

Town of Sudbury

Sudbury Housing Trust

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

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SUDBURY HOUSING TRUST MEETING MINUTES

Thursday, April 14 2016, 8:00 AM
Flynn Building, Silva Room, 278 Old Sudbury Road

Trustee Attendance: Chairman Robert Morrison; Amy Lepak; Lydia Pastuszek; Susan Iuliano.

Other Attendees: Cynthia Howe; Bo Wang

Staff in Attendance: Jody Kablack, Elizabeth Rust, Leonardi Aray.

Chairman Robert Morrison called the meeting to order at 8:00 am.

1. New Trustees: Interview Bo Wang

Bo Wang introduced herself to the Board. Ms. Wang was a pediatrician in China, and moved to the US with her family. She is now a homemaker; and she would like to volunteer and help the community. Ms. Kablack explained that a Trustee is a more responsible position than a regular volunteer it is more of a commitment.

The Trust described its programs and activities, and some of the 40B and local affordable housing framework. Affordable housing can be a controversial topic; and there is some opposition to the work of the Trust. The 40B statute was briefly explained including how this Law forces towns to approve reasonable projects if the towns do not meet at least 10% of affordable housing. Some people do not like the way the law is written but are in favor of the affordable Trust work.

A motion was made, seconded and approved to recommend Bo Wang and Cynthia Howe on April 26 in front of the Board of Selectmen.

2. Minutes

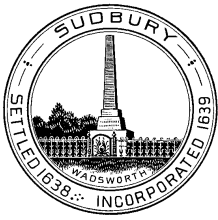
Review of meeting Minutes of March 18, 2016, and Sub-Committee meeting of March 18, 2016. Motion was made and seconded to approve the Minutes as amended.

3. Finances

A motion was made, seconded and approved to ratify the February 2016 transactions.

4. Maynard Road Project

Mr. Aray provided an update on the Maynard Road project, he stated that the project is scheduled for completion at the end of June, 2016. The siding has been installed; the framing work is about 99% completed; the septic system is completed; some of the side retention wall work will need time; insulation is on the works and the solar system is being designed.



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Mr. Aray went over the detail of upcharges and credits for this project with a detail spreadsheet. A motion was made, seconded and approved the budget for this project not to exceed \$20,000 on upgrades including landscape work.

5. Small Grant

Ms. Rust presented to the Board 3 applications of residents that have applied for the Small Grant, recommending the Trust to approve all three applications:

Applicant #82 is in need of exterior painting.

Applicant #83 is in need of repairing existing concrete crumbling front stairs.

Applicant #84 needs a roof replacement.

A motion was made, seconded and approved in favor of awarding the Small Grant requested by applicant #82 up to \$4,800 and applicants #83 and #84 up to \$5,000.

6. Trustee Update

Ms. Lepak will present at Town Meeting representing the Housing Trust; the Chairman will be the backup person if Ms. Lepak is not available on that date.

7. Other Business

Ms. Pastuszek updated the Board on the following:

- a) Governor Baker is sponsoring a zoning bill (currently house bill H111) that would make multi-family zoning by right in selected areas.
- b) At the Melone meeting on environmental issues it was mentioned that there are lower standards for mitigation if the future use of this land will be for recreational purposes; Ms. Pastuszek's concern is that if in the future there is need to build housing on this site if the requirements for mitigation are low; it might not be possible to change the use of this land. Ms. Iuliano replied that the Board of Selectmen will ensure that the standards are the highest level possible.
- c) The Housing Authority would like to see if the old police station could be used for housing, they would be interested in purchasing the property.

There being no further business the meeting was adjourned at 9:13 am.