



Town of Sudbury

Housing Trust

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MINUTES

67-73 NOBSCOT ROAD SUBCOMITTEE

NOVEMBER 12, 2021 AT 8:00 AM

VIRTUAL MEETING

Housing Trust Members Present: Karl Pops

Housing Trust Members Absent: Vice Chair John Riordan and Kelley Cronin

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

Others Present: Director of Planning and Community Development Adam Duchesneau

Mr. Swanger called the meeting to order at 8:09 AM.

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

Mr. Duchesneau provided a status update on the site feasibility analysis for the property and noted he had last reached out to the consultant on November 8, 2021 via email seeking an update.

Ms. Vitvitsky stated that borings for soil testing would need to occur before the winter freeze sets in, and she wanted to make sure this testing had been completed or would be in the very near future.

Mr. Swanger inquired if there was any other analysis work which had concerns with regard to the ground freezing. He also asked what the Subcommittee could expect in terms of a timeline for completion of the analysis. Mr. Swanger encouraged Mr. Duchesneau to feel free to note to the consultant the Sudbury Housing Authority and the Housing Trust would like to have something comprehensive on the site analysis before the start of 2022.

Mr. Pops asked if the Subcommittee had provided the consultant with the unit size information they were seeking. Mr. Duchesneau stated this information had been provided with input from both the Housing Trust and Sudbury Housing Authority.

Mr. Swanger indicated the Sudbury Housing Authority was looking at smaller dwelling units with only one and/or two bedrooms.

Mr. Duchesneau stated the Subcommittee could perhaps hold their next meeting the week of November 29, 2021 to December 3, 2021, which would be before both of the December meetings for Housing Trust and the Sudbury Housing Authority.

Mr. Swanger stated the Subcommittee needed to start thinking about a possible development consultant if the site feasibility analysis came back favorably for development.

There was then discussion regarding potential partnerships for development between the Housing Trust and Sudbury Housing Authority. It was noted perhaps a project such as 278 Maynard Road, where three affordable housing units were created, could be a good example for the 67-73 Nobscot Road property. There was then further discussion about how that development unfolded and how the Town of Sudbury worked with that particular developer.

The Subcommittee members discussed the possibility of holding their next meeting on December 3, 2021.

At 8:36 AM, Ms. Vitvitsky made a motion to adjourn the meeting. Ms. Lepak seconded the motion. Roll Call Vote: Ms. Lepak – Aye, Mr. Pops – Aye, Mr. Swanger – Aye, and Ms. Vitvitsky – Aye.