

Minutes
Sudbury Housing Trust
Wednesday, January 10, 2007

Present: Trustees: Michael Fee, Christopher Morely, Amy Lepak, Larry O'Brien (by phone)
Staff: Jody Kablack, Beth Rust
Guest: Steve Swanger
Absent: Tara Reed

The meeting was called to order at 8:30 a.m. and adjourned at 9:30.

Announcements

None noted.

Minutes approval

The minutes of the November 8, 2006 were reviewed, with no discussion.

Motion duly made and seconded, it was unanimously (3-0):

VOTED: To approve the minutes of the November 8, 2006

Creation of the Permanent Trust

The Sudbury Housing Roundtable was introduced as a starting point. The objective of the Roundtable is to further Sudbury's housing efforts by providing a forum for all interested boards, committees and residents to review current projects and collaborate to reach successful outcomes, including the SHA.

Steve Swanger, representing the Sudbury Housing Authority, was present to discuss the SHA request to have a permanent Trustee position allocated to the SHA. He mentioned that the SHA has experience in development, has no conflict of interest and all SHA representatives have the knowledgeable Executive Director (Jo-Ann Howe) to support them. The SHA feels that this would be an excellent opportunity to stay informed, and noted that in the past the SHA has been 'out of the loop'.

There was a question of whether this is allowed or prohibited by the enabling legislation – response: that the legislation is silent on this.

There was a suggestion that the Trust not specify in its language this kind of membership in general so that there is flexibility for the future. This would allow the BoS to appoint any individual, and allows for all qualified candidates to apply. The concerns of absenteeism and frequently rotating membership were also noted as by-products of liaison positions. The CHC supports the SHA request though does not think that each related committee should have a permanent seat, and has found the SHA liaisons to the CHC very energetic and informed. There was general agreement that the SHA has qualified individuals and the Trustees encouraged them to apply.

The Trustee discussion ended with a general request to invite interested residents to apply. One application has been received to date. The Trust will have 5-9 members, including a Selectman, and there will be no permanent liaisons from any other housing-related committee.

The proposed Trust document was reviewed and comments given. Further revisions will be made and a final document distributed for review.

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Financial Review

The current finances of the Trust were distributed and silently reviewed, no comments received or discussion required.

Small Parcel Update

A brief status was distributed and verbally reviewed. The immediate action is to proceed to feasibility testing (witnessed septic, and wetlands delineation) on the Water District property on Washbrook Rd. Potential development options mentioned included building a duplex with Habitat for Humanity. Questions on the house design were raised and all agreed that the optimal design would be similar to the SHA scattered site design. Other sites are still in early stages.

Motion duly made and seconded, it was unanimously (3-0):

VOTED: To authorize Sullivan and Connors to perform wetlands delineation and witnessed septic testing on the Washbrook Rd parcel as detailed in the scope of work dated December 6, 2006 for \$1800.

40B Project Updates

Snowberry Lane (RT117) – Original two lottery winners almost closing

Villages at Old County Rd – Final approval pending, Developer delaying project by 4-5 months
due to market conditions, current timeline distributed

Sudbury Villages (Rt20) – Discussions on Affordable Component started

Sudbury Commons – Very early stages

Meeting Schedule

No additional meeting scheduled since the Interim Trustees meet on an ad-hoc basis. A tentative next meeting in early February was discussed to finalize the Permanent Trust, as the Interim Trust expires on 2/15/07.