



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

JULY 8, 2021 AT 8:00 AM

VIRTUAL MEETING

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

Housing Trust Members Absent: None

Cynthia Howe – Aye, John Riordan – Aye, Kelley Cronin – Aye, Janie Dretler – Aye, Carmine Gentile – Aye (joined late), Robert Hummel – Aye, Karl Pops – Aye, and Susan Scotti – Aye

Others Present: Planning and Community Development Beth Perry and Director of the Regional Housing Services Office (RHSO) Liz Rust, Pat Brown (resident, 34 Whispering Pine Road, 1-508-380-6097)

Ms. Howe called the meeting to order at 8:05 AM.

1. Minutes: Approve Meeting Minutes of June 10, 2021 and June 17, 2021

Mr. Riordan made a motion to approve the minutes of June 10, 2021 and June 17, 2021. Roll Call Vote: Cynthia Howe – Aye, John Riordan - Aye, Kelley Cronin – Aye, Janie Dretler – Aye, Robert Hummel – Aye, Karl Pops – Aye, and Susan Scotti – Aye

2. Finances

a. Vote to Ratify the FY21 March and April Transactions

1. Financial Update

- a. Vote FY22 Budget
- b. VOTE to accept lottery contracts, if presented

Ms. Rust provided an overview of the finances from March and April FY2021, and an overview of the balances view of the Housing Trust financial outlook.

Mr. Riordan made a motion to ratify the FY2021 March and April transactions. Roll Call Vote: Cynthia Howe – Aye, John Riordan – Aye, Kelley Cronin – Aye, Janie Dretler – Aye, Robert Hummel – Aye, Karl Pops – Aye, and Susan Scotti – Aye

The Housing Trust then reviewed the proposed FY22 budget, and was approved after a short discussion.

Mr. Riordan made a motion to approve the FY2022 Budget. Roll Call Vote: Cynthia Howe – Aye, John Riordan – Aye, Kelley Cronin – Aye, Janie Dretler – Aye, Robert Hummel – Aye, Karl Pops – Aye, and Susan Scotti – Aye

Ms. Rust provided an overview of the Lottery and Monitoring Agent contracts, with contracts in Natick and Sherborn for discussion and approval.

Mr. Riordan made a motion to accept the lottery contracts for Graystone Lane in Natick and Leland Farms in Sherborn. Roll Call Vote: Cynthia Howe – Aye, John Riordan - Aye, Kelley Cronin - Aye, Janie Dretler - Aye, Robert Hummel - Aye, Karl Pops - Aye and Susan Scotti – Aye

At 8:44 AM Carmine Gentile joined the meeting as a panelist, after waiting to be promoted (in zoom) for 40 minutes.

3. Trust Developed Properties

Kelley Cronin led a discussion on potential drainage and settling issues reported by the homeowners at Maynard Road. Mr Riordan asked whether it was more of routine and regular maintenance issue, or structural. Ms. Cronin had discussed the matter with the Housing Trust consultant from the initial construction, and a proposal was offered for them to investigate and recommend corrective action. The Housing Trust further discussed the services offered in the proposal, and concluded that they accept they proposal as written.

Mr. Riordan made a motion to accept the proposal by LAA for services related to Maynard Road. Roll Call Vote: Cynthia Howe – Aye, John Riordan – Aye, Kelley Cronin – Aye, Janie Dretler – Aye, Robert Hummel – Aye, Karl Pops – Aye, and Susan Scotti – Aye

Ms. Rust acknowledged the assistance that Karl Pops is providing for the roof repair at 58 Robbins Road.

4. 67-73 Nobscot Road – Possible Property Acquisition

The discussion started with a brief overview of the status by the Housing Trust liaisons Kelley Cronin and John Riordan, and the current status of the site feasibility analysis.

The Housing Trust and Sudbury Housing Authority have agreed to cost sharing the feasibility analysis where each entity has agreed to contribute \$25,000 for these efforts. Through a selection process, Beals + Thomas was selected to conduct the site feasibility analysis work and they have been engaged with a formal agreement. Before a contract with Beals + Thomas is signed, a Memorandum of Understanding will be signed by the Housing Trust and the Sudbury Housing Authority.

Ms. Cronin reported that she had reached out to the neighbor for discussion and update, and had not done any wider outreach yet. She offered to draft a letter to the abutters with the Sudbury Housing Authority. Ms. Scotti suggested to give advance notice to the Boy Scouts.

The Select Board has asked for an update on the project, and the Housing Trust hoped to have the Memorandum of Understanding executed with the Sudbury Housing Authority, the contract with Beals + Thomas executed, and the abutter letter sent before the Select Board status update.

Mr. Riordan made a motion to enter into the cost-sharing Memorandum of Understanding with the Sudbury Housing Authority accept the proposal by LAA for services related to Maynard Road. Roll Call Vote: Cynthia Howe – Aye, John Riordan – Aye, Kelley Cronin – Aye, Janie Dretler – Aye, Carmen Gentile – Aye, Robert Hummel – Aye, Karl Pops – Aye, and Susan Scotti – Aye

5. Citizen Comment

Pat Brown, of 34 Whispering Pine Road, asked to have the meeting materials posted to the Town website in advance of the Housing Trust meetings. Ms. Brown also commented that any land acquisition by the Housing Trust must be approved by the Select Board, and she suggested the Select Board should be apprised of the project.