



Town of Sudbury

Sudbury Housing Trust

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

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

Sudbury Housing Trust
Minutes
February 26, 2018 at 8:00 AM
Silva Conference Room
Flynn Building, 278 Old Sudbury Road

Present: Lydia M. Pastuszek, Chair; Cynthia Howe; Susan N. Iuliano; Kelly Cronin; Andrew Kaye and Robert Morrison.

Regrets: Meagen Donoghue.

Others present: Elizabeth Rust, Leonardi Aray.

Welcome and Announcements

Mr. Morrison announced he will resign from the Trust at the end of his term on April 30, 2018.

Ms. Iuliano shared she will be with the Trust until the end of Town Meeting in the capacity of representing the BOS.

Ms. Cronin and Ms. Howe are due for reappointments, their terms expire on April 30, 2018, and they are willing to serve another term.

1. Minutes

- a. Approve the regular meeting minutes of 01/11/18.

Motion made, seconded and voted to approve 01/11/18 regular meeting Minutes.

2. Finances

- a. VOTE to ratify the December, 2017 and January, 2018 Transactions.

Motion made, seconded and voted to ratify December, 2017 and January, 2018 transactions.

- b. Review/VOTE FY19 Budget.

Ms. Rust presented a proposed FY19 Budget.

Ms. Howe commented this proposed budget is a conservative one, as the Coolidge might not be required in FY19.

Mr. Morrison suggested to increase the line for consulting services, (staff assistance/contract assistance) for the Home Preservation repairs program, and the Trust might need to hire a consultant.

Mr. Kaye observed the RHSO budget portion is slightly down from FY18. Ms. Rust reply if the need for more hours is presented, the Trust could purchase more hours mid-year.

Motion made, seconded and voted to approve FY19 Proposed Budget as amended, Consultants Fees to be increase to \$8,000 and Home Preservation and Repairs to be kept as a one-line item.

3. Maynard Road

- a. Punch List update

Chair Pastuszek shared there are some issues after occupancy, fewer or these items the Trust was familiar with and they have a "punch list" for them.

Mr. Aray detailed a list of construction items pending to be addressed post occupancy for units 280, 278 and 276. The developer stated they will take care of these items post-closing.

Mr. Morrison suggested to hire a handyman, the Trust members commented the handyman that they have

used in the past might be busy with other projects.

Ms. Rust reminded the members that the Trust is holding \$20,000 from the developer's funds, until all of these small items and most importantly the landscape is completed by the deadline date of May 24, 2018.

b. Sheds and Trash

The home owners stated they object to the location of the sheds, particularly one unit would have the shed blocking the view from her kitchen window.

Ms. Howe commented that the sheds will be behind the buildings is to prevent visibility from the road.

Mr. Aray reminded the Trust the location and size of the sheds are stipulated in the Comprehensive Permit, perhaps they could be moved few feet to the side but not more than that.

Mr. Kaye will visit the site and report back to the Trust with recommendations.

The trust discussed possible location of the trash containers. The new owners will like to share trash service.

The single family will have the trash containers located to the corner edge of the driveways on the left, and the other two units will share the same location, near the transformer's box.

An enclosure will be installed at the designated locations as to screened the trash containers from public view.

4. Home Preservation inspections – Status Update

The home inspections are almost done; the Trust will decide how to proceed once a complete list is available.

5. Other Business

a. 2018 Town Meeting

Chair Pastuszek will be the presenter representing the Trust at Town Meeting.

Chair Pastuszek mentioned the Melone property discussions that have taken place at previous BOS meetings. An RFP is looking for development proposals for the Melone property after a charrette was done in the Fall. From a housing point of view, they have been long discussions in the past about putting housing or mix use on this property.

Ms. Pastuszek asked if the Trust would like to make a statement about having a housing development at Melone in support of the housing authority's voice on this subject.

Selectman Iuliano clarified the RFP has not been issued yet, this RFP will have an open ended language acknowledging that it is located in a Research District and possible changes to zoning could be consider.

Motion made seconded to send a letter supporting housing to BOS.

Future Items to discuss:

- What activity would the Trust plan out for the next few years. (Home Preservation Program)
- Voucher program (Buy down rent affordability for couple of units) being part of the action plan program. (CPA Funds).

There being no further business, the meeting was adjourned at 9:03 a.m.