



Town of Sudbury

Housing Trust

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MINUTES

May 11, 2023 AT 8:00 AM

VIRTUAL MEETING

Housing Trust Members Present: Chair Carmine Gentile, Jessica Cerullo Merrill, Kelley Cronin, Janie Dretler, Sarah Green Vaswani, and John Riordan.

Housing Trust Members Absent: Cynthia Howe, Robert Hummel

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 8:04

Minutes

No minutes were presented at this meeting.

Financial Update

Ms. Rust presented the financial update for the February transactions. The March transactions were not available at this time.

Mr. Riordan made a motion ratify the FY23 transactions. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye and, Mr. Riordan – Aye.

Hillside Place

Mr. Duchesneau spoke about the property located at Hillside Place. He stated that it was the opinion of the Planning Board that the Town should accept the land in order to maintain control. The property tax income is less than \$1,000 per year. A site visit was discussed and staff will be reaching out to the abutting home owners to request permission to access the land.

Dutton Road

Ms. Rust spoke presented the preliminary sales price of the home using the 2022 income limits which will be updated when the 2023 income limits are published.

Mr. Gentile made a motion to replace the roof at Dutton Road and not to exceed \$9,600 and prefund condo fees for \$10,000 as well as request bids from landscapers to complete necessary outdoor maintenance. The motion was seconded. Roll Call Vote: Mr. Gentile –

Aye, Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye and, Mr. Riordan – Aye.

Small Grant Program

Mr. Riordan made a motion to waive the 2% inclusion of home equity and changing the program requirement due to home equity not actually being realized income. Mr. Gentile seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye and, Mr. Riordan – Aye.

67-73 Nobscot Road

Mr. Riordan spoke about different programs available at the state level. He stated he believed the construction cost projected by Cambridge Housing was excessively high.

Mr. Gentile made a motion to enter into a purchase and sales agreement for 67-73 Nobscot Road with the Boy scouts contingent on full site evaluation including a full search of the property, an environmental study, title commitment, site plan development study, disclosure of any deed restrictions, and disclosure of the current status of any easements on or restrictions to the North driveway entrance, feasibility study on the South driveway and a Geotechnical study and to recommend to the Select Board to assign Town Manager Andy Sheehan or a designee of his choice to be the point person to execute said purchase and sales agreement, Mr. Riordan seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye and, Mr. Riordan – Aye.

Housing Production Plan

Mr. Duchesneau stated that JM Goldson had been selected to be the consultant for the updated Housing Production Plan. A working group is being formed.

Ms. Cronin and several others thanked Mr. Duchesneau for his contributions to the town.

At this time Mr. Gentile left the meeting and Mr. Riordan chaired the rest of the meeting.

Public Comment

Pat Brown 34 Whispering Pine Road suggested that subcommittee meetings be live broadcast on SudburyTV. Ms. Brown also thanked Mr. Duchesneau for his contributions to the town.

Mr. Duchesneau indicated that quorum had been lost and suggested the meeting should come to a close.

Ms. Dretler made a motion to adjourn the meeting. Mr. Riordan seconded the motion. Roll Call Vote: Mr. Riordan - Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye.

The meeting ended at 9:46 AM