



Town of Sudbury

Housing Trust

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MINUTES

NOVEMBER 12, 2020 AT 8:00 AM

VIRTUAL MEETING

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

Housing Trust Members Absent: None

Others Present: Director of Planning and Community Development Adam Duchesneau and Director of the Regional Housing Services Office (RHSO) Elizabeth Rust

Ms. Howe called the meeting to order at 8:04 AM.

1. Minutes

a. Approve Meeting Minutes of October 8, 2020

Mr. Riordan made a motion to approve the minutes of October 8, 2020. Mr. Hummel seconded the motion. Roll Call Vote: Ms. Howe – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Gentile – Aye, Mr. Hummel – Aye, Mr. Riordan – Aye, and Ms. Scotti – Aye.

3. New Business

a. 67-73 Nobscot Road – Possible Property Acquisition

Hank Rauch from the Executive Board of the Mayflower Council was present to discuss the matter with the Housing Trust. Mr. Rauch indicated his entity, the Mayflower Council, is charged with marketing the property for the Boys Scouts of America (the owners). He noted the property has a Conservation Restriction on it except for the piece of land where the residential buildings are located, which is approximately 5.4 acres in size but does contain some wetlands restrictions. The land for sale has four (4) buildings on it with the access being provided through 79 and 99 Nobscot Road. Mr. Rauch noted the buildings had been rented in the past but have been vacant for about five years. He stated the buildings all have pre-Title 5 septic systems which would need to be updated, except for 73 Nobscot Road which is believed to have a post-Title 5 septic system.

Mr. Rauch indicated they are in active discussions with developers at this time about selling the property. One potential buyer came close to signing a Purchase & Sale Agreement, but backed out due to permitting concerns. It appears a Special Permit process would be needed to redevelop any of the dwelling units on the land due to the property's existing nonconformities, but more information needs to be gathered on this topic. Mr. Rauch indicated the Boys Scouts of America are flexible on timing for the sale of the property. He estimated the property would appraise for

around \$500,000, but stated they have had some offers to buy the property of over \$500,000. However, there is currently not a formal appraisal for the property.

Ms. Howe asked if the sellers had a preference for the type of candidate who would buy the property. Mr. Rauch indicated they did not, but they would be looking to engage someone who would be fulfilling various community objectives. He noted a fairly capable developer would probably be required to renovate the buildings.

Mr. Riordan inquired if any of the buildings had any historic value and Mr. Rauch indicated he did not believe that was the case for any of the buildings.

Beth Farrell from William Raveis Real Estate, the buying and selling agent for the 79 Nobscot Road property, was not sure what the long term plans were of new owner, Brian Gettings. She noted there was an easement over 79 Nobscot Road which allowed access to the 67-73 Nobscot Road property.

Ms. Cronin stated she believed there was definitely an opportunity to create some type of affordable housing at the property.

Steve Swanger from the Sudbury Housing Authority stated they were very interested in the property and would like to investigate it further to get more information.

Ms. Rust suggested a site visit before the next Housing Trust meeting would make sense.

There was then discussion about other matters for the 67-73 Nobscot Road property including potential impacts such flood plain areas, wetlands, easements, and other items.

Ms. Dretler requested more information from Conservation Commission be provided.

Mr. Riordan indicated he would also like to conduct a site visit and noted there should be concerns/knowledge about the marketing of the property.

Brian Gettings of 79 Nobscot Road stated he had no plans to demolish the building on his property and fully intended to continue to live there. He expressed concerns about living next to affordable housing if 67-73 Nobscot Road were to be used for this purpose. Mr. Gettings stated he did not want affordable housing projects to be built around his property. He noted 71 Nobscot Road was very close to his property and was in bad shape.

The Housing Trust then discussed making a site visit to the 67-73 Nobscot Road property.

At this time Ms. Rust left the meeting.

The Housing Trust decided to postpone the discussion of all other matters on their agenda which were as follows:

2. Finances

- a. FY22 Community Preservation Act (CPA) Funding Request – Community Preservation Committee Hearing and Questions*
- b. Accept Lottery Contract for Lexington Meadows Moderate Income Unit*
- c. FY22 Regional Housing Services Office (RHSO) Support*

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*

After further discussion, the Housing Trust members determined they would conduct a site visit to the 67-73 Nobscot Road property on November 20, 2020 at 8:15 AM. Ms. Howe asked Mr. Duchesneau to invite Conservation Coordinator Lori Capone to this site visit as well. The Housing Trust would then hold a public meeting just after this site visit to discuss the property and other topics on November 20, 2020 at 9:30 AM.

At 9:04 AM, Mr. Hummel 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. Gentile – Aye, Mr. Hummel – Aye, Mr. Riordan – Aye, and Ms. Scotti – Aye.