' proposal.

A motion was made, seconded and voted unanimously to award the RFP to Transformations Inc. and to issue a Letter of Intent to enter into a mutually agreeable contract to construct 3 units of housing as described in a response to a Request for Proposal issued by the SHT on property located at 278 Maynard Rd owned by the SHT.

A motion was made, seconded and voted unanimously to appoint Michael Buoniconti, Lydia Pastuszek and Andrew Kaye to the Contract Sub-Committee for the project.

A motion was made, seconded and voted unanimously to appoint Bob Morrison, Peter Abair, Amy Lepak and Andrew Kaye to the Construction and Design Sub-Committee for the project.

Meeting Adjourned at 8:45 am