

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

Minutes
May 14, 2010, 8:00 AM
Silva Conference Room
Flynn Building, 278 Old Sudbury Rd

Present: Trustees: Michael Fee, Larry O'Brien, Peter Crowe, Amy Lepak, Lydia Pastuszek, Andrew Kaye, Joel Guillemette, Daniel Hewett

Regrets: Michael Buoniconti

Staff: Jody Kablack, Beth Rust

The meeting was called to order at 8:03 am.

Finances

Review of the external revenue generated through the lottery and monitoring agent services provided to neighboring towns. This fiscal year (fy2010) will bring in over \$70,000 for these services and over \$200,000 has been contracted since fy2007.

Motion duly made and seconded, it was (8-0):

VOTED: To accept three contractual services for Lottery and Resale agent projects as presented

Home Preservation

Review from the sub-committee on the fourth home selected in the Home Preservation program. The property was offered to the Trust directly from the owner, which is a credit to the program and outreach efforts of the Trust. This allowed more negotiating opportunities for both parties. The home inspection indicated no major defects and the home will be offered 'as-is'.

Motion duly made and seconded, it was (8-0):

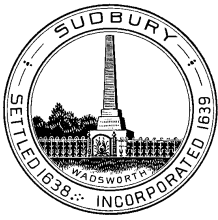
VOTED: To authorize the expenditure of up to \$175,000 towards the purchase of the fourth home in exchange for a perpetual deed restriction and compensation taxes at closing and to instruct the Community Housing Specialist to administer the transaction on behalf of the Trust .

Maynard Rd

Michael Fee, Chairman, opened the Maynard Road agenda item with a short reminder of the Open Meeting guidelines. The Trust meeting is in compliance with all Open Meeting laws, and this session is no exception. This is an open meeting not a public hearing. He recognized that there is significant opposition to the current design of this project, more specifically the number of units. He indicated his concern over the community acceptance of the Trust's mission for affordable housing and the divisiveness that is occurring. He is encouraged to work to modify the project to develop a common approach.

Mr. Fee offered three options for Trustees to comment on: 1) continue the 6unit plan. The ZBA may approve, HAC will likely uphold if appealed, and the community divisiveness may continue; 2) abandon the current the current ZBA application. The Trust could sell the property on the market , which could be a private 40B developer; 3) recast the design to fewer units. Either 4 units per the guidelines, or 3 units as the stated maximum from the neighbors.

Peter Crowe: Divisiveness is not the goal; would like to build on the site, but is concerned over the finances. Recognizing that the state funds will not be a source with fewer units.



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Lydia Pastuszek: Conflicted. Building lots are expensive and the Trust got a good price for the property. The Trust is obligated to spend their funds efficiently. Given the fixed costs of the land and site work, does that translate to maximize the number of units so that the cost per unit is the lowest? Need to look closely at the 3 or 4 unit project. Do not want to push the 6 unit design, but it is a good project.

Amy Lepak: Not conflicted. 6 units is a good project and is the right number of units. If a private developer proposed this project, it would be supported.

Andrew Kaye: Agree. Still not understanding what the density issue is. The design has been significantly changed to mitigate the concerns over parking, the driveway, the streetscape, building massing. The street is a numbered road, busy, with 10,000 cars per day. It is not in a closed neighborhood or intimate setting. There are merits for this lot, this proposal, this location – this is a responsible proposal that does not overburden the site.

Chair: The Trust approached this project as a private developer, as the powers of the trust allow us to execute real estate and financial transactions differently than typical boards and committees. However recent Town Meeting discussions reinforce the message that the Trust is bound by the Town political structure. We may be at risk jeopardizing our future funding if we proceed.

Daniel Hewett: Important to weigh short-term versus long-term. No single project should impact the long term goals of the Trust, which this project might. Do any options work in the Trust's favor? What message is sent if the Trust withdraws? Need for a study group and articulation of a long term Sudbury affordable housing strategy.

Joel Guillemette: I live in affordable housing and represent a staff who cannot afford to live here. I would be proud for my staff to live in the proposed project. Found the tenor of the meeting offensive on the disparagement on the potential residents. What are the people in the Town afraid of? Still committed to the 6 unit plan. When people try to do the right thing, sometimes the opposition is fierce at first.

Larry O'Brien: The view of Sudbury might be only of larger homes. We need to look through a financial lens. The asset is saleable; we could sell it or hold it for later disposition. This provides some opportunities to investigate other models, for example the Habitat model. Fully advocate making NOAH whole for their time and effort spent to date. Perhaps the funds should be allocated towards the Home Preservation program instead. Should the Trust be in the development business? Failed at the Young property, and blundered here too.

Those attending from the public were the invited to offer comments:

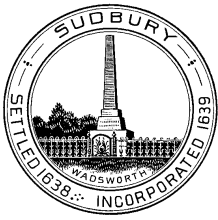
Steve Tripoli, 31 Marlboro: Surprised at the density question as the neighbors have been very clear that 6 units is too many. 6 units is unique to a neighborhood such as this, this is not RT 20. Rt 27 is not a busy road. The overall neighborhood is a legitimate stakeholder. It's not about affordable housing, but win-win scenarios.

Bon Stein, 7 Thompson: The Board should be aware that the funding passed at Town Meeting by one vote. This is a strong message to the Trust. There is a groundswell against affordable housing, which is unfortunate. I am supportive of affordable housing and providing a home for teachers and such. In fact, I have an apartment that I am offering to a town teacher rent free. I cannot find anyone.

Rick Johnson, 38 Bent Road, What would we be doing if there was no 40B.

Siobhan Hullinger, 55 Washington Dr: I have 1,000 questions. The neighborhood is supportive of 3 units. What are the costs to build, the costs should have been a more explicit criteria in the RFP, the Town should look closely here given the Old Lancaster Road project, the livability of the 6-unit parking design is an issue.

Dominic Vingiano, 5 Hamblin: The Trust is not hearing the comments. It is a corner lot and 6 units would be very problematic. The consequences would not be just for this project. These are legitimate concerns. I am not against affordable housing. This project will generate 36 trips per day on Rt27, which is too many.



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Brook Correria: I grew up in Pine Lakes and have recently moved back to Sudbury. I am for affordable housing, no one here is opposed to affordable housing. Perk results are a concern, flooding in the basement.

Chair: At the Trust's agreement, I propose we ask the ZBA for a 30 day (+/-) hearing continuance so that discussions with the neighbors can continue, and the Trust can formulate a plan. It is also likely that we will need to grant an extension of time to issue the decision.

Motion duly made and seconded, it was (8-0):

VOTED: To request a hearing continuance to a date later in June for the next ZBA meeting