



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

May 9, 2024 AT 8:00 AM

VIRTUAL MEETING

Housing Trust Members Present: Chair Carmine Gentile, Vice Chair Robert Hummel, Jessica Cerullo Merrill, Kelley Cronin, Janie Dretler, John Riordan, and Jack Ryan

Absent: Cynthia Howe

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

Mr. Gentile began the meeting at 8:02 AM

Housing Production Plan

Mr. Burney explained that the Housing Production Plan has been temporarily been put on hold. During this pause, the Housing Trust will have the opportunity to explore Town owned parcels for viability for development. The Housing Trust had requested an additional 90 days to review Town owned parcels. Mr. Gentile requested doing site visits.

Ms. Dretler requested staff to provide information on every Town owned property, how staff had chosen example properties, a list of said properties, how staff had narrowed this list down from every Town owned parcel and a brief description of every Town owned parcel. The request is for:

- Every Town owned property with an explanation as to why they were or were not considered
- The initial selected parcels reviewed by staff
- The selected Town owned parcels used as examples in the Housing Production Plan

Mr. Gentile made a motion to that the Housing Production Plan meeting recordings be made available. Ms. Dretler amended said motion adding that the working draft copy of the Housing Production Plan be added to the Town website and seconded the motion.

Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel - Aye, Ms. Cerullo Merrill - Aye, Ms. Cronin - Aye, Ms. Dretler - Aye, Mr. Riordan – Aye, and Mr. Ryan Aye.

Ms. Dretler made a motion to request a 120-day review of the Housing Production Plan. that the Housing Production Plan meeting recordings be made available. Mr. Gentile seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel - Aye, Ms. Cerullo Merrill - Aye, Ms. Cronin - Aye, Ms. Dretler - Aye, Mr. Riordan – Aye, and Mr. Ryan Aye.

Ms. Rust asked what the methodology of this review was. She asked if the Trust had planned to meet and go through the HPP page by page at future meetings.

Review of Small Grant Applications

There were no grant applications presented at this meeting.

67-73 Nobscot

Mr. Gentile stated that the anticipated work by Beals and Thomas work should be completed in about a week. Mr. Riordan stated that the infrastructure work estimate needed for this property is now \$5,000,000 vs the initial estimate of \$1,200,000.

Future meeting schedule

The next meeting will be held on June 6th, 2024

Financial Transactions

Ms. Rust presented the financials. There were not abnormal transactions.

Mr. Gentile made a motion to approve the February and March financial transactions Mr. Hummel seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel - Aye, Ms. Cerullo Merrill - Aye, Ms. Cronin - Aye, Ms. Dretler - Aye, Mr. Riordan – Aye, and Mr. Ryan Aye.

New Business

Section 8 was brought up at this meeting, there is currently no Section 8 housing in Sudbury. No other new business was presented at this meeting.

Administrative Report.

Mr. Poteat stated that the Housing Trust Warrant Article had been approved but that the Housing Authority Warrant Article had been immediately postponed.

Public Comment

No members of the public were in attendance

Mr. Ryan made a motion to adjourn. Mr. Gentile seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel - Aye, Ms. Cerullo Merrill - Aye, Ms. Cronin - Aye, Ms. Dretler - Aye, Mr. Riordan – Aye, and Mr. Ryan Aye.

The meeting ended at 9:30 AM