



Town of Sudbury

Sudbury Housing Trust

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776
978-639-3387

<http://www.sudbury.ma.us>
Housing@town.sudbury.ma.us

Sudbury Housing Trust

Executive Session minutes

January 16, 2008

Silva Conference Room, Flynn Building, 278 Old Sudbury Rd

After roll call, The Trust went into Executive Session at 8:10 to discuss a new Chapter 61a property opportunity. The meeting adjourned Executive Session at 8:59

In attendance: Peter Crowe, Mike Fee, Amy Lepak, Larry O'Brien, Andrew Kaye.

Jody Kablack reviewed the parcel on 192 Boston Post Road owned by Mr Shylovsky's estate.

- It is approximately 8.5 acres, about 4.5 upland.
- Testing results have not been shared with the Town.
- It is an estate sale, and the attorney for the sellers (Mr. Dionisi) approached Jody and Larry (at different time) to gauge the Town's interest in exercising their option under the 61A program.
- Buddy Dog is interested in purchasing. It is assumed that Bosse has an option on their current location. They also have an option for the Mercury property and have deposited funds towards that.
- Other discussion points included:
 - Traffic: It is a busy intersection. Traffic from this project would empty into the intersection at Landham.
 - Testing: It was thought that septic testing could be performed with semi-frozen ground, though wetlands could not be flagging.
 - Neighbors: There are few abutters.
 - Location: Boston Post road continues to be a good location
 - Density: It is assumed that by-right zoning could support two or maybe three lots. The Trust might consider a project of ~10 units, of 450 ft by 450ft ~5 acres of dry land.
 - The development may be visible from Rt20, though set back further than Snowberry Lane.

The Trust agreed not to pursue for the 2008 Town Meeting, and directed Jody Kablack to discuss the project with the seller's attorney. The Trust is interested in making an offer to purchase using existing funds (currently ~\$400,000). Depending on the timing, the Trust may be able to commit to funds approved at Town Meeting. There was an open discussion on the probate and back taxes.