



# Town of Sudbury

*Sudbury Housing Trust*

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Sudbury Housing Trust  
Minutes  
March 23, 2018 at 8:00 AM  
Silva Conference Room  
Flynn Building, 278 Old Sudbury Road

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

Regrets: Kelley Cronin.

Others present: Elizabeth Rust and Meagen Donoghue.

## Welcome and Announcements

### 1. Minutes

- a. Approve the regular meeting minutes of 2/26/18.

Motion made, seconded and voted to approve 2/26/18 regular meeting Minutes.

### 2. Finances

- a. VOTE to ratify the February Transactions.

Motion made, seconded and voted to approve February, 2018 transactions.

Selectman Iuliano shared that during CPC process, two Selectmen noted the percentage amount designated for housing was slightly over by 2% between the RHSO Membership and the Trust request for 10%. In the end BOS voted in support of the CPA funds for housing in a percentage of 12%.

Ms. Rust updated the Trust regarding DHCD issuing a policy qualification memo that will impact the Northside Meadows project in Framingham a 55 year plus development, proposed under inclusionary zoning of the Framingham local Bylaw, one of the Bylaws prohibits children in the 55 and older units. The DHCD memo states children cannot be prohibited in 55 years old communities in order for these units to be including in the housing inventory. After the DHCD memo the expected income for services from the Trust for this large lottery contract for Brendon Homes may change. The new DHCD policy might impact the Black Birch project in Concord as well.

### 3. Maynard Road

The Trust will visit the site the week of April 9, 2018, Meagen Donoghue will coordinate the site visit and Mr. Morrison will participate of the visit as well as Leonardi Aray, Mark Herweck, Bill O'Rourke, Beth Suedmeyer and the developers. The Trust will review the driveway condition, location of sheds, screening for trash containers and markings of property delineation. The Trust believes Meridian should go back to re-stake the markings on the property relative to the property line. The shed for the duplex was delivered.

### 4. Trust future action plan – Initial discussion

There was not discussion on this item.

### 5. Home Preservation Inspections – Status update.

Home Preservations Inspections are undergoing. When the inspections are completed the Trust will review the results at a later meeting. About 6 inspections have been completed so far.

6. Other Business

a. SHA application to MassHousing – Review and possible VOTE of support.

The Trust review an application that the SHA is submitting to MassHousing requesting a grant for technical assistance for a feasibility study to possibly create up to 12 new units of rental housing on the following sites: Fairbank Circle, Old Meadow Road, Pine Street, Musketaquid, DPW site on Old Lancaster Road, this application is requesting 20K to 25K. The Trust suggested to increase the amount requested to 50K.

Chair Pastuszek shared the SHA hopes to receive a letter of support from the Trust.

Motion made, seconded and voted to authorize Chair Pastuszek to sign a letter supporting the application from SHA to MassHousing for the grant requested.

On another note, DHCD hired Chris Kluchman, former Land Use Management Director of Westford, to be the Housing Choice Program Director, she coordinates the Housing Choice Initiative. Housing Choice is a designation received by communities, with this designation they can access some benefits and priorities, as well as placement in local community grants. Deadline to apply for this designation is April 30, 2018, Meagen Donoghue is working on it and asked the Trust for a letter of Support for the application.

Motion made, seconded and voted to authorize Chair Pastuszek to sign a letter of support.

- Small Grant Application deadline for the Spring application period is March 30.

There being no further business, the meeting was adjourned at 9:01 a.m.