



# 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

#### 67-73 NOBSCOT ROAD SUBCOMITTEE

February 27, 2023 AT 8:00 AM

#### VIRTUAL MEETING

**Housing Trust Members Present:** Chair John Riordan, Kelley Cronin, and Carmine Gentile

**Housing Trust Members Absent:** None

**Sudbury Housing Authority Members Present:** Amy Lepak, Steven Swanger, and Tania Vitvitsky

**Cambridge Housing Authority Members Present:** Project Manager Emily Horgan, and Senior Project Manager Matthew Zajac

**Others Present:** Director of Planning and Community Development Adam Duchesneau, Community Preservation Coordinator Ryan Poteat, Director of the Regional Housing Services Office (RHSO) Liz Rust, and Deputy Executive Director of the Cambridge Housing Authority Margaret Donnelly Moran

Mr. Riordan called the meeting to order at 8:04 AM.

#### Approval of Minutes - July 19, 2022

Mr. Swanger made a motion to approve the minutes of July 19, 2022, Ms. Vitvitsky seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Ms. Cronin – Aye, Mr. Gentile – Aye, Ms. Lepak – Aye, Mr. Swanger – Aye, and Ms. Vitvitsky – Aye.

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

Mr. Duchesneau explained that there have been discussions with the Boy Scouts about the future steps on the purchase and acquisition of 67-73 Nobscot Road but that there has not been any substantial movement on this. He mentioned there were other potential buyers.

Mr. Zajac gave a presentation of which showed the property and answered many questions previously asked. He explained that a civil engineering report had been received by Beals + Thomas. There were concerns about the endangered wildlife on the site but Natural Heritage and

the Conservation Commission agreed that with minimal site plan changes the site could be buildable.

Existing driveway does need considerable improvement but said improvements should have minor impact on the wetlands. The current plan is create 11 duplexes or 22 units with a maximum of 44 bedrooms. Concerns were expressed in regard to the mixed use (rental/ownership) of the development of this property and how funding sources could be impacted by mixed use.

Mr. Gentile made a motion to create a conceptional plan to create a plan to create 11 duplexes , Mr. Riordan seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Ms. Cronin – Aye, Mr. Gentile – Aye, Ms. Lepak – Aye, Mr. Swanger – Aye, and Ms. Vitvitsky – Aye.

Mr. Gentile made a motion to adjourn the meeting. Mr. Swanger seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Ms. Cronin – Aye, Mr. Gentile – Aye, Ms. Lepak – Aye, Mr. Swanger – Aye, and Ms. Vitvitsky – Absent

The meeting ended at 10:02 AM.