



Town of Sudbury

Housing Trust

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MINUTES

67-73 NOBSCOT ROAD SUBCOMITTEE

JULY 19, 2022 AT 8:00 AM

VIRTUAL MEETING

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

Housing Trust Members Absent: None

Sudbury Housing Authority Members Present: Amy Lepak and Steven Swanger

Sudbury Housing Authority Members Absent: Tania Vitvitsky

Others Present: Executive Director of the Sudbury Housing Authority Sheila Cusolito, Margaret Donnelly Moran from the Cambridge Housing Authority, Director of Planning and Community Development Adam Duchesneau, Director of the Regional Housing Services Office (RHSO) Liz Rust, and Carsten Snow-Eikelberg from the Cambridge Housing Authority

Mr. Riordan called the meeting to order at 8:01 AM.

1. Minutes for Approval: March 17, 2022

Mr. Swanger made a motion to approve the minutes of March 17, 2022. Ms. Lepak seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Lepak – Aye, Mr. Pops – Aye, and Mr. Swanger – Aye.

2. 67-73 Nobscot Road – Possible Property Acquisition – Status Update, Site Feasibility Analysis, Next Steps, and Discussion

Mr. Duchesneau provided a brief status update regarding the site feasibility analysis for the property. He noted \$37,000 was remaining to spend on the site feasibility analysis, and the Sudbury Housing Authority and Cambridge Housing Authority had engaged in an agreement to provide additional consulting services for the project. Mr. Duchesneau indicated the Housing Trust and Sudbury Housing Authority had entered into an agreement as well to split the cost of the charges incurred by the Cambridge Housing Authority for their consulting services.

Mr. Swanger noted a site visit for the Cambridge Housing Authority members to the 67-73 Nobscot Road property was warranted in the near future.

Ms. Donnelly Moran asked that any additional materials or information about the property be passed along to the Cambridge Housing Authority and Mr. Duchesneau indicated he could provide those materials.

Ms. Cronin noted the points which needed to be clarified were the endangered species habitat and what areas could be disturbed; what, if any, of the wetland buffer area could be disturbed; what impacts the steep slopes would have for the property; the replacement of the culvert under the proposed main access point; and a need to understand the financial feasibility of the project.

Ms. Donnelly Moran inquired if there had been any discussions regarding a potential sale price for the property. Mr. Swanger noted it had been discussed at a very high level of being between \$400,000 and \$500,000.

Mr. Riordan felt a lot of what could happen at the property was dictated by the information the Conservation Coordinator had provided. He inquired if the Cambridge Housing Authority had familiarity with navigating environmental challenges at properties to find solutions. Ms. Donnelly Moran noted their office tended to lean on the civil engineers for projects to maneuver through the environmental issues and then they take that information to further advance site feasibility analyses.

Ms. Donnelly Moran requested past meeting minutes be provided, a site visit to the property be conducted, and then a coordination meeting with Beals + Thomas be scheduled to understand where the site feasibility analysis currently stood.

Ms. Lepak inquired if a simple map could be created which displayed the 1.47 acres outside the endangered species habitat area.

Mr. Riordan believed there was a possibility some areas of the site could be returned to, or rehabilitated to, wetland resource areas or endangered species habitat areas.

Mr. Pops felt there were some items in the Beals + Thomas report which could be cleaned up or enhanced slightly to ensure they fulfilled their obligations of their proposal. For example, the review of the status of streams at the property. Mr. Swanger agreed with Mr. Pops. Ms. Donnelly Moran indicated they could review the materials from Beals + Thomas and go back to them to see if they could further refine certain aspects of their analysis to get additional information.

There was then discussion regarding conducting a site visit to the property in early August 2022. Mr. Duchesneau indicated he would send out a scheduling poll to coordinate such a meeting and reach out to the property owner as well.

At 9:09 AM, Mr. Riordan made a motion to adjourn the meeting. Mr. Pops seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Lepak – Aye, Mr. Pops – Aye, and Mr. Swanger – Aye.