



# 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

### MINUTES

#### 67-73 NOBSCOT ROAD SUBCOMITTEE

APRIL 15, 2021 AT 8:30 AM

#### VIRTUAL MEETING

**Housing Trust Members Present:** Vice Chair John Riordan, Kelley Cronin, and Karl Pops

**Sudbury Housing Authority Members Present:** Amy Lepak, Steven Swanger, and Tania Vitvitsky

**Others Present:** Director of Planning and Community Development Adam Duchesneau

Mr. Riordan called the meeting to order at 8:32 AM.

#### **Minutes for Approval: February 18, 2021 and March 18, 2021**

Mr. Swanger made a motion to approve the minutes of February 18, 2021 and March 18, 2021.

Ms. Lepak seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Lepak – Aye, Mr. Pops – Abstain, Mr. Swanger – Aye, and Ms. Vitvitsky – Abstain.

#### **67-73 Nobscot Road – Possible Property Acquisition – Status Update and Discussion**

Mr. Riordan asked if there were any updates from the Sudbury Housing Authority or Housing Trust since the last subcommittee meeting.

Mr. Swanger noted that as part of the Sudbury Foundation Grant the Sudbury Housing Authority had obtained, they were allowed to switch from one property they were exploring, to using the money to analyze the 67-73 Nobscot Road property.

Mr. Riordan stated that at the Housing Trust meeting there was a status update provided on the 67-73 Nobscot Road initiative, including noting how the engineering proposals were going to be submitted on Monday, April 12, 2021.

Mr. Riordan then noted the firms who had submitted proposals which included Allen & Major Associates, Inc., Beals + Thomas, Bohler Engineering, Devellis Zrein Inc., and Hancock Associates.

Ms. Cronin pointed out Hancock Associates had submitted the least expensive proposal. Mr. Riordan indicated Allen & Major Associates appeared to have the most comprehensive and detailed response.

Ms. Lepak stated she had informed the Sudbury Housing Authority the subcommittee might need more money to accommodate the proposals and there was not a huge concern. It was noted Sullivan, Connors & Associates had not submitted a proposal which the subcommittee thought was interesting. Mr. Duchesneau indicated he would inquire with that firm as to why they did not submit a proposal.

There was discussion regarding the number of proposed development scenarios which would be submitted by each firm. Mr. Pops expressed his thoughts on how each firm proposed meetings with the subcommittee to go over potential development scenarios.

The subcommittee then discussed the how the proposals addressed the analysis of the existing buildings. Ms. Vitvitsky asked and Mr. Duchesneau clarified when he spoke with the engineering firms, he indicated the subcommittee was not sure how many units could be located on the property. Mr. Duchesneau informed the various firms it could be only a few units, 15 units, or perhaps more.

Mr. Duchesneau provided an update on the status of the easements for the property. It appeared the southwest easement access was still in place, but the other two easements seemed to no longer be active. Mr. Duchesneau indicated he was trying to confirm the status of the easement over 99 Nobscot Road with Town Counsel to understand if that easement had been reviewed as part of the research.

Mr. Riordan inquired if the easement allowed for expansion to allow for emergency service vehicles to access the property.

There was discussion regarding the southwestern access point and upgrades which may need to be made to the existing infrastructure there (culvert, paving, etc.) which would need Conservation Commission approvals.

Mr. Riordan stated he would prefer to have a definitive answer from Town Counsel regarding the status of the 99 Nobscot Road easement and regarding the southwestern easement being in place.

Mr. Swanger asked what the next steps might be regarding interviews and asking for references. Mr. Duchesneau noted there were many ways to go about it, including taking all five proposals back to the Housing Trust and Sudbury Housing Authority for review.

Mr. Riordan noted additional funding would likely be needed to move forward with any of the proposals.

At this time Mr. Riordan left the meeting.

Ms. Cronin suggested the subcommittee pick out a couple of lead firms to hold further conversation with.

Mr. Pops stated he felt comfortable with all of the proposals except for Allen and Major Associates' proposal which seemed aggressive and included a lot of costs for extra services. Mr. Pops also noted Hancock Associates did not include an existing structure survey and he felt Bohler Engineering's proposal was very detailed, included a lot of information about the site, and had a good schedule.

At this time Mr. Riordan returned to the meeting

Mr. Riordan noted it appeared Devellis Zrein Inc. dealt more with municipal buildings and he indicated he was impressed with the Bohler Engineering's proposal.

At this time Ms. Cronin left the meeting.

Mr. Riordan asked if property owner representative Hank Rauch could be contacted about hosting another site visit to the property and Mr. Duchesneau indicated he could do that.

Ms. Lepak suggested extending conversations with four of the firms except Allen & Major Associates.

There was discussion about developing a list of follow up questions regarding each of the proposals.

At this time Ms. Cronin returned to the meeting.

There was then discussion regarding asking questions to various firms and getting responses back.

It was determined the subcommittee members needed to submit their questions to Mr. Duchesneau by 9:00 AM on April 20, 2021. Responses from firms would be requested by the end of business on April 26, 2021.

At this time Ms. Vitvitsky left the meeting.

The subcommittee members requested another site visit be coordinated with the property owner and Mr. Duchesneau indicated he would send out a Doodle Poll to schedule a time.

The subcommittee members determined their next meeting would be on April 29, 2021 at 8:30 AM.

At 10:15 AM, Mr. Swanger made a motion to adjourn the meeting. Ms. Lepak seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Lepak – Aye, Mr. Pops – Aye, Mr. Swanger – Aye, and Ms. Vitvitsky – Absent.