



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

April 13, 2023 AT 8:00 AM

VIRTUAL MEETING

Housing Trust Members Present: Chair Carmine Gentile, Vice Chair Robert Hummel, Cynthia Howe, Kelley Cronin, Janie Dretler, Sarah Green Vaswani, and John Riordan.

Housing Trust Members Absent: Jessica Cerullo Merrill

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

Mr. Gentile called the meeting to order at 8:03

Financial Update

Ms. Rust stated the Housing Trust Financials were unavailable and would be presented at the next Housing Trust meeting.

Discussion regarding Possible Land Donation to the Town of Sudbury (Assessor's Maps J09-0048, K09-0464, K09-0463, K09-0460, and K09-0459)

The lots referenced above were offered to the town. Mr. Duchesneau stated the property was offered the parcels to the town by the Hall Estate. There were prior plans to develop the property but that this never came to fruition due the steep topography of the property. The Planning Board is scheduled to discuss accepting the property at their next meeting. Mr. Riordan furthered expressed concern with the topography and water flow should the property be developed.

Small Grant Program and Applications

Ms. Rust presented three (3) new Small Grant applications.

Applicant 117 submitted all necessary documentation and met all requirements.

Mr. Gentile made a motion to approve applicant 117's Small Grant application. Ms. Cronin seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Green Vaswani – Aye, Ms. Howe – Aye, Mr. Hummel – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Riordan – Aye.

Ms. Rust explained applicant 118 had several health issues and while the application was submitted for HVAC (not normally eligible), they otherwise qualified and felt the application was appropriate for consideration.

Mr. Gentile made a motion to approve applicant 118's Small Grant application. Ms. Howe seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Green Vaswani – Absent, Ms. Howe – Aye, Mr. Hummel – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Riordan – Aye.

Ms. Rust spoke about applicant 119 who also applied for a Small Grant for HVAC on a deed restricted property. Ms. Howe pointed out that HVAC is not normally approved and consideration for applicant 118 was because of the underlying health issues. There were concerns expressed that approval of this particular application would be changing current policy and set a precedent.

Mr. Gentile made a motion to approve applicant 119's Small Grant application. Ms. Cronin seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Green Vaswani – Aye, Ms. Howe – Aye, Mr. Hummel – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Riordan – Aye.

Sudbury Rent Relief Program including Potential Modification

Ms. Rust explained that there were monthly changes made to the Rent Relief Program at the end of 2022. One of these changes caused two approved recipients to receive assistance in excess of their rent.

Mr. Gentile made a motion to change the language to state “but not to exceed tenant rent” make the maximum payment be. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Green Vaswani – Absent, Ms. Howe – Aye, Mr. Hummel – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Riordan – Aye.

Housing Production Plan including Designating a Housing Production Plan Working Group Member

Ms. Cronin made a motion to recommend to the Select Board to appoint John Riordan to represent the Housing Trust on Housing Production Plan Working Group. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Green Vaswani – Absent, Ms. Howe – Aye, Mr. Hummel – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Riordan – Aye.

Citizens' Housing and Planning Association: Municipal Engagement Initiative

Mr. Duchesneau gave the opinion that the Housing Trust should table the CHAPA membership discussion to avoid public confusion.

Dutton Road Home Update

Ms. Rust explained progress has been made and that there was a walk through scheduled. She stated the roof was inspected and needed to be replaced. Habitat for Humanity has been doing work on the property.

At this time Ms. Cronin left the meeting

Public Comment

Pat Brown 34 Whispering Pine Road commented that if the funds allocated for 67-73 Nobscot Road would revert to the Community Preservation Act funds should this project not move forward. These funds would then be available for future projects.

Mr. Gentile made a motion to adjourn the meeting. Ms. Howe seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Green Vaswani – Absent, Ms. Howe – Aye, Mr. Hummel – Aye, Ms. Dretler – Aye, Mr. Riordan – Aye.

The meeting ended at 10:00 AM