



Town of Sudbury

Housing Trust

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MINUTES

APRIL 25, 2022 AT 8:00 AM

VIRTUAL MEETING

JOINT MEETING WITH THE SUDBURY HOUSING AUTHORITY

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

Housing Trust Members Absent: Janie Dretler

Sudbury Housing Authority Members Present: Chair Sherrill Cline, Vice Chair Steven Swanger, Treasurer Tania Vitvitsky, and Amy Lepak

Sudbury Housing Authority Members Absent: Assistant Treasurer Janet Cowan

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

Ms. Howe called the Housing Trust meeting to order and Ms. Cline called the Sudbury Housing Authority meeting to order at 8:04 AM.

1. 67-73 Nobscot Road – Possible Property Acquisition

a. Site Feasibility Analysis Status Update, Draft Development Scenarios, and Discussion

Ms. Cline noted the purpose of the meeting was to review next steps for the 67-73 Nobscot Road property, and to review and consider possible engagement with the Cambridge Housing Authority. She stated the Sudbury Housing Authority, at a minimum, would like to see duplexes constructed at the property (six units in three buildings). Ms. Vitvitsky noted the Sudbury Housing Authority had looked at other properties they had been considering for development and tried to figure out the minimum number of units which could be constructed at each property.

Mr. Riordan stated he believed the Housing Trust was interested in as many dwelling units as possible for the site, but they were hoping for at least 6, 8, or 10 dwelling units. However, he also noted the initial information from Beals + Thomas indicated there were likely environmental and wastewater limitations. Mr. Riordan also emphasized that financing for the project was a hurdle which needed to be understood and made clear.

At this time, Ms. Cronin joined the meeting.

Ms. Howe noted the Housing Trust was supportive of the Sudbury Housing Authority and their desires for the property.

Mr. Swanger raised concerns about the environmental issues at the site and how this might impact potential development.

Ms. Cline stated the Housing Trust and Sudbury Housing Authority needed more information from Beals + Thomas to make more in-depth determinations about the property.

Ms. Vitvitsky noted a more refined draft proposal would need to be compiled to be submitted to the Natural Heritage & Endangered Species Program in order to get a determination as to what areas were buildable at the site.

There was discussion regarding whether Beals + Thomas had fulfilled the parameters of the agreement in terms of information provided. Mr. Duchesneau believed they had done just that, but additional funds over the existing agreement would be required in order to get a deeper level of analysis.

Ms. Howe mentioned possibly engaging with the Cambridge Housing Authority to get into the next level of analysis for the 67-73 Nobscot Road property.

Ms. Rust discussed the agreement that would need to be executed in order to engage the Cambridge Housing Authority.

Ms. Cronin felt it was a good idea to have Beals + Thomas confirm what the developable area was at the property, including factoring in the endangered species habitat.

Mr. Riordan noted that requests to regulatory agencies should probably push for more dwelling units than the maximum number the Housing Trust and Sudbury Housing Authority were interested in constructing because if these entities pushed back, they would be more likely to obtain a number of units which would make the project worthwhile.

Discussion ensued regarding determining the total number of dwelling units which could be developed at the site and how to attempt to determine this number.

Mr. Pops stated Beals + Thomas indicated a determination of environmental taking would be needed from the Natural Heritage & Endangered Species Program in order to determine, more accurately, what the total number of dwellings units could be at the property.

Ms. Cronin noted she was concerned the property was not developable due to the topography and environmental issues. She indicated these factors would likely greatly reduce the number of dwelling units which could be constructed and make project financing difficult.

Mr. Riordan noted a ballpark idea on the cost of the property from the Boy Scouts was a necessary piece of knowledge to obtain.

Mr. Swanger suggested sitting down with Cambridge Housing Authority and refining some type of agreement.

At this time Mr. Gentile left the meeting.

There was then discussion as to whether to continue to engage Beals + Thomas to conduct the environmental filing with the Natural Heritage & Endangered Species Program and other options, and/or work with Cambridge Housing Authority to advance the other items.

Mr. Duchesneau stated he could reach out to the Boy Scouts to obtain a rough idea on pricing for the property.

Mr. Swanger and Ms. Cronin indicated they would coordinate with the Cambridge Housing Authority, and Mr. Duchesneau would coordinate with Beals + Thomas.

It was determined the next joint meeting between Housing Trust and Sudbury Housing Authority would be held on May 5, 2022 at 8:00 AM in order to figure out the best next steps.

At 9:16 AM, Ms. Cronin made a motion to adjourn the Housing Trust meeting. Mr. Pops seconded the motion. Roll Call Vote: Ms. Howe – Aye, Mr. Riordan – Aye, Ms. Cronin – Aye, Mr. Gentile – Absent, Mr. Hummel – Aye, Mr. Pops – Aye, and Ms. Scotti – Aye.

At 9:16 AM, Ms. Vitvitsky made a motion to adjourn the Sudbury Housing Authority meeting. Mr. Swanger seconded the motion. Roll Call Vote: Ms. Cline – Aye, Ms. Lepak – Aye, Mr. Swanger – Aye, Ms. Vitvitsky – Aye.