



Town of Sudbury

Housing Trust

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MINUTES

June 6, 2024 AT 8:00 AM

VIRTUAL MEETING

Housing Trust Members Present: Chair Carmine Gentile, Vice Chair Robert Hummel, Jessica Cerullo Merrill, Janie Dretler, Cynthia Howe, and Jack Ryan

Absent: Kelley Cronin, and John Riordan

Others Present: Adam Burney

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

Mr. Gentile began the meeting at 8:03 AM

Housing Trust Initiatives

Mr. Rust explained that the Sudbury Housing Trust is an approved Mass Housing Trust Monitoring agent and that all 40B's that go to mass housing are assigned a monitoring agent by Mass Housing. There are 7 monitoring agents in the whole State and Sudbury Housing Trust is one of them. The Sudbury Housing Trust is also a lottery agent. This is a different but similar function that the Trust provides that the members are more familiar with. In both cases the responsibilities are approving the buyers and verifying their eligibility.

Ms. Dretler made a motion to enter into the affordability. Mr. Ryan seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel - Aye, Jessica Cerullo Merrill - Aye, Ms. Dretler - Aye, Ms. Howe – Aye, and Mr. Ryan – Aye.

Small Grants Program – Standing Item

No Small Grant applications were presented at this meeting.

Minutes

Mr. Ryan made a motion to approve the minutes of May 9, 2024 as revised. Mr. Hummel seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel - Aye, Jessica Cerullo Merrill - Aye, Ms. Dretler - Aye, Ms. Howe – Aye, and Mr. Ryan – Aye.

Future Meeting Schedule

Mr. Gentile mentioned that the June 13th meeting would be rescheduled for June 20th because members of the Trust as well as staff would be attending the Mass Housing Partnership Annual Housing Institute.

Housing Production Plan Operations

- Housing Production Plan Draft Review/Town Owned Parcel Review

There were several potential properties identified for potential development:

The properties currently included in the draft version of the Housing Production Plan are:

The Town Center land that was trade to the town for the Malone property

The property west of the fire station - 77 Hudson Road

A vacant portion of the Frost Farm development

Mr. Burney went through the methodology of how the properties used in the report were selected. How staff had looked at everything including some of the older parcels. Mr. Burney explained that there had been previous discussions about the DPW parcel and some school parcels and using a portion of them for housing development. His concern was due to this type of land use is met with contention and that this type of land is very valuable due to the potential need for future expansion. He explained the land to the west of the fire station is separated by wetlands and couldn't be expanded on but there is a portion that is buildable on the far west side. Frost Farm was chosen as there is buildable land and already has a development on it. Conservation land, wetland, parks, open space and other land restrictions were eliminated.

Ms. Dretler inquired why Sewataro and Broadacres were not being considered. Mr. Burney explained that there was a management agreement on that property which has not passed and that there are other unresolved questions about how this property will be used in the future. Broadacres is majority wet and is conservation or preservation land. There is a section being used by DPW to store non-rolling equipment, there is a potential for development but there is a lot of unanswered questions. Ms. Dretler requested Broadacre be used in the HPP.

Mr. Gentile mentioned Sewataro and mentioned that the Town had paid a lot of money for it. Mr. Burney explained that were just not quite there yet. There would need to be a lot of conversations about whether to keep it as it's current use, developing it for housing, making it into playing fields or something else. Any action there would need an action at Town Meeting. Ms. Dretler suggested it be used even if it's a long-term project because it would get the conversation going. She also asked that it be referred to as Liberty Ledge. She also requested the HPP include the vote at Town Meeting to reflect the vote on MBTA communities.

Mr. Burney stated he would create a memo using the properties discussed in this meeting and would be sending it out to everyone.

Mr. Ryan made a motion to adjourn. Ms. Dretler seconded the motion. Roll Call Vote:
Mr. Gentile – Aye, Ms. Dretler – Aye, Cynthia Howe - Aye, Mr. Ryan – Aye.

The meeting ended at 9:09 AM