



# Town of Sudbury

## Housing Trust

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### MINUTES

#### 67-73 NOBSCOT ROAD SUBCOMITTEE

MARCH 14, 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:** Executive Director Sheila Cusolito, Amy Lepak, Steven Swanger, and Tania Vitvitsky

**Cambridge Housing Authority Members Present:** Project Manager Emily Horgan, Deputy Executive Director Margaret Donnelly Moran, 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

Mr. Riordan called the meeting to order at 8:03 AM.

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

Mr. Zajac gave a presentation which answered many questions previously asked. He stated that the Conservation Commission confirmed that the driveway easement is being used and culvert improvement is planned, and had asked for a 100 ft. buffer from the stream (100 ft if intermittent, 200 ft if perennial). He stated that the removal of the dilapidated structure and restoring to a native vegetative state would receive credit from the Conservation Commission to mitigate work done in the buffer zone. Current plans do not impact access to the Boy Scouts trailhead. Beals + Thomas believes the proposed septic system could support up to 44 bedrooms. If the project includes units available for purchase the project would need additional funding as rental projects have access to more funding sources. There was discussion about affordable scattered units in the town intended for ownership and creating a pocket of units available for sale in a specific area. It was stated previous town opinion was that scattered units were preferred. If units were offered for sale at this site there would be further complexity with how maintenance would be paid for but would likely be paid through a home owners association fee.

At 9:48 AM, Mr. Gentile made a motion to adjourn the meeting. Ms. Lepak 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.