

# 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](mailto:Housing@town.sudbury.ma.us)

## **SUDBURY HOUSING TRUST MEETING MINUTES**

Friday, April 26, 2013

8:00 a.m.

Flynn Building, Silva Room, 278 Old Sudbury Road

Present: Michael Buoniconti, Chairman; Peter Abair; Peter Crowe; Andrew Kaye; Amy Lepak; Robert Morrison; Larry O'Brien; and Lydia Pastuszek

Regrets: Daniel Hewett

Staff Present: Beth Rust, Community Housing Coordinator; and Jody Kablack, Director of Planning and Community Development

Mr. Buoniconti called the meeting to order at 8:00 a.m.

First on the agenda was the approval of the March 22, 2013 minutes. A few minor changes were suggested and approved by those present.

Motion duly made and seconded, unanimous:

VOTED: To approve the minutes of the regular session of March 22, 2013 as amended.

Next the Housing Trust discussed ratification of the March 2013 financial transactions. Ms. Rust noted where there were increases in certain areas. The Housing Trust contributes a certain amount of money to the Town's office expenses, specifically for the accumulated charges for use of the printers, paper, and postage. There was a brief discussion about various line items. Ms. Rust reported that work on The Coolidge in Sudbury will be closing soon but as of yet it is unknown when. She said that the Home Preservation Program may not close this fiscal year. Everything else is on target.

Motion duly made and seconded, unanimous:

VOTED: To ratify the March 2013 financial transactions as presented.

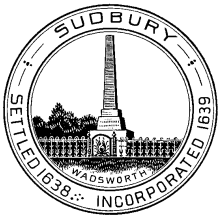
Next the Housing Trust reviewed a contract proposal for lottery and monitoring services for a resale unit in the Town of Acton. All members voted to proceed with lottery agent services.

Motion duly made and seconded, unanimous:

VOTED: To accept the Acton lottery agent contract.

Ms. Rust then provided an update on the FY13 Home Preservation Program. She said that due to the strong housing market, many of the better homes sell quickly and are therefore not available by the time the Housing Trust gets through the RFP process. However, the Department of Revenue recently opined that due to the Housing Trust's general bequest of CPA funds the Home Preservation Program is exempt from 30B rules and therefore not bound by the timeline of the RFP procurement process.

A list of available properties in Sudbury was distributed to the Trustees. A vote is needed by the full Board of Trustees to allot more money for the purchase of the available homes. Discussion ensued and it was agreed that there were enough funds in the budget to approve a subsidy in the amount of \$250,000. Once approved then the Home Preservation subcommittee comprised of Lydia Pastuszek, Amy Lepak, and



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Bob Morrison would be authorized to make an offer on the property they felt was best. There subcommittee recommended a prospective property from the listings. It is a house that is well-built and there were not many repairs needed. If the increase was authorized the subcommittee was going to make an offer later in the day. The real estate broker will be apprised of the situation.

Motion duly made and seconded, unanimous:

VOTED: To increase the Home Preservation Program subsidy from \$200,000 up to a maximum of \$250,000.

With the 2013 Annual Town Meeting approaching the Trustees reviewed a draft presentation that would be delivered by Mike Buoniconti. It was agreed that if anyone had any recommended changes they would notify the Trustees via e-mail prior to Town Meeting. Mr. O'Brien suggested that the section on when, how, and why the Sudbury Housing Trust was formed should be expanded upon. Specifically the Housing Trust supports homeownership which the Town collectively voted was important and the SHT supplements the efforts of the Sudbury Housing Authority rental housing.

The Board then discussed term expirations. All Trustees wished to remain on the Housing Trust Board. Ms. Rust said that she would notify the Board of Selectmen about renewals. There was a brief discussion about Article 42, which would impose a system of chairmanship rotation, proposed for Town Meeting by Sudbury resident Dan DePompei.

Ms. Kablack said that an informal meeting was held April 22, 2013 to discuss the revised concept for 278 Maynard Road. Neighbors had been invited and several attended. She and Mr. Buoniconti said that there was good discussion with the neighbors asking several questions about the financials of the project and an analysis of six and seven bedrooms. There was discussion about the proposed three-bedroom unit which would help with marketability. Ms. Kablack said that a main question was the proposed project's impact on the neighborhood. She added that accommodations could be made within the site plan to help alleviate issues. Non-paved areas could accommodate guest cars. The next step would be having an informal discussion with Sudbury's Zoning Board of Appeals and then shopping the plan to builders for bids. All Trustees agreed that the RFP should not be sent until there was a consensus from the neighborhood on number of bedrooms.

Motion duly made and seconded, unanimous:

VOTED: To proceed with the strategy as prepared by Davis Square Architects' and issue an RFP for both seven and six bedrooms. Members of the neighborhood would be updated prior to the issuance of the RFP. The project goal would be to obtain the best pricing for the housing market.

There being no further discussion, the meeting was adjourned. The next meeting of the Sudbury Housing Trust will be Friday, May 31, 2013 at 8:00 a.m. in the Flynn Building.