



Town of Sudbury

Housing Trust

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314

HousingTrust@sudbury.ma.us

www.sudbury.ma.us/housingtrust

MINUTES

March 9, 2023 AT 8:00 AM

VIRTUAL MEETING

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

Housing Trust Members Absent: Sarah Green Vaswani

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

Minute Man Arc

Jean Goldsberry of Minute Man Arc spoke about the history of the organization and the many programs they offer. Ms. Goldsberry invited anyone to visit and view the home they have in Sudbury on Power Road. More information can be found at minutemanarc.org.

Financial Update

Ms. Rust presented the January Housing Trust Financials.

Ms. Cronin made a motion to ratify the January 2023 transactions. Mr. Gentile seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Howe – Aye, Mr. Hummel – Aye. Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Riordan – Aye.

Housing Production Plan

Mr. Duchesneau stated that the RFP had been put out to bid and the deadline was still a few weeks away. Mr. Hummel offered assistance with updated Housing Production Plan.

Ms. Cronin made a motion to designate Mr. Hummel as the representative of the Housing Trust to work with staff in the recommendation of a consulting firm for the purpose of creating an updated Housing Production Plan. Ms. Howe seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Howe – Aye, Mr. Hummel – Aye. Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Riordan – Aye.

Ms. Rust suggested to the Housing Trust that it begin to think about selecting a member from a member from the Housing Trust to act as member on the steering committee for the Housing Production Plan.

Citizens' Housing and Planning Association: (CHAPA)

Mr. Duchesneau shared that he had received an email from Shelia Cusolito, Director of the Sudbury Housing Authority. Her email had inquired into if the Housing Trust had an interest in a joint municipal membership.

Ms. Cerullo Merrill made a motion to jointly engage with the Sudbury Housing Authority. Ms. Howe seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Howe – Aye, Mr. Hummel – Aye, and Mr. Riordan – Aye.

Dutton Road Update

Ms. Rust suggested getting an inspection/evaluation of the roof and septic tank/leeching field at the property. She mentioned the complexity of the history and regulation of this property and recommended meeting with DHCD about the logistics of the resale of this property.

Small Grants

Mr. Duchesneau stated that there is one pending application but addition information is needed from the applicant. Staff has reached out to the applicant but has not yet received the necessary documentation.

At this time Mr. Gentile had to leave the meeting and Mr. Hummel chaired the rest of the meeting.

137 Brimstone Lane

Mr. Duchesneau spoke about the property surrounding the home located at 137 Brimstone Lane. He inquired if the Housing Trust had any interest in purchasing the property for the asking price of \$200,000. The Town has the right of first refusal on this land.

At this time Ms. Cerullo Merrill had to leave the meeting.

Mr. Duchesneau stated that the Land Acquisition Review Committee did not decide they wanted to recommend to the Select Board to exercise the Right of First Refusal on this piece of property due to the proximity to wetlands, the lack of frontage making the property unsuitable for development.

Ms. Howe made a motion to not recommend to the Select Board to exercise the Town's Right of First Refusal on the land surrounding 137 Brimstone Lane. Ms. Cronin seconded the motion. Roll Call Vote: Mr. Hummel – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Howe – Aye and, Mr. Riordan – Aye.

67-73 Nobscot Road

Mr. Duchesneau stated that feasibility studies were still being completed and that there should be more information available at the next meeting.

Public Comment

There were no public comments made at this meeting.

Mr. Riordan made a motion to adjourn the meeting. Ms. Howe seconded the motion. Roll Call Vote: Mr. Hummel – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Howe – Aye and, Mr. Riordan – Aye.

The meeting ended at 9:36 AM