

Town of Sudbury

Housing Trust

HousingTrust@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314
www.sudbury.ma.us/housingtrust

AGENDA

Thursday, November 12, 2020

8:00 AM

Virtual Meeting

Here are the meeting details for residents to participate in this meeting.

Please click the link below to join the virtual Housing Trust Meeting:

<https://us02web.zoom.us/j/85164326118>

For audio only, call the number below and enter the Meeting ID on your phone keypad:

Call In Number: 978-639-3366 or 470-250-9358

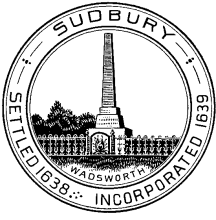
Meeting ID: 851 6432 6118

Welcome and Announcements

1. Minutes
 - a. Approve Meeting Minutes of October 8, 2020
2. Finances
 - a. FY22 Community Preservation Act Funding Request – Community Preservation Committee Hearing and Questions
 - b. Accept Lottery Contract for Lexington Meadows Moderate Income Unit
 - c. FY22 RHSO Support
3. New Business
 - a. 67-73 Nobscot Road – Possible Property Acquisition
4. Emergency Rental Assistance Program (ERAP)
 - a. Status Update
5. Other Business
 - a. Sudbury Housing Authority Update
 - b. Resale: 6 Old County Road, Unit 11 – Applications Accepted through November 13, 2020

Upcoming Meeting Schedule: 2nd Thursday of Each Month at 8:00 AM: December 10, 2020

These agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.



Town of Sudbury

Housing Trust

HousingTrust@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314
www.sudbury.ma.us/housingtrust

DRAFT MINUTES

OCTOBER 8, 2020 AT 8:00 AM

VIRTUAL MEETING

Housing Trust Members Present: Chair Cynthia Howe, Kelley Cronin, Janie Dretler, Robert Hummel, and John Riordan

Housing Trust Members Absent: Carmine Gentile and Susan Scotti

Others Present: Pat Brown, Executive Director of the Sudbury Housing Authority Sheila Cusolito, Director of Planning and Community Development Adam Duchesneau, and Director of the Regional Housing Services Office (RHSO) Elizabeth Rust

Ms. Cronin, as the Vice Chair, called the Housing Trust meeting to order at 8:13 AM.

1. Minutes

a. Approve Meeting Minutes of September 10, 2020

Mr. Hummel made a motion to approve the minutes of September 10, 2020. Mr. Riordan seconded the motion. Roll Call Vote: Ms. Howe – Absent, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Hummel – Aye, and Mr. Riordan – Aye.

At this time Ms. Howe joined the meeting and assumed the duties as Chair.

2. Housing Trust Operations

a. Board Reorganization

The members discussed interest in serving as Chair and/or Vice Chair.

Ms. Cronin made a motion to nominate Ms. Howe for Chair and Mr. Riordan for Vice Chair. Mr. Hummel second the motion. Roll Call Vote: Ms. Howe – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Hummel – Aye, and Mr. Riordan – Aye.

3. Finances

a. Vote to Ratify the FY21 August and September Transactions

Ms. Rust provided a brief overview of the transactions for August and September of FY2021.

Mr. Riordan made a motion to approve the FY2021 August and September Transactions. Mr. Hummel seconded the motion. Roll Call Vote: Ms. Howe – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Hummel – Aye, and Mr. Riordan – Aye.

b. FY22 Community Preservation Act (CPA) Request – Application due October 9, 2020

Ms. Rust noted an FY2022 15% housing allocation request would be made to contribute to the Housing Trust which would total \$388,500. Ms. Rust stated she was working on the Community Preservation Committee application form to submit it for the October 9, 2020 deadline the next day.

Mr. Riordan confirmed it would be up to the Community Preservation Committee and Town Meeting as to whether the amount would be allocated, and Ms. Rust indicated that was correct.

4. Small Grant Program/Home Preservation Grant

a. Increase for Applicant #100, Home Preservation Unit

Ms. Rust noted the Applicant was seeking an \$800 increase to their Small Grant/Home Preservation Grant for HVAC system upgrades and pointed out the how the Applicant had been awarded \$5,000 back in 2019. The grant funding increase would bring the Applicant's total award through the grant program to \$5,800.

Ms. Howe inquired about the necessity of the repairs and was curious to know if there were other repairs which would be a higher priority to the upgrades to the air conditioning system. Ms. Rust indicated there were no other higher priority repairs which were needed.

Ms. Howe stated if they were seeking improvements to the heating and air conditioning systems, she would like to fund the entire project.

Mr. Riordan made a motion to approve the request for \$5,800 of funding with approval for up to \$8,600 with confirmation the Applicant would be fixing/upgrading the heating system under the Home Preservation Grant. Ms. Howe seconded the motion. Roll Call Vote: Ms. Howe – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Hummel – Aye, and Mr. Riordan – Aye.

5. Emergency Rental Assistance Program (ERAP)

a. Update

Ms. Rust stated her office was continuing to process ERAP applications and there were no new applications to date.

Mr. Riordan noted in his personal volunteer work, he had seen a significant increase in requests for rental assistance over the last few months.

Ms. Howe asked how long the ERAP would last at its current utilization rate. Ms. Rust indicated funding would last until approximately December or January.

At this time Mr. Duchesneau left the meeting.

6. Resale Update

a. 18 Pinewood Avenue – Closed

Ms. Rust stated the resale process of this Housing Trust Home Preservation unit had been completed on October 1, 2020.

b. 6 Old County Road (Villages at Old County Road) – Unit 11

Ms. Rust indicated the owner of this affordable dwelling unit had submitted a notice of intent to sell the unit and her office was now starting the resale process.

7. Other Business

a. Sudbury Housing Authority Update

Ms. Cusolito noted the Sudbury Housing Authority and Massachusetts Housing Partnership were conducting site walks to assess the feasibility of the Town properties under consideration for new housing construction. She also stated the Sudbury Housing Authority was recruiting for a new board member and was conducting outreach.

b. Senate Bill Update

Since Mr. Gentile was not in attendance, the Housing Trust decided to wait until a future meeting to discuss this item.

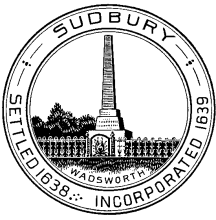
c. Cold Brook Crossing Residential Development – Housing Trust Monitoring Agent

Ms. Rust stated the next step for the Housing Trust would be to check in on the status of the Monitoring Agent for this project.

8. Upcoming Meeting Schedule: 2nd Thursday of Each Month at 8:00 AM: November 12, 2020 and December 10, 2020

Ms. Rust noted the upcoming meeting schedule in November and December of 2020 for the Housing Trust.

At 9:30 AM, Ms. Howe made a motion to adjourn the meeting. Ms. Cronin seconded the motion. Roll Call Vote: Ms. Howe – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Hummel – Aye, and Mr. Riordan – Aye.



Town of Sudbury

Housing Trust

Flynn Building
 278 Old Sudbury Road
 Sudbury, MA 01776
 978-639-3387
 Fax: 978-443-0756

HousingTrust@sudbury.ma.us

www.sudbury.ma.us/housingtrust

November 4, 2020

To: Sudbury Housing Trust

From: Liz Rust

RE: 2020 CPA request

The Trust has asked for 15% of CPA annual revenue, equating to approximately \$388,500, using 2019 revenue of \$2,259,000.

This is planned for two programs:

1. Create one unit of affordable housing through the Home Preservation program for approximately \$275,000. The average Trust subsidy for a unit of housing in this program was \$191,000, using past examples from the 8 homes in the program, the most recent from FY16. Given the home price increases in the last 5 years, this might be more realistically up to \$275,000.

	Example 3BR Home	7 homes on Zillow today under \$575k
Seller's Price	\$550,000	
Transaction Costs	\$22,130	
Total cost	\$572,130	
Buyer Price	\$300,000	
Trust Subsidy	\$272,130	

2. Assist 3 to 4 extremely low income rental households with rental assistance, for a total of approximately \$113,500 – the approximate amount available after the Home Preservation. Building on the Emergency Rental Assistance Program, extend rental assistance to extremely low income household with rental assistance. This program aligns with the purpose of the Trust, which is to provide for the preservation and creation of affordable housing in the Town of Sudbury for the benefit of low and moderate income households.

This program would provide the different between 30% of the tenant income and the 'affordable' 80% rent, similar to Section 8 voucher program. The program would commit to those funds for 2 years for each household awarded, for an approximate amount of \$31,000 per household.

2 Bedroom 80% AMI rent	\$2,166	Low Income gross rent – Avalon, Cold Brook
2 Bedroom 30% AMI rent	\$865	Extremely Low Income
Monthly Rent Subsidy	\$1,301	Estimate
Annual Rent Subsidy	\$15,612	
Two Years	\$31,224	
Number of vouchers for \$113.5k	3.64	

Sudbury Lottery and Monitoring Contracts

Project Name	Contracting Entity	Project Location	Type	Program	# Units	Per Unit	Gross	Mktg Expenses	Net	Status	Marketing Start Date	Completion Date
Lexington - Lexington Meadows	RHSO Town	Lexington	Lottery - Initial Sale	LIP LAU	1	\$10,000	\$10,000	\$2,500	\$7,500	0 - Proposed		
High Meadows	Private Developer	Westwood	Lottery - Initial Sale	LIP LAU	3	\$4,000	\$12,000	\$1,500	\$10,500	1 - Proposed		
Holliston Housing Trust	Other Town	Holliston	Lottery - Initial Sale	DHCD/LIP	2	\$3,000	\$6,000	\$1,000	\$5,000	2 - AFHMP		
Brook School	RHSO Town	Weston	Lottery - Initial Sale	LIP LAU	6	\$1,000	\$6,000	\$1,500	\$4,500	2 - AFHMP		
Post Office Crossing	RHSO Town	Acton	Lottery - Initial Sale	LIP 40B	3	\$5,500	\$16,500	\$2,000	\$14,500	3 - Active	Jun-18	20-Nov
Pine Hill Village	Private Developer	Harvard	Lottery - Initial Sale	MH 40B	6	\$3,800	\$22,800	\$2,000	\$20,800	3 - Active	May-20	
Medford - Wellington Woods	Private Developer	Medford	Lottery - Initial Sale	LIP LAU	20	\$1,750	\$35,000	\$2,500	\$32,500	3 - Active	May-20	
Postmark Square	Private Developer	Reading	Lottery - Initial Sale	40R	10	\$2,500	\$25,000	\$2,000	\$23,000	3 - Active	Mar-20	
Fields at Sherborn	Private Developer	Sherborn	Lottery - Initial Sale	MH 40B - MWCD	8	\$2,500	\$20,000	\$2,000	\$18,000	3 - Active	May-19	
Trail Ridge2	Private Developer	Harvard	Lottery - Initial Sale	MH 40B - CHAPA	6	\$4,000	\$27,000	\$2,000	\$25,000	3 - Active	Aug-18	
Corey Street	Private Developer	Melrose	Monitoring	Recertification	4	\$500	\$2,000	\$0	\$2,000	4 - Annual		
Messenger Woods	Private Developer	Plainville	Monitoring		6	\$250	\$1,750	\$0	\$1,750	4 - Annual		
Village at Bedford Woods	RHSO Town	Bedford	Lottery - Initial Sale	MH 40B	6	\$2,500	\$15,000	\$2,000	\$13,000	5 - On Hold		
Village on the Green	Private Developer	Holliston	Lottery - Initial Sale	MH 40B	4	\$3,000	\$12,000	\$2,000	\$10,000	5 - On Hold		
Chamberlain St	Private Developer	Hopkinton	Lottery - Initial Sale	LIP LAU	3	\$2,500	\$7,500	\$1,500	\$6,000	5 - On Hold		
Pleasant Street	Private Developer	Ipswich	Lottery - Initial Sale	MH 40B - MWCD	2	\$3,000	\$6,000	\$2,000	\$4,000	5 - On Hold		
212 Central	RHSO Town	Acton	Lottery - Resale		1	\$3,367	\$3,367	\$0	\$3,367	Complete	Apr-17	FY17
442 Mass Ave #1	RHSO Town	Acton	Lottery - Resale		1	\$5,600	\$5,600	\$0	\$5,600	Complete	Oct-16	FY17
14 Wampus Ave #22	RHSO Town	Acton	Lottery - Resale	DHCD LIP	1	\$2,940	\$2,940	\$0	\$2,940	Complete	May-15	FY14
Blanchard Place	RHSO Town	Acton	Lottery - Resale	DHCD LIP	1	\$3,600	\$3,600	\$0	\$3,600	Complete	May-14	FY14
Faulkner Mills	RHSO Town	Acton	Lottery - Resale	DHCD LIP	1	\$3,600	\$3,600	\$0	\$3,600	Complete	Sep-15	FY16
Parker Village	RHSO Town	Acton	Lottery - Resale	DHCD LIP	1	\$1,000	\$1,000	\$0	\$1,000	Complete	May-14	FY14
Robbins Brook	RHSO Town	Acton	Lottery - Resale	DHCD LIP	1	\$3,000	\$3,000	\$0	\$3,000	Complete	May-13	FY14
Pine Hill Crossing	RHSO Town	Bedford	Lottery - Initial Sale	LIP LAU	4	\$3,000	\$12,000	\$2,000	\$10,000	Complete	Feb-19	Apr-20
Evergreen	RHSO Town	Bedford	Lottery - Initial Sale	LIP LAU	3	\$2,500	\$7,500	\$2,000	\$5,500	Complete	Feb-18	FY19
Fox Run	RHSO Town	Bedford	Lottery - Initial Sale	LIP LAU	1	\$5,000	\$5,000	\$2,000	\$3,000	Complete	Mar-17	FY18
Cottages at Depot Crossing	RHSO Town	Bedford	Lottery - Initial Sale	LIP LAU	1	\$5,000	\$5,000	\$2,000	\$3,000	Complete	Mar-17	FY18
Bedford Woods	RHSO Town	Bedford	Lottery - Resale		1	\$2,500	\$2,500	\$150	\$0	Complete	May-14	FY15
Oakley Neighborhood	Private Developer	Belmont	Lottery - Initial Sale	40R	3	\$3,000	\$9,000	\$1,000	\$8,000	Complete	Apr-11	FY13
294 Codman Hill Rd	Other Town	Boxborough	Lottery - Resale	DHCD LIP	1	\$1,800	\$1,800	\$125	\$1,675	Complete	Jul-08	FY09
Brookside Square	RHSO Town	Concord	Lottery - Initial Lease	LIP LAU	8	\$2,250	\$18,000	\$1,500	\$16,500	Complete	Oct-14	FY15
Black Birch II	RHSO Town	Concord	Lottery - Initial Sale	LIP LAU - AR	2	\$3,000	\$6,000	\$2,000	\$4,000	Complete	Aug-19	Mar-20
Black Birch I	RHSO Town	Concord	Lottery - Initial Sale	AR	3	\$6,000	\$18,000	\$2,500	\$15,500	Complete	Mar-16	FY17
Finigan's Way	RHSO Town	Concord	Lottery - Initial Sale	LIP LAU	6	\$2,500	\$16,000	\$1,000	\$15,000	Complete	Oct-09	FY12
Lalil Woods	RHSO Town	Concord	Lottery - Initial Sale	DHCD LIP	6	\$2,500	\$16,890	\$1,000	\$15,890	Complete	Jun-10	FY11
Millstone Concord	RHSO Town	Concord	Lottery - Initial Sale	LIP LAU	1	\$5,000	\$5,000	\$1,500	\$3,500	Complete	Dec-15	FY17
Riverwalk	RHSO Town	Concord	Lottery - Initial Sale	Special Permit	1	\$5,000	\$5,000	\$0	\$5,000	Complete	Sep-11	FY12
10 Emerson Annex	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$2,500	\$2,500	\$0	\$2,500	Complete	May-11	FY12
1249 Elm Street	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$2,945	\$2,945	\$0	\$2,945	Complete	Sep-13	FY14
14 Dunbar Way	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$4,000	\$4,000	\$0	\$4,000	Complete	Dec-07	FY08
329 Walden Street	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$3,638	\$3,638	\$0	\$3,638	Complete	Jun-13	FY14
333 Walden Street	RHSO Town	Concord	Lottery - Resale	DHCD LIP	2	\$3,600	\$7,200	\$0	\$7,200	Complete	Feb-14	FY14
4 Emerson Annex	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$500	\$500	\$0	\$500	Complete	Jan-08	FY08
7 Emerson Annex	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$2,500	\$2,500	\$0	\$2,500	Complete	May-10	FY11
8 Emerson Annex	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$3,000	\$3,000	\$0	\$3,000	Complete	Sep-09	FY10
87 Elm Brook	RHSO Town	Concord	Lottery - Resale	Special Permit	1	\$4,000	\$4,000	\$0	\$4,000	Complete	Mar-08	FY08
95 Conant Street #205	RHSO Town	Concord	Lottery - Resale	DHCD LIP	2	\$3,320	\$6,640	\$0	\$6,640	Complete	Mar-14	FY14
95 Conant Street #319	RHSO Town	Concord	Lottery - Resale	DHCD LIP	2	\$3,000	\$6,000	\$0	\$6,000	Complete	Dec-13	FY14
329 Walden Street	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$3,600	\$3,600	\$0	\$3,600	Complete	Feb-17	FY14
1284 Elm Street	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$3,000	\$3,000	\$0	\$3,000	Complete	TBD	FY14
Brookside Square	RHSO Town	Concord	Monitoring		8	\$100	\$800	\$0	\$1,000	Complete	Aug-16	FY18
Elm Court	RHSO Town	Concord	Monitoring	MassHousing NEF 40B	2	\$1,050	\$8,400	\$0	\$8,400	Complete	Aug-08	FY14
Assessor Contract	RHSO Town	Concord	Other		0	\$2,625	\$2,625	\$0	\$2,625	Complete	Jan-11	FY11
Emerson Green	Other Town	Devens	Lottery - Initial Sale	DHCD LIP	1	\$5,000	\$5,000	\$2,000	\$3,000	Complete	Oct-16	FY14
Montage/Danforth Farm	Private Developer	Frammingham	Lottery - Initial Sale	LIP LAU	17	\$2,500	\$42,500	\$7,500	\$35,000	Complete	Oct-14	FY16
Trail Ridge1	Private Developer	Harvard	Lottery - Initial Sale	MH 40B - CHAPA	3	\$4,000	\$12,500	\$2,000	\$10,500	Complete	Aug-14	FY15
Trail Ridge	Private Developer	Harvard	Lottery - Initial Sale	MH 40B - CHAPA	2	\$4,000	\$8,000	\$2,000	\$6,000	Complete	Jul-14	FY13
Wedgewood	Other Town	Holliston	Lottery - Initial Sale	DHCD/LIP	2	\$3,000	\$6,000	\$2,000	\$4,000	Complete	Feb-16	FY18
Holliston Housing Dev Corp	Other Town	Holliston	Lottery - Initial Sale	DHCD/LIP	1	\$5,000	\$5,000	\$1,000	\$4,000	Complete	Jun-12	FY13
Holliston Housing Trust	Other Town	Holliston	Lottery - Initial Sale	DHCD/LIP	1	\$4,000	\$4,000	\$1,000	\$3,000	Complete	Jul-14	FY13
Lexington - Jefferson Drive	RHSO Town	Lexington	Lottery - Initial Sale		3	\$3,000	\$9,000	\$2,500	\$6,500	Complete	Jun-19	
Manor House	RHSO Town	Lexington	Lottery - Initial Sale	LIP LAU	6	\$2,500	\$15,000	\$2,500	\$12,500	Complete	Aug-17	FY19
The Groves	Private Developer	Lincoln	Lottery - Initial Lease	AR	8	\$1,250	\$10,000	\$0	\$10,000	Complete	Jun-10	FY12
Battle Road Farm (1)	Other Town	Lincoln	Lottery - Resale		5	\$4,700	\$23,500	\$0	\$23,500	Complete	Jul-09	FY13
Battle Road Farm (2)	Other Town	Lincoln	Lottery - Resale		1	\$2,300	\$2,300	\$0	\$2,300	Complete	Mar-13	FY13
Battle Road Farm (3)	Other Town	Lincoln	Lottery - Resale		2	\$4,700	\$9,400	\$0	\$9,400	Complete	Jun-13	FY14
Battle Road Farm (4)	Other Town	Lincoln	Lottery - Resale		2	\$5,000	\$10,000	\$0	\$10,000	Complete	Apr-14	FY14
Battle Road Farm (5)	Other Town	Lincoln	Lottery - Resale		1	\$5,000	\$5,000	\$0	\$5,000	Complete	May-16	FY14
Battle Road Farm (5)	Other Town	Lincoln	Lottery - Resale	Special Permit	1	\$5,000	\$5,000	\$0	\$5,000	Complete	Apr-15	FY14
The Groves	Private Developer	Lincoln	Monitoring	Special Permit	8	\$750	\$6,000	\$0	\$6,000	Complete	Sep-11	FY15
Willowdale Estates	Private Developer	Mansfield	Lottery - Initial Sale	LIP LAU	3	\$2,500	\$7,500	\$1,500	\$6,000	Complete	Jun-19	Feb-20
Fulton Residences	Private Developer	Medford	Lottery - Initial Sale		1	\$4,000	\$4,000	\$1,000	\$3,000	Complete	Aug-11	FY12
Corey Street	Private Developer	Melrose	Lottery - Initial Sale	LIP LAU - Rental	4	\$3,000	\$14,000	\$2,000	\$12,000	Complete	Feb-18	FY19
Needham Place	Private Developer	Needham	Lottery - Initial Lease		1	\$5,000	\$5,000	\$1,500	\$3,500	Complete	Aug-14	FY15
Ellis Heights	Private Developer	Newton	Lottery - Initial Sale	DHCD LIP	1	\$4,500	\$4,500	\$0	\$4,500	Complete	May-10	FY11
Walnut Street	Other Town	Newton	Lottery - Resale	DHCD LIP	1	\$3,000	\$3,000	\$0	\$3,000	Complete	Nov-12	FY13
Gumps	Other Town	Norfolk	Lottery - Initial Sale	DHCD LIP	5	\$2,500	\$12,500	\$1,000	\$11,500	Complete	Aug-11	FY12
Messenger Woods	Private Developer	Plainville	Lottery - Initial Lease		6	\$2,000	\$12,000	\$2,500	\$9,500	Complete	Jan-16	FY17
278 Maynard Road	RHSO Town	Sudbury	Lottery - Initial Sale		3	\$0	\$0	\$2,500	-\$2,500	Complete	Jun-15	FY17
Home Preservation	RHSO Town	Sudbury	Lottery - Initial Sale	MH 40B	6	\$0	\$0	\$1,000	-\$1,000	Complete	Feb-08	NA
Landham Crossing	RHSO Town	Sudbury	Lottery - Initial Sale	MH 40B	8	\$2,500	\$20,000	\$3,000	\$17,000	Complete	Nov-12	FY15
Snowberry Lane	RHSO Town	Sudbury	Lottery - Initial Sale	MH 40B	2	\$7,500	\$15,000	\$1,900	\$13,100	Complete	Nov-06	FY07
Villages at Old County Rd	RHSO Town	Sudbury	Lottery - Initial Sale	MH 40B	10	\$4,000	\$39,900	\$3,000	\$36,900	Complete	Nov-08	FY12
Carriage Lane	RHSO Town	Sudbury	Lottery - Resale		1	\$1,800	\$1,800	\$300	\$1,500	Complete	Aug-18	FY19
Carriage Lane	RHSO Town	Sudbury	Lottery - Resale		1	\$1,500	\$1,500	\$0	\$1,500	Complete	Apr-13	FY14
Landham Crossing	RHSO Town	Sudbury	Monitoring		8	\$1,500	\$12,000	\$0	\$12,000	Complete	Aug-14	Perpetuity
Snowberry Lane	RHSO Town	Sudbury	Monitoring		2	\$6,500	\$13,000	\$1,500	\$11,500	Complete	Nov-06	Perpetuity
Villages at Old County Rd	RHSO Town	Sudbury	Monitoring		10	\$1,400	\$14,000	\$3,000	\$11,000	Complete	Dec-08	Perpetuity
Andover Estates	Private Developer	Tewksbury	Lottery - Initial Sale	MH 40B	5	\$3,000	\$15,000	\$2,000	\$13,000	Complete	Aug-11	FY13
5 Repton Circle	Private Developer	Watertown	Lottery - Resale		1	\$3,918	\$3,918	\$500	\$3,418	Complete	Oct-18	FY19
Sage Hill	Private Developer	Wayland	Lottery - Initial Sale	DHCD LIP/Special Perm	1	\$5,400	\$5,400	\$1,000	\$4,400	Complete	Apr-11	FY12
Wayland Commons	Private Developer	Wayland	Lottery - Initial Sale	FHLB 40B	12	\$2,500	\$30,000	\$2,000	\$28,000	Complete	Oct-10	FY13
Wayland Gardens	Private Developer	Wayland	Lottery - Initial Sale	FHLB 40B	3	\$2,500	\$7,500	\$1,000	\$6,500	Complete	Jul-09	FY10
307 Trout Brook (Oxbow)	Other Town	Wayland	Lottery - Resale	DHCD 40B	1	\$2,500	\$2,500	\$0	\$2,500	Complete	Nov-10	FY11
308 Willow Brook	Other Town	Wayland	Lottery - Resale	DHCD LIP	1	\$2,500	\$2,500	\$0	\$2,500	Complete	Aug-09	FY10

Sudbury Lottery and Monitoring Contracts

Project Name	Contracting Entity	Project Location	Type	Program	# Units	Per Unit	Gross	Mktg Expenses	Net	Status	Marketing Start Date	Completion Date
89 OxBow	Other Town	Wayland	Monitoring	Other financing	16	\$563	\$9,000	\$0	\$9,000	Complete	Apr-09	FY14
WHDC	Other Town	Wellesley	Lottery - Initial Sale	DHCD LIP	3	\$2,500	\$7,500	\$1,000	\$6,500	Complete	Sep-10	FY11
Highland Meadows	Private Developer	Weston	Lottery - Initial Sale	LIP LAU - AR	6	\$2,750	\$18,000	\$4,000	\$14,000	Complete	Nov-09	FY13
6 Upham Way	RHSO Town	Weston	Lottery - Resale	DHCD LIP	1	\$3,000	\$3,000	\$0	\$3,000	Complete	Feb-13	FY13
815B Boston Post Rd	RHSO Town	Weston	Lottery - Resale	DHCD LIP	1	\$2,500	\$2,500	\$0	\$2,500	Complete	May-11	FY12
Lalli Terrace	RHSO Town	Acton	Lottery - Initial Lease	DHCD 40B	0	\$0	\$0	\$0	\$0	Terminated	Dec-14	
176 Swanson Rd	Other Town	Boxborough	Lottery - Resale	DHCD LIP	0	\$0	\$0	\$0	\$0	Terminated	Dec-12	FY13
Summerfields	Other Town	Boxborough	Lottery - Resale	MassHousing NEF 40B	0	\$0	\$0	\$0	\$0	Terminated	Dec-08	FY09
Whitin Reservoir Estates	Private Developer	Douglas	Lottery - Initial Sale	On Hold	0	\$0	\$0	\$0	\$0	Terminated		
Dover Farms	Private Developer	Dover	Lottery - Initial Sale	FHLB 40B	0	\$0	\$0	\$0	\$0	Terminated	May-13	FY14
Northside Meadow	Private Developer	Framingham	Lottery - Initial Sale	LIP LAU - AR	0	\$0	\$0	\$0	\$0	Terminated		
Holliston Housing Trust	Other Town	Holliston	Lottery - Initial Sale	DHCD/LIP	0	\$0	\$0	\$0	\$0	Terminated	Jun-12	FY13
Derby Street	Private Developer	Newton	Monitoring	MassHousing NEF 40B	0	\$0	\$0	\$0	\$0	Terminated	Mar-13	Perpetuity
Angell Brook	Private Developer	West Boylston	Lottery - Initial Sale	DHCD LIP	0	\$0	\$0	\$0	\$0	Terminated	Jan-11	FY11
			Total contracted		346	\$2,524	\$873,413	\$99,975	\$771,288			
			45 Lottery - Initial Sale		220	\$540,090	\$2,455	Private	\$336,868	157	\$2,146	42%
			38 Lottery - Resale		45	\$149,423	\$3,321	Other Town	\$110,875	47	\$2,359	14%
			9 Monitoring		64	\$62,650	\$979	RHSO Town	\$346,545	148	\$2,342	44%
			5 Lottery - Initial Lease		23	\$39,500	\$1,717	FY19	\$30,500	36%		
			1 Other		0	\$2,625		FY20	\$35,500	35%		
					352	\$794,288			\$794,288	352		



Regional Housing Services Office

Serving Acton, Bedford, Concord, Lexington, Lincoln, Maynard, Sudbury, Wayland, and Weston

Office Address: 37 Knox Trail, Acton, MA 01720
Phone: (978) 287-1092

Website: WWW.RHSOhousing.org
Email: INFO@RHSOhousing.org

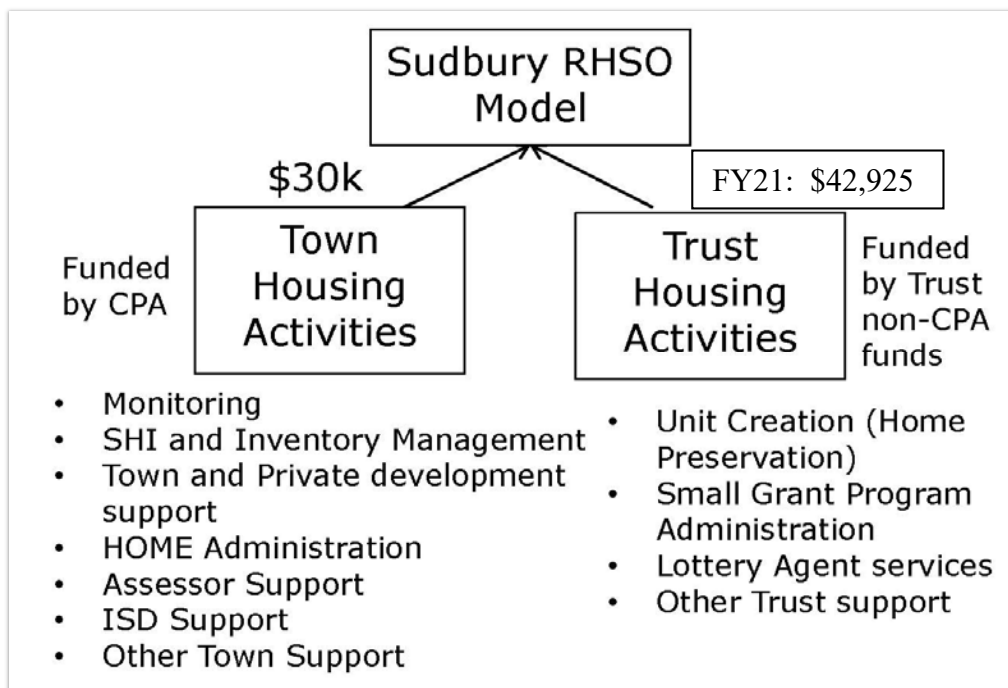
November 10, 2020

To: Sudbury Housing Trust
From: Liz Rust
RE: RHSO fee FY22

To the Trust,

I am writing about the RHSO fee for the Sudbury Housing Trust to obtain the Trust commitment for FY22 for the RHSO Budget.

Here's the model:



In FY21, one-third so far (through October):

- Sudbury paid \$72,925 for 935 hours, \$30k from CPA and the rest from the Trust
- So far in FY21, one-third so far (through October) used 337, a bit over the annualized amount of 311 – 201 for the Trust work, and 136 for the Town. Trust drivers are ERAP, lottery and resales

For FY22:

- 935 hours will cost \$75,000 (rounded), due to \$2.14 increase in billing rate
- Traditionally, the Trust pays everything over \$30k, so the trust portion would be \$45,000
- Note that any paid-for and unused hours are applied to the next year, so they are not forfeited
- The Monitoring and Lottery fees more than pay for the Trust portion. FY22 will be no exception.

**Sudbury Housing Trust
Financial Projection - Detail**

Description	Line#	FY07, FY08	FY19	FY20	FY21				FY22	Total
		Actual	Actual	Preliminary	Actual	Remaining	Projected	Planned	Projected	
Housing Unit Creation										
Cumulative #units created	1	2	14	14						
Cumulative per unit subsidy of created units	2	\$144,116	\$181,812	\$181,812						
Annual #Trust Created Units	3	2	0	0						
Annual \$Trust Created Units	4	\$288,231	\$0	\$0						
Total subsidy of created units	5	\$288,231	\$2,545,366	\$2,545,366						
#Trust Assisted Units	6	0	126	126						
\$Trust Assisted Units	7	\$0	\$650,000	\$650,000						
Cumulative per unit subsidy of assisted units	8	\$0	\$5,158.73	\$5,158.73						
Detailed Statement of Revenues and Expenditures										
Carry Forward	10	\$0	\$282,346	\$222,566		\$153,131	\$153,131	\$157,699	\$157,699	
Fees - 712543/430000	20	\$53,066	\$81,068	\$70,332	\$7,050	\$90,943	\$97,993	\$93,450	\$72,190	\$861,497
Sudbury Resales	25	\$0	\$1,500.00	\$5,382		\$4,993	\$4,993		\$5,000	\$19,517
External Contracts (sum of below)	26	\$49,600	\$79,568	\$64,950	\$7,050	\$85,950	\$93,000		\$67,190	\$830,160
<i>Weston Brook School</i>	261		<i>\$2,000</i>	<i>\$1,000</i>		<i>\$5,000</i>	<i>\$5,000</i>		<i>\$0</i>	<i>\$53,803</i>
<i>Acton - PO Crossing</i>	262		<i>\$4,000</i>	<i>\$4,000</i>		<i>\$8,000</i>	<i>\$8,000</i>			<i>\$16,500</i>
<i>Bedford Woods</i>	263		<i>\$2,000</i>			<i>\$7,200</i>	<i>\$7,200</i>		<i>\$7,000</i>	<i>\$16,200</i>
<i>Harvard - Pine Hill Village</i>	264			<i>\$4,200</i>	<i>\$3,000</i>	<i>\$7,000</i>	<i>\$10,000</i>		<i>\$10,000</i>	<i>\$24,200</i>
<i>Harvard - Trail Ridge</i>	265		<i>\$20,000</i>	<i>\$3,500</i>		<i>\$3,500</i>	<i>\$3,500</i>			<i>\$39,500</i>
<i>Holliston - Holliston Trust</i>	266			<i>\$1,000</i>		<i>\$5,000</i>	<i>\$5,000</i>			<i>\$6,000</i>
<i>Medford Wellington Woods</i>	267				<i>\$2,000</i>	<i>\$16,000</i>	<i>\$18,000</i>		<i>\$16,000</i>	<i>\$35,000</i>
<i>Reading - Postmark Sq</i>	268			<i>\$9,000</i>		<i>\$17,000</i>	<i>\$17,000</i>			<i>\$27,000</i>
<i>Sherborn - Fields</i>	269			<i>\$10,500</i>		<i>\$9,500</i>	<i>\$9,500</i>			<i>\$21,000</i>
<i>Holliston - Village Green</i>	270					<i>\$6,000</i>	<i>\$6,000</i>		<i>\$6,000</i>	<i>\$13,000</i>
<i>Hopkinton</i>	271		<i>\$1,000</i>				<i>\$0</i>		<i>\$6,500</i>	<i>\$7,500</i>
<i>Rental Recertification: Messenger, Corey St</i>	272		<i>\$7,650</i>	<i>\$3,750</i>	<i>\$2,050</i>	<i>\$1,750</i>	<i>\$3,800</i>		<i>\$3,750</i>	<i>\$40,950</i>
<i>MassHousing Monitoring</i>	273						<i>\$0</i>		<i>\$17,940</i>	<i>\$17,940</i>
<i>Completed</i>	299	<i>\$49,600</i>	<i>\$44,918</i>	<i>\$28,000</i>			<i>\$0</i>			<i>\$593,135</i>
CPA/Financing - 712549/497000	30	\$385,000	\$212,500	\$0	\$0.00	\$0.0	\$0		\$388,500	\$3,153,393
Other	315	\$0	\$0.00	\$0.00	\$0.00	\$0.0	\$0		\$0	\$3,897
CPA	32	\$385,000	\$212,500	\$0	\$0	\$0.0	\$0		\$388,500	\$3,148,996
Escrow Deposits - 712548/481000	40		\$0.00	\$0.00	\$0.00	\$0.0	\$0		\$0	\$0
Interest - 712548/482000, 712548/489000	41	\$17,491	\$12,623	\$16,311	\$1,187	\$9,813	\$11,000	\$11,000	\$11,000	\$96,667
Expenditures - 712557/522100	50	-\$56,136	-\$365,641	-\$155,299	-\$59,821	-\$42,104	-\$101,925	-\$82,000	-\$102,000	-\$3,582,686
RHSO	54		-\$36,571	-\$42,416	-\$42,925	\$0	-\$42,925		-\$43,000	-\$258,196
Programs - sum of below	56	-\$48,800	-\$313,346	-\$97,326	-\$12,000	-\$33,000	-\$45,000		-\$45,000	-\$2,958,077
<i>Program - Small Grants</i>	561	<i>\$0</i>	<i>-\$7,000</i>	<i>-\$16,900</i>	<i>\$0</i>	<i>-\$25,000</i>	<i>-\$25,000</i>		<i>-\$25,000</i>	<i>-\$260,840</i>
<i>Program - ERAF</i>	562			<i>\$0</i>	<i>-\$12,000</i>	<i>-\$8,000</i>	<i>-\$20,000</i>	<i>New item</i>	<i>-\$20,000</i>	<i>-\$40,000</i>
<i>Project - Grant: Coolidge/SHA</i>	564	<i>\$0</i>	<i>-\$250,000</i>	<i>-\$50,000</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>		<i>\$0</i>	<i>-\$450,000</i>
<i>Project - Home Preservation</i>	566	<i>-\$22,130</i>	<i>-\$41,634</i>	<i>-\$30,426</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>		<i>\$0</i>	<i>-\$1,290,208</i>
Lottery Expense (sum of below)	57	-\$6,622	-\$13,083	-\$15,557	-\$4,896	-\$9,104	-\$14,000		-\$14,000	-\$240,076
<i>Advertising/Insurance</i>	571	<i>-\$6,622</i>	<i>-\$13,083</i>	<i>-\$15,557</i>	<i>-\$4,896</i>	<i>-\$9,104</i>	<i>-\$14,000</i>		<i>-\$14,000</i>	<i>-\$179,147</i>
Trust portion of Salaries - 712551/511100	60	-\$7,306	-\$2,330.20	-\$934.79	-\$596	-\$1,904	-\$2,500	-\$2,500	-\$2,500	-\$222,009
Ending Balance	70	\$392,115	\$220,566.41	\$152,975.34	-\$52,180	\$209,879	\$157,699	\$177,649	\$524,889	
								\$177,649		
						\$0				
Analysis of Cumulative Non-CPA Revenue, versus Non-CPA Expenses										
		FY07, FY08	FY19	FY20			FY21			
CPA Revenue		\$385,000	\$212,500	\$0			\$0			
Non-CPA Revenue		\$70,557	\$93,691	\$86,643			\$108,993			
Non-CPA expenses (staff, Small Grant, lottery)		-\$13,928	-\$58,985	-\$75,808			-\$84,425			
CPA expenses (programs, units)		-\$49,514	-\$308,986	-\$80,426			-\$20,000			
Cumulative Non-CPA Revenue			\$594,266	\$680,909			\$789,902			
Cumulative Non-CPA Expenses			-\$583,827	-\$659,635			-\$744,060			
Difference			\$10,439	\$21,273			\$45,841			

From: Capone, Lori
Sent: Wednesday, November 4, 2020 11:24 AM
To: Hayes, Henry; Duchesneau, Adam
Subject: FW: Mayflower Property # 67-73 Nobscot Rd.

Hi Henry and Adam,

The Boy Scouts are looking to dispose of their property at 67-73 Nobscot Road. It currently contains some houses and they were looking to see if the Town would be interested in purchasing it for Conservation or Affordable Housing. It is surrounded by the scout reservation which is held under a CR which both SVT and the Town hold, but I think this particular piece of land may be more appropriate for affordable housing. I am not sure who the appropriate person would be to see if the Town would be interested. Hank Rauch (contact below) is the gentleman who would like to see if there is any interest in the Town purchasing.

Thanks,

Lori Capone

Conservation Coordinator
275 Old Lancaster Road
Sudbury, MA 01776
Tel: 978-440-5471

From: Hank Rauch [<mailto:hjrauch@gmail.com>]
Sent: Wednesday, October 28, 2020 3:20 PM
To: Capone, Lori <CaponeL@sudbury.ma.us>
Subject: Mayflower Property # 67-73 Nobscot Rd.

Lori;

Attached are some plans/drawings related to the 5.4 acre property owned by Mayflower Council. Per our conversation we would consider selling the property or merging into the existing C/R .

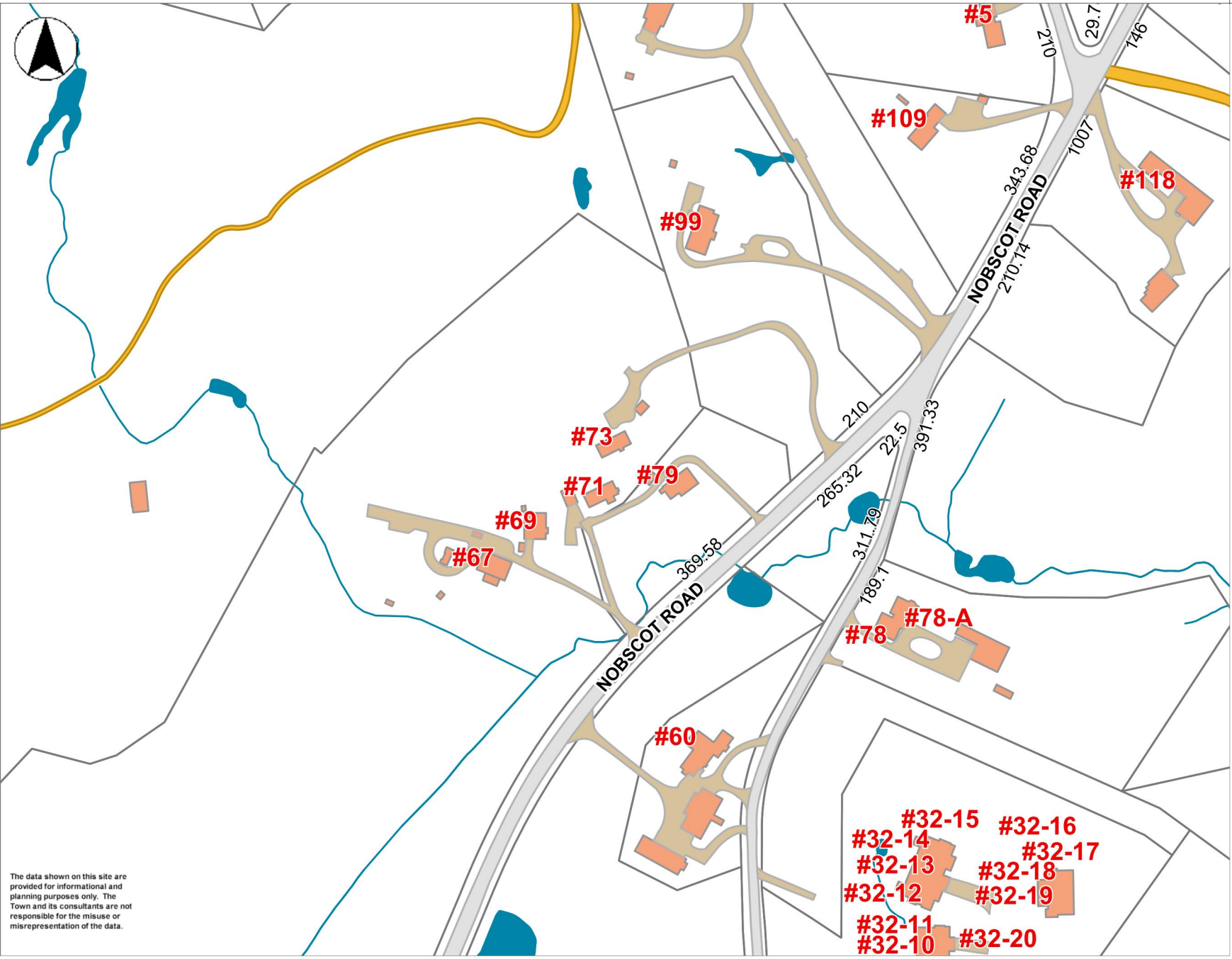
Please call or email if additional data will be helpful

Hank Rauch

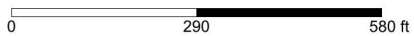
HJRauch@gmail.com<<mailto:HJRauch@gmail.com>>
Phone: 508-366-1292
Cell: 508-207-3225



- Bridges
- Driveways
- Parking Lots
- Medians
- Sidewalks
- Curbs
- Roads
 - Paved Roads
 - UnPaved Roads
- Parcels
- Streams Ortho
- Streams CIR
- Lake/Reservoir
- Buildings
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Streets



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Nobscot



© All Pictometry

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID	L06-0009	Account Number	
Prior Parcel ID	--	Property Location	67 NOBSCOT RD
Property Owner	NORUMBEGA COUNCIL INC C/O KNOX TRAIL INC BSA	Property Use	CHARITABLE
Mailing Address	490 UNION AVENUE	Most Recent Sale Date	12/29/1971
		Legal Reference	12134-420
City	FRAMINGHAM	Grantor	
Mailing State	MA	Zip	01702
Parcel Zoning	RESC	Sale Price	1
		Land Area	0.000 acres

Current Property Assessment

Land Value	0	Building Value	93,600	Total Value	93,900
------------	---	----------------	--------	-------------	--------

Building Description

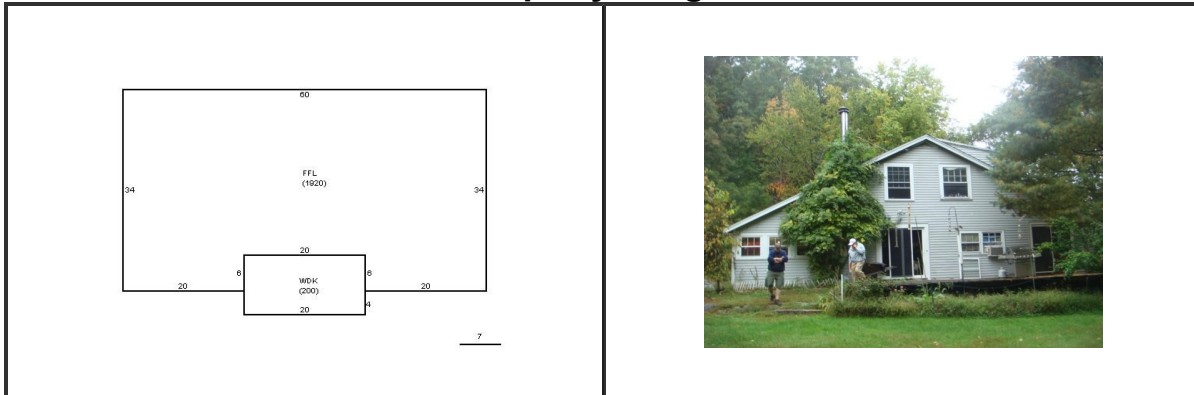
Building Style	LODGE	Foundation Type	SLAB	Flooring Type	ASPHL TILE
# of Living Units	1	Frame Type	WOODEN	Basement Floor	N/A
Year Built	1999	Roof Structure	GABLE	Heating Type	FORCED H/A
Building Grade	AVERAGE	Roof Cover	ASPHALT SH	Heating Fuel	GAS
Building Condition	Good	Siding	WOOD	Air Conditioning	0%
Finished Area (SF)	1920	Interior Walls	DRYWALL	# of Bsmt Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	2	# of Other Fixtures	0

Legal Description

Narrative Description of Property

This property contains 0.000 acres of land mainly classified as CHARITABLE with a(n) LODGE style building, built about 1999, having WOOD exterior and ASPHALT SH roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID	L06-0009	Account Number	
Prior Parcel ID	--	Property Location	69 NOBSCOT RD
Property Owner	NORUMBEGA COUNCIL INC C/O KNOX TRAIL INC BSA	Property Use	CHARITABLE
Mailing Address	490 UNION AVENUE	Most Recent Sale Date	12/29/1971
		Legal Reference	12134-420
City	FRAMINGHAM	Grantor	
Mailing State	MA	Zip	01702
ParcelZoning	RESC	Sale Price	1
		Land Area	28.677 acres

Current Property Assessment

Land Value	2,082,100	Building Value	59,900	Total Value	2,142,000
------------	-----------	----------------	--------	-------------	-----------

Building Description

Building Style	LODGE	Foundation Type	CONC BLOCK	Flooring Type	ASPHL TILE
# of Living Units	1	Frame Type	WOODEN	Basement Floor	CONCRETE
Year Built	1960	Roof Structure	GABLE	Heating Type	FORCED H/A
Building Grade	AVERAGE	Roof Cover	ASPHALT SH	Heating Fuel	GAS
Building Condition	Average	Siding	WOOD	Air Conditioning	0%
Finished Area (SF)	1665	Interior Walls	MINIMUM	# of Bsmt Garages	2
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	2	# of Other Fixtures	0

Legal Description

Narrative Description of Property

This property contains 28.677 acres of land mainly classified as CHARITABLE with a(n) LODGE style building, built about 1960 , having WOOD exterior and ASPHALT SH roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID	L06-0009	Account Number	
Prior Parcel ID	--	Property Location	71 NOBSCOT RD
Property Owner	NORUMBEGA COUNCIL INC C/O KNOX TRAIL INC BSA	Property Use	CHARITABLE
Mailing Address	490 UNION AVENUE	Most Recent Sale Date	12/29/1971
		Legal Reference	12134-420
City	FRAMINGHAM	Grantor	
Mailing State	MA	Zip	01702
Parcel Zoning	RESC	Sale Price	1
		Land Area	0.000 acres

Current Property Assessment

Land Value	0	Building Value	72,800	Total Value	79,300
------------	---	----------------	--------	-------------	--------

Building Description

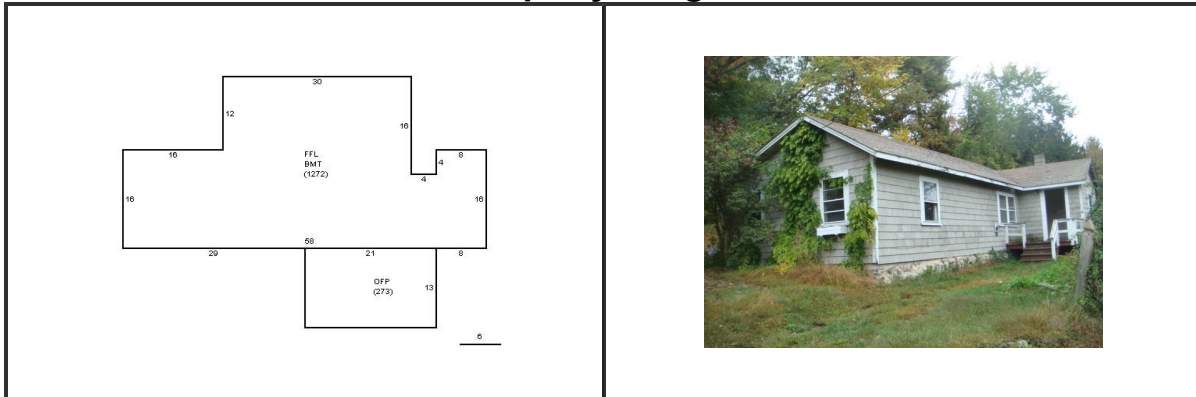
Building Style	CAMP,YRRND	Foundation Type	CONC BLOCK	Flooring Type	ASPHL TILE
# of Living Units	1	Frame Type	WOODEN	Basement Floor	CONCRETE
Year Built	1960	Roof Structure	GABLE	Heating Type	FORCED H/A
Building Grade	AVERAGE	Roof Cover	ASPHALT SH	Heating Fuel	GAS
Building Condition	Average	Siding	WOOD	Air Conditioning	0%
Finished Area (SF)	1272	Interior Walls	DRYWALL	# of Bsmt Garages	0
Number Rooms	5	# of Bedrooms	2	# of Full Baths	1
# of 3/4 Baths	0	# of 1/2 Baths	0	# of Other Fixtures	0

Legal Description

Narrative Description of Property

This property contains 0.000 acres of land mainly classified as CHARITABLE with a(n) CAMP,YRRND style building, built about 1960, having WOOD exterior and ASPHALT SH roof cover, with 1 unit(s), 5 room(s), 2 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Card 1 of 1

Location 79 NOBSCOT RD	Property Account Number	Parcel ID L07-0029 Old Parcel ID --
-------------------------------	-------------------------	---

Current Property Mailing Address

Owner HEFNER JAYE	City SUDBURY
Address 79 NOBSCOT RD	State MA
	Zip 01776
	Zoning RESC

Current Property Sales Information

Sale Date 3/5/2012	Legal Reference 1412-103
Sale Price 100	Grantor(Seller) HEFNER JAYE & CORDERI ROSEMARY,E

Current Property Assessment

Year 2017	Building Value 245,600
Land Area 1.378 acres	Xtra Features Value 700
	Land Value 345,200
	Total Value 591,500

Narrative Description

This property contains **1.378 acres** of land mainly classified as **ONE FAM** with a(n) **ANTIQUE** style building, built about **1690** , having **CLAPBOARD** exterior and **ASPHALT SH** roof cover, with **1** unit(s), **8** total room(s), **4** total bedroom(s), **2** total bath(s), **1** total half bath(s), **0** total 3/4 bath(s).

Legal Description

Property Images

<p>Site plan diagram showing lot dimensions and zoning labels (FFL, SFL, UAT, BMT, PAT).</p>	<p>Sum Area By Label :</p> <ul style="list-style-type: none"> PAT = 460 FFL = 1524 SFL = 1364 BMT = 480 UAT = 1060 	<p>Photograph of a white, two-story antique-style house with a red door and a chimney, situated on a grassy lawn.</p>
--	---	---

PREPARED FOR:

**KNOX TRAIL
COUNCIL INC.
BOY SCOUTS OF
AMERICA**

490 UNION VENUE
FRAMINGHAM, MASSACHUSETTS
01702

**NOT ISSUED FOR
CONSTRUCTION**

COPYRIGHT (C) BY BEALS AND THOMAS, INC.
ALL RIGHTS RESERVED

PREPARED BY:



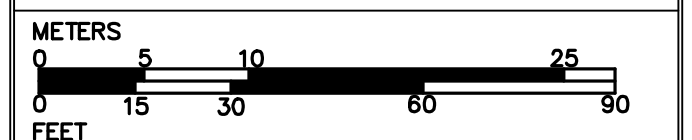
BEALS AND THOMAS, INC.
Reservoir Corporate Center
144 Turnpike Road
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.btiweb.com

5			
4			
3			
2			
1			
0	06/15/2015 INITIAL ISSUE		
	ISSUE DATE DESCRIPTION		
DES	DWN	CHK'D	APP'D

PROJECT:

**NOBSCOT EXCLUDED
AREA**
SUDBURY, MA
(MIDDLESEX COUNTY)

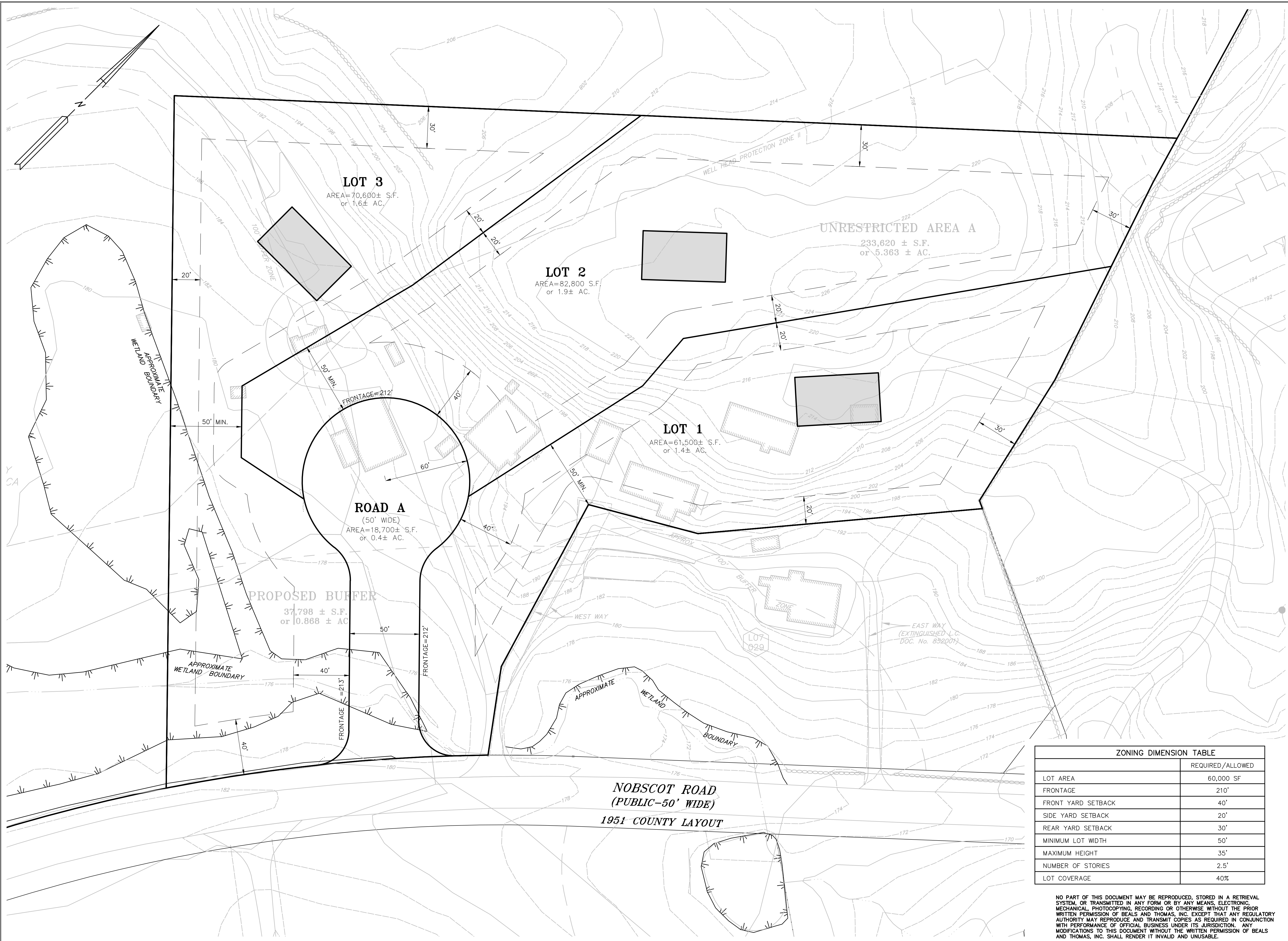
SCALE: 1" = 30' DATE: JUNE 15, 2015



**CONCEPTUAL
SUBMISSION PLAN**

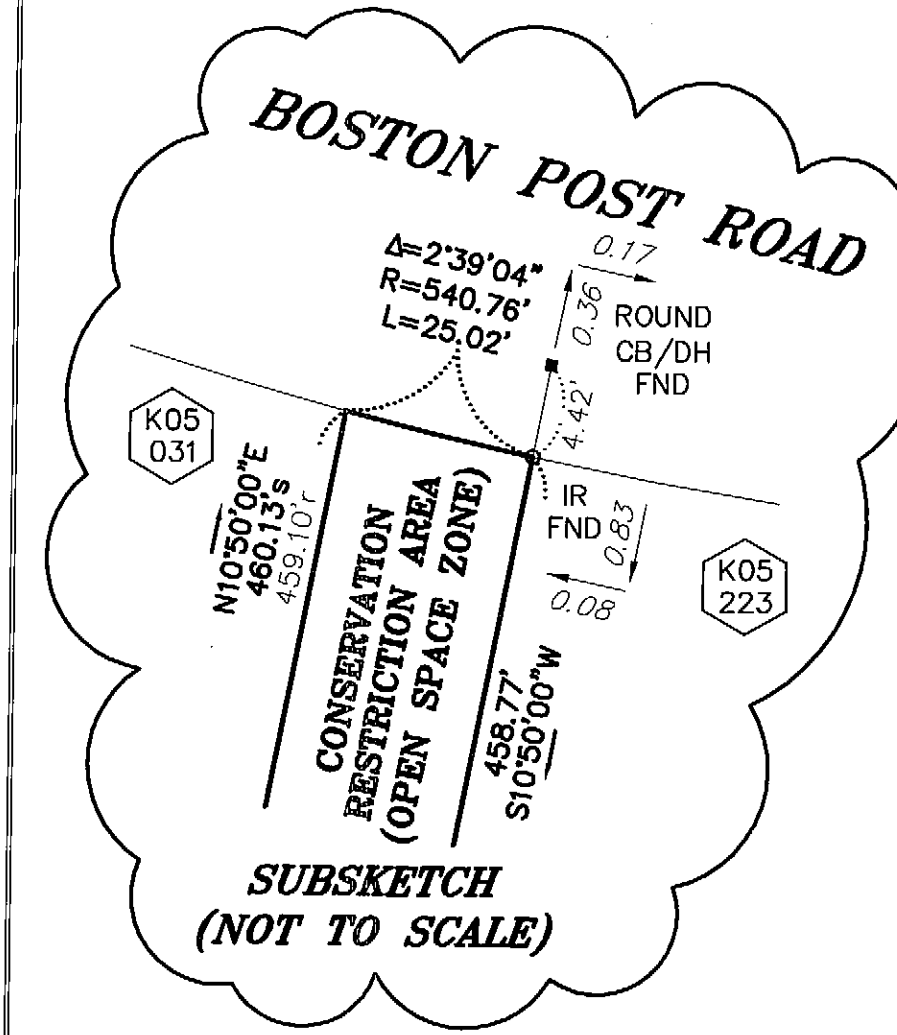
B+T JOB NO. 1846.07

B+T PLAN NO.
184607P019A-001



ZONING DIMENSION TABLE	
	REQUIRED/ALLOWED
LOT AREA	60,000 SF
FRONTAGE	210'
FRONT YARD SETBACK	40'
SIDE YARD SETBACK	20'
REAR YARD SETBACK	30'
MINIMUM LOT WIDTH	50'
MAXIMUM HEIGHT	35'
NUMBER OF STORIES	2.5'
LOT COVERAGE	40%

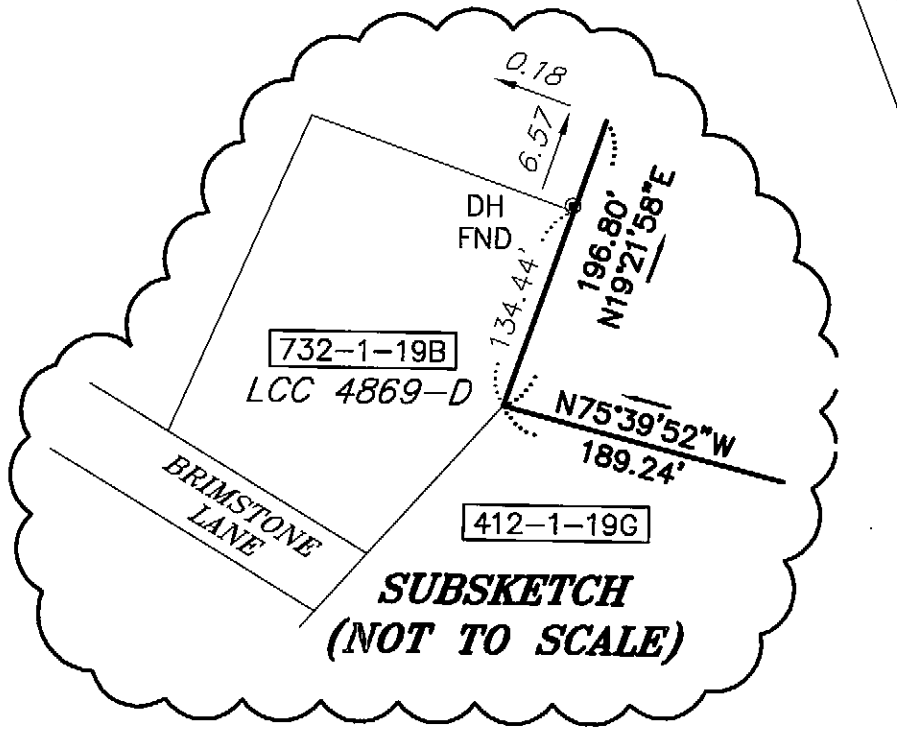
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT INVALID AND UNUSABLE.



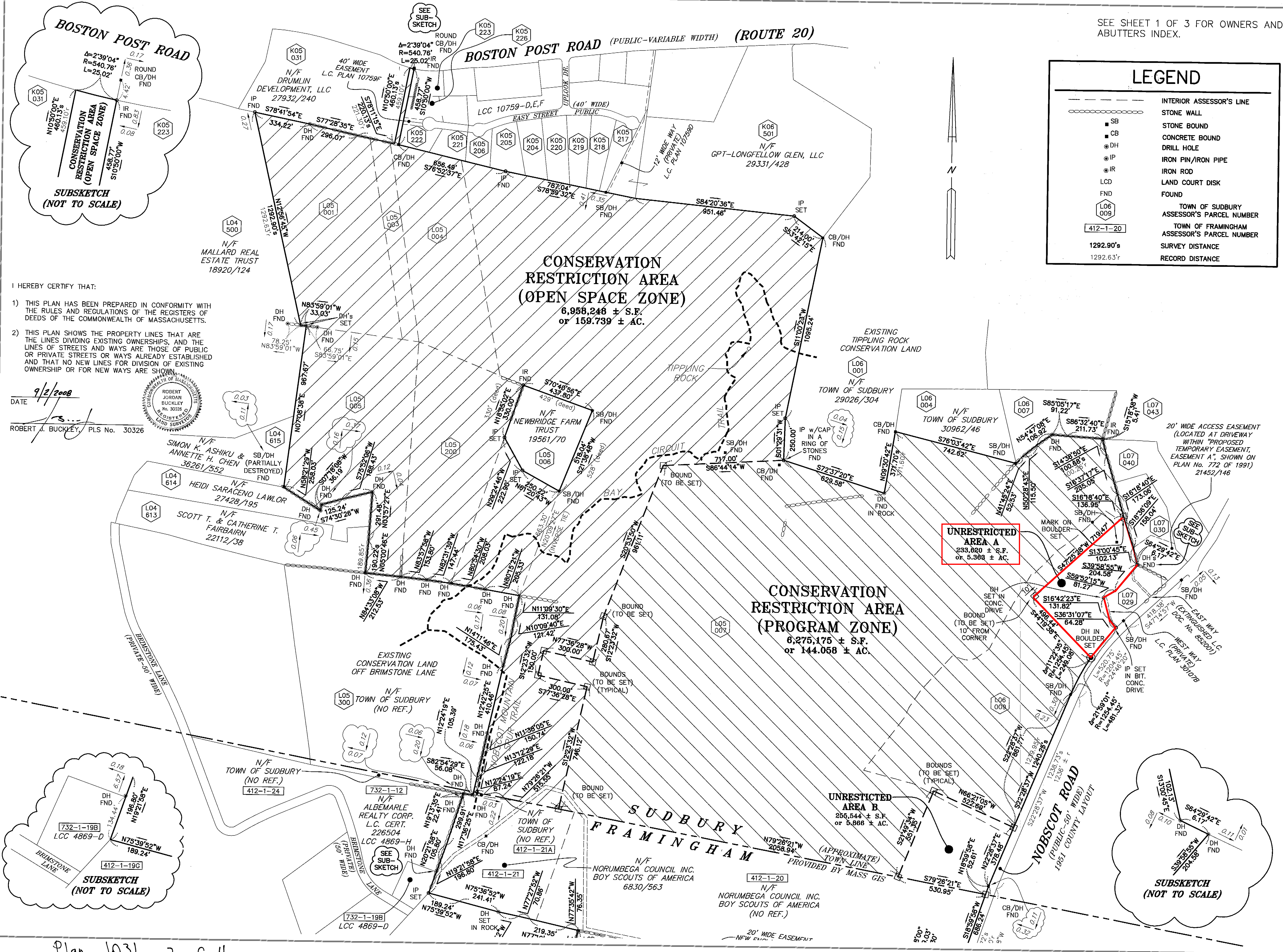
I HEREBY CERTIFY THAT:

- 1) THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
- 2) THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

DATE: 9/2/2008
 ROBERT J. BUCKLEY, PLS No. 30326



Plan 1031 2 of 4



SEE SHEET 1 OF 3 FOR OWNERS AND ABUTTERS INDEX.

LEGEND	
---	INTERIOR ASSESSOR'S LINE
—	STONE WALL
■	STONE BOUND
■	CONCRETE BOUND
⊙	DRILL HOLE
⊙	IRON PIN/IRON PIPE
⊙	IRON ROD
⊙	LAND COURT DISK
⊙	FOUND
⊙	TOWN OF SUDBURY ASSESSOR'S PARCEL NUMBER
⊙	TOWN OF FRAMINGHAM ASSESSOR'S PARCEL NUMBER
1292.90's	SURVEY DISTANCE
1292.63'r	RECORD DISTANCE

PREPARED FOR:
DENNIS PREFONTAINE
 BSA KNOX TRAIL COUNCIL
 490 UNION AVENUE
 FRAMINGHAM, MA 01702

PLAN NO. 1031 OF 2008
 SHEET 2 OF 3

DATE	DESCRIPTION
09/02/2008	INITIAL ISSUE
	MEB
	MEB
	FLD
	CALC
	DWN
	CHK'D

CONSERVATION RESTRICTION PLAN
NOBSCOT SCOUT RESERVATION
SUDBURY, MA
 (MIDDLESEX COUNTY)

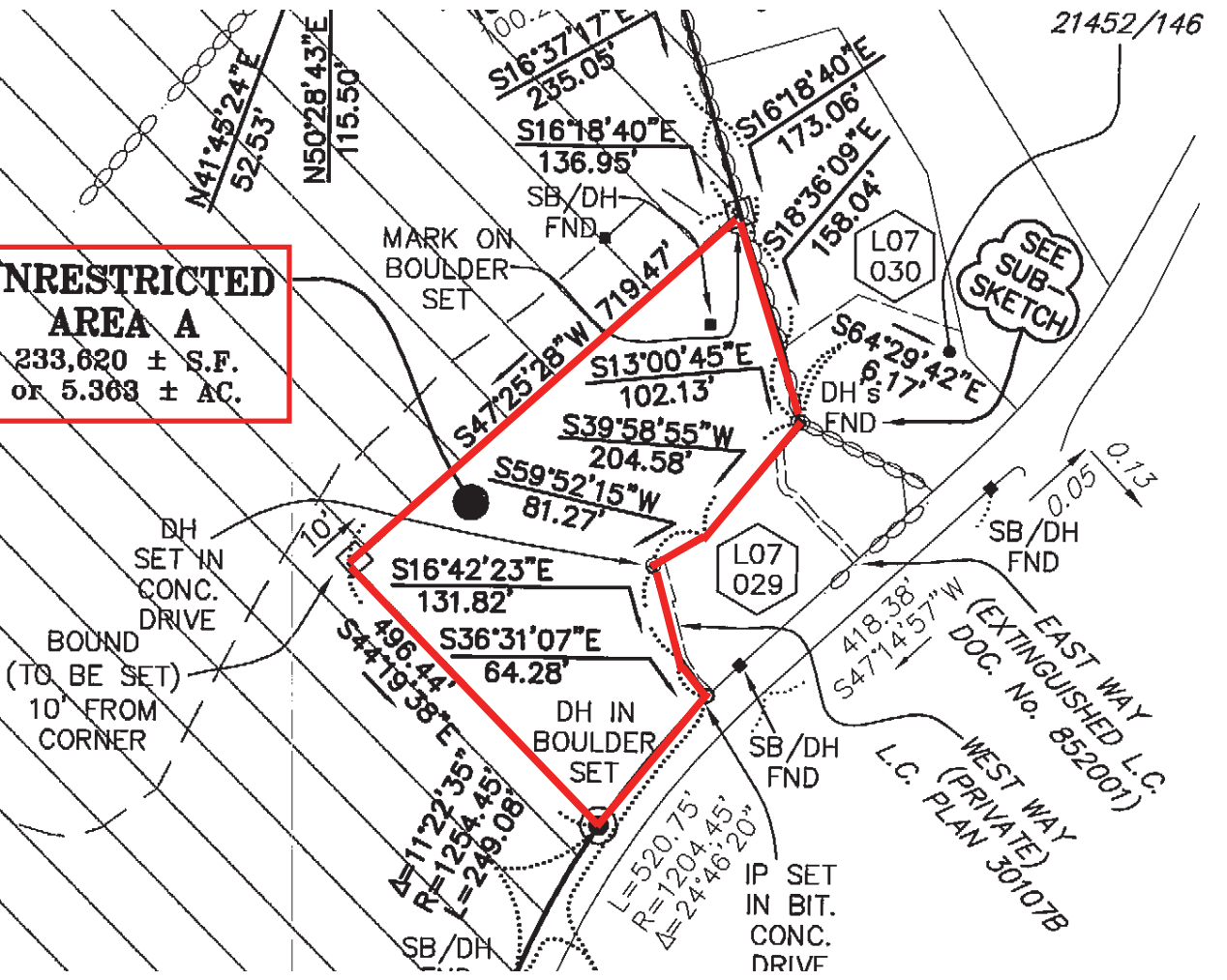
PREPARED BY:
BEALS AND THOMAS, INC.
 Civil Engineers-Landscape Architects
 Land Surveyors-Planners-Wetland Scientists
 Reservoir Corporate Center
 144 Turnpike Road (Route 9)
 Southborough, Massachusetts 01772
 Tel.: 508-366-0560
 Fax: 508-366-4391
 (email) mail@btweb.com
 (website) http://www.btweb.com
 DATE: SEPTEMBER 2, 2008
 SCALE: 1"=250'
 BTI JOB NO. 1846.06
 BTI PLAN NO. 1846P013A-002
 SHEET No. 2 OF 3

CR-2

21452/146

ISSUE DATE	D
	MEB
FLD	CALC

**UNRESTRICTED
AREA A**
233,620 ± S.F.
or 5.363 ± AC.



**CONSERV
RESTRICTI**

Richard Poirier

From: Richard Poirier
Sent: Wednesday, January 24, 2018 3:07 PM
To: 'William Lems'
Subject: FW: 67-73 Nobscott Rd Sudbury

From: Michael J. Sullivan [mailto:mjs@sca121.com]
Sent: Wednesday, December 13, 2017 11:49 AM
To: Richard Poirier <Richard.Poirier@scouting.org>
Subject: 67-73 Nobscott Rd Sudbury

Rick, as you know we conducted informal subsurface testing at the above captioned site on 12/1/17.

The testing revealed there are two primary soil types on this property.

The lower area to the rear of the property consisted of fine to medium sand with a percolation rate of 2 min/inch.

The portion of the site at the higher elevation behind the houses consisted of a sandy loam with percolation rates ranging from 10 - 19 min/inch.

As a comparison the maximum allowed percolation rate for new construction is 60 min/inch.

In both locations ground water was not a problem.

Based on the testing we conducted it is my opinion that the site can accommodate onsite subsurface sewage disposal systems in conformance with local and State regulations.

This email is just a general overview and I will be preparing a more definitive report for your review.