



Town of Sudbury

Housing Trust

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MINUTES

MAY 5, 2022 AT 8:00 AM

VIRTUAL MEETING

JOINT MEETING WITH THE SUDBURY HOUSING AUTHORITY

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

Housing Trust Members Absent: Chair Cynthia Howe and Robert Hummel

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: Executive Director of the Sudbury Housing Authority Sheila Cusolito, Director of Planning and Community Development Adam Duchesneau and Director of the Regional Housing Services Office (RHSO) Liz Rust

Mr. Riordan called the Housing Trust meeting to order and Ms. Cline called the Sudbury Housing Authority meeting to order at 8:05 AM.

1. 67-73 Nobscot Road – Possible Property Acquisition

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

Mr. Riordan noted Ms. Cronin and Mr. Swanger had met with Cambridge Housing Authority and asked them to report out to the entire group.

Mr. Swanger stated they had gone over the draft scope of services which had been provided by the Cambridge Housing Authority. He indicated the new work which the Cambridge Housing Authority would undertake would cost another \$10,000, plus additional work by Beals + Thomas on the order of \$7,500. Mr. Swanger noted the Cambridge Housing Authority could take over from this point forward in the analysis process to further investigate the property. He stated the Cambridge Housing Authority had concerns about the access driveway and the ability to use it, and further analysis was required for this item.

Ms. Cronin asked if the Housing Trust would have the insurance in place to engage the Cambridge Housing Authority. Ms. Rust noted the draft agreement was subject to an MGL Chapter 121 provision which the Housing Trust was not a part of and she was not sure the Housing Trust could participate in such an agreement.

Ms. Cline asked who highlighted the draft agreement for the Sudbury Housing Authority. She was not sure insurance was needed in the context of the draft agreement. Mr. Swanger suggested the Sudbury Housing Authority could engage with the Cambridge Housing Authority in an agreement and Housing Trust could help to split the fees, just as was done with the agreement with Beals + Thomas. Mr. Swanger asked if the Sudbury Housing Authority and Housing Trust were in favor of engaging in a contract with Cambridge Housing Authority.

Mr. Gentile stated he thought it was a good idea to engage with Cambridge Housing Authority and Ms. Cline agreed.

There was then discussion regarding the remaining finances and outstanding work to be completed.

Ms. Vitvitsky asked if the Cambridge Housing Authority would start a conversation with the property owners of 67-3 Nobscot Road.

There was then discussion regarding the Natural Heritage & Endangered Species Program filing and who needed to sign off on this application. Ms. Rust noted it should be made clear who the determination was being provided too.

Discussion ensued as to how a Purchase & Sale Agreement might be reached with the property owners. Ms. Cline asked if Town Counsel would be involved. Ms. Rust believed Town Counsel could and would be involved regarding the formalities of the agreement, but the terms and pricing would need to be ironed out by someone representing the Sudbury Housing Authority and Housing Trust.

Mr. Swanger stated the Sudbury Housing Authority and Housing Trust would probably not want to enter into a Purchase & Sale Agreement until it was necessary.

Ms. Lepak pointed out it seemed to not make sense to enter into a Purchase & Sale Agreement until a good understanding of the amount of area which could be developed on the property was confirmed.

Ms. Rust indicated the Housing Trust would need to receive permission from the Select Board before engaging in a Purchase & Sale Agreement.

Mr. Swanger confirmed the Cambridge Housing Authority would guide Beals + Thomas through the Natural Heritage & Endangered Species Program filing process.

Mr. Duchesneau suggested engaging the Cambridge Housing Authority to work with Beals + Thomas to move forward with the Natural Heritage & Endangered Species Program filing.

There was then discussion regarding which level of the Natural Heritage & Endangered Species Program filing to move forward with.

Ms. Rust asked if the Housing Trust was an approved entity to sign onto an agreement with the Sudbury Housing Authority. She noted legal confirmation of the Housing Trust signing onto the agreement would be needed from Town Counsel.

Mr. Swanger indicated he would get a sense from the Cambridge Housing Authority as to when discussions regarding a Purchase & Sale Agreement should be engaged, the MGL Chapter 121 situation, and a better understanding of the insurance questions.

At this time Ms. Dretler left the meeting.

Ms. Vitvitsky made a motion for the Sudbury Housing Authority to engage the Cambridge Housing Authority to further advance the site development analysis of the 67-73 Nobscot Road property. Ms. Lepak seconded the motion. Roll Call Vote: Ms. Cline – Aye, Mr. Swanger – Aye, Ms. Vitvitsky – Aye, and Ms. Lepak – Aye.

Mr. Gentile made a motion for the Housing Trust to engage the Cambridge Housing Authority to further advance the site development analysis of the 67-73 Nobscot Road property. Mr. Pops seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Dretler – Absent, Mr. Gentile – Aye, Mr. Pops – Aye, and Ms. Scotti – Aye.

At this time Ms. Rust left the meeting

At 9:00 AM, Mr. Gentile made a motion to adjourn the Housing Trust meeting. Mr. Pops seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Dretler – Absent, Mr. Gentile – Aye, Mr. Pops – Aye, and Ms. Scotti – Aye.

At 9:00 AM, Mr. Swanger made a motion to adjourn the Sudbury Housing Authority meeting. Ms. Vitvitsky seconded the motion. Roll Call Vote: Ms. Cline – Aye, Mr. Swanger – Aye, Ms. Vitvitsky – Aye, and Ms. Lepak – Aye.