



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

AGENDA

Thursday May 9, 2024

8:00 AM

Virtual Meeting

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted via remote means. Members of the public who wish to access the meeting may do so in the following manner:

Please click the link below to join the virtual Housing Trust Meeting:

<https://us02web.zoom.us/j/85164326118>

For audio only, call the number below and enter the Meeting ID on your phone keypad:

Call In Number: 978-639-3366 or 470-250-9358

Meeting ID: 851 6432 6118

No in-person attendance of members of the public will be permitted and public participation conducted during this meeting shall be by remote means only.

Housing Trust Initiatives

- Status of Housing Production Plan
- Small Grants Program
- 67-73 Nobscot update
- Discussion - Future Community Preservation Act funding request/s
- New/renewal of committee members

Board Operations

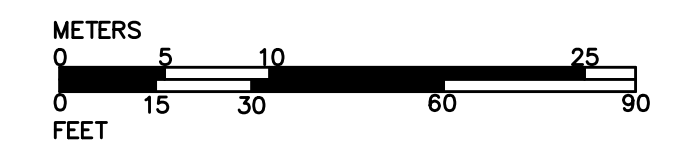
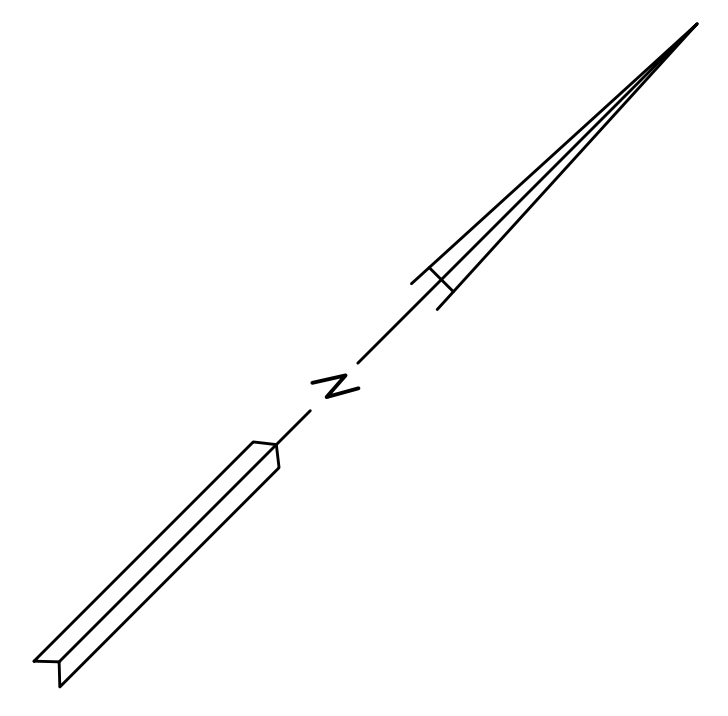
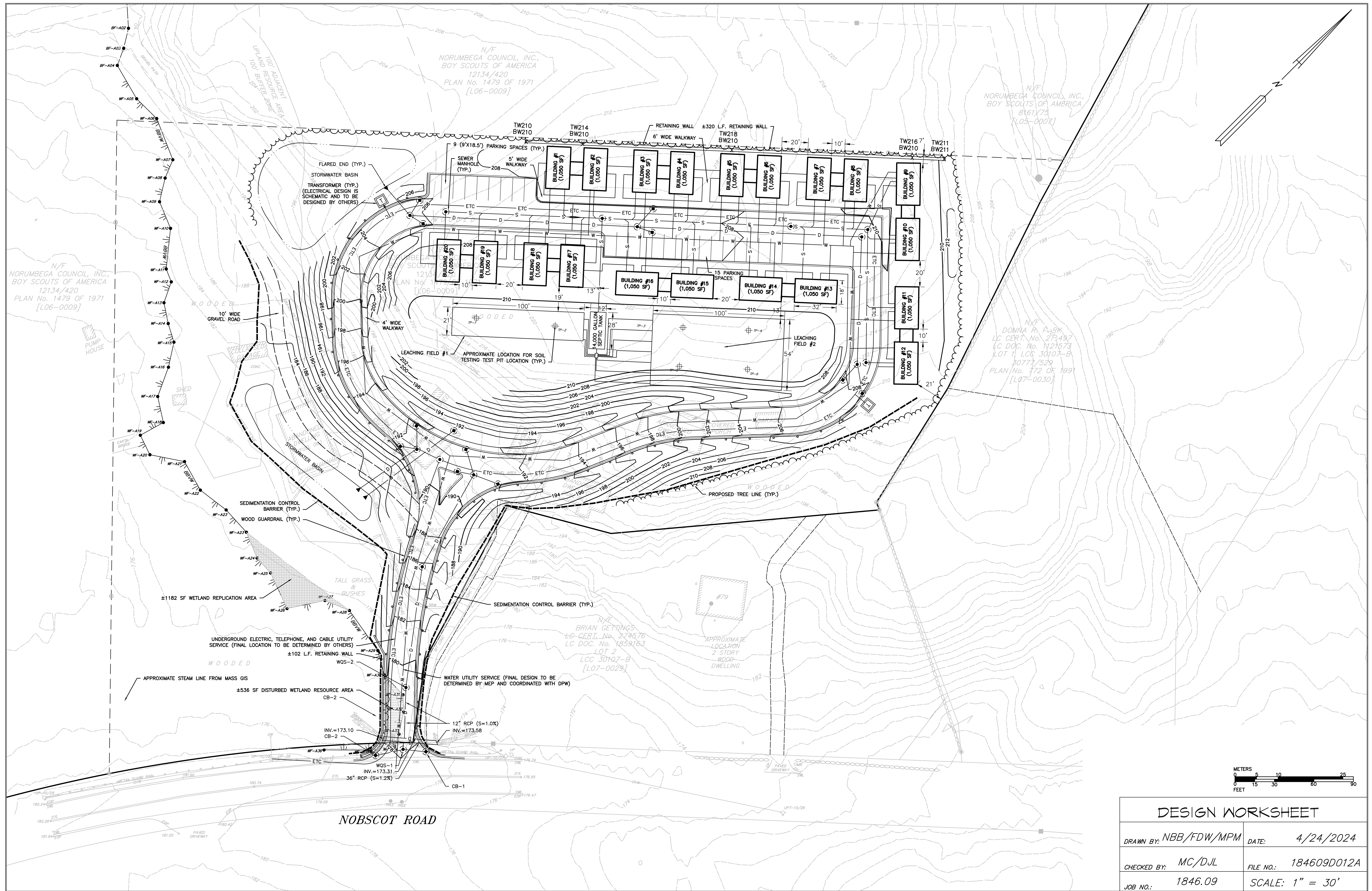
- Minutes: Review and approve meeting minutes of April 11, 2024 if presented
- Financial Update
 - Review of financial transactions if presented

Other or New Business

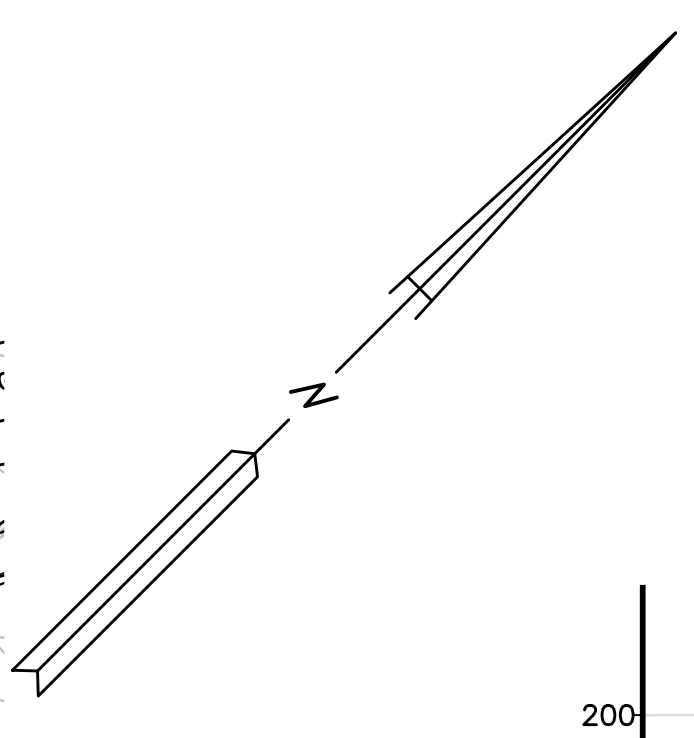
Administrative Report

Public Comment

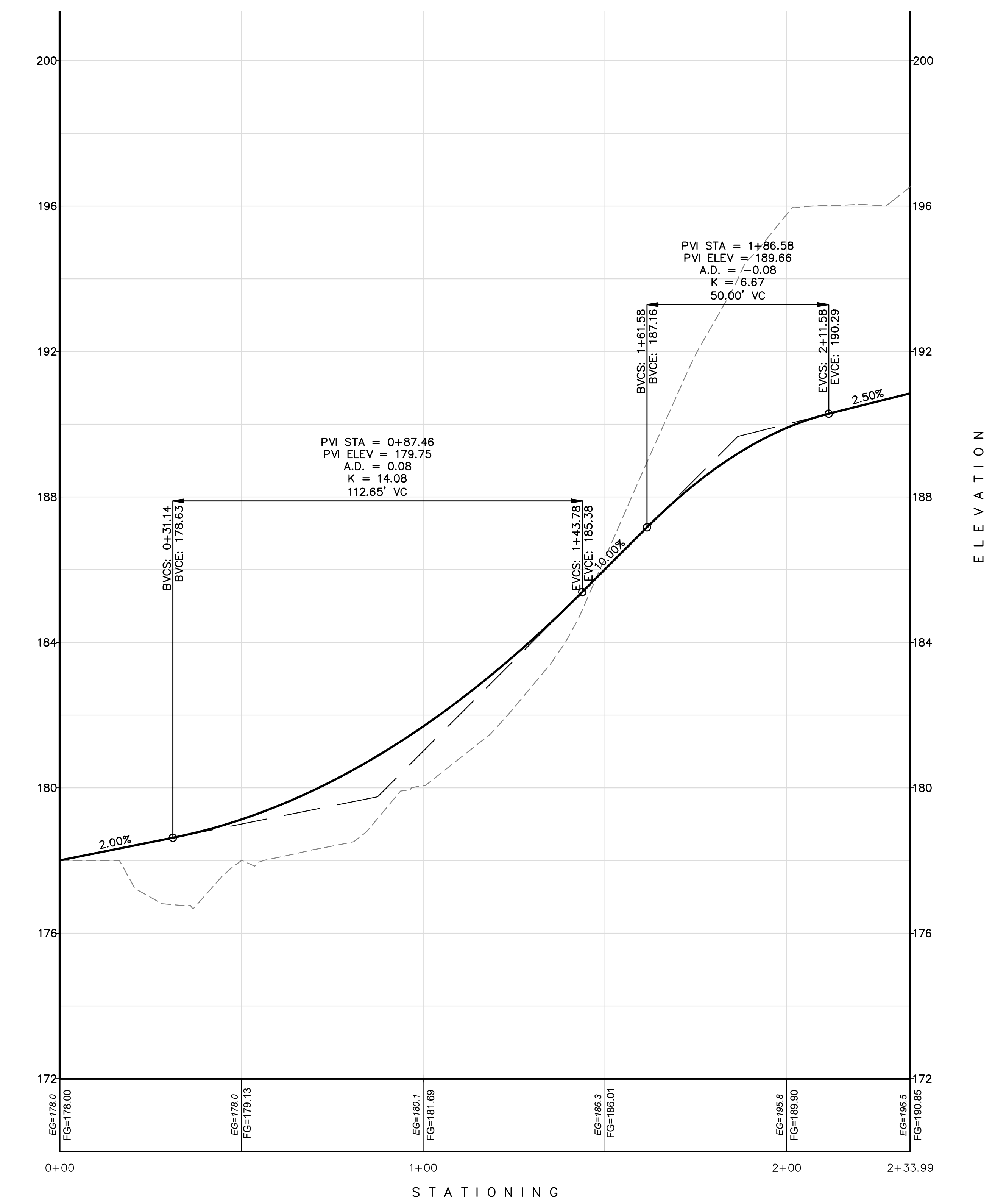
These agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.



DESIGN WORKSHEET	
DRAWN BY: NBB/FDW/MPM	DATE: 4/24/2024
CHECKED BY: MC/DJL	FILE NO.: 184609D012A
JOB NO.: 1846.09	SCALE: 1" = 30'

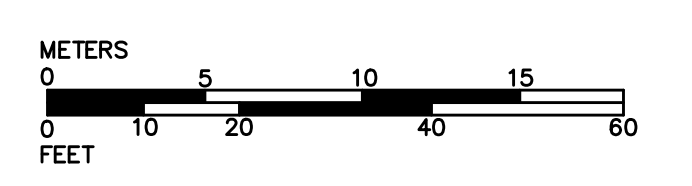


ELEVATION



ELEVATION

IN PROGRESS
4/24/24



PROFILE WORKSHEET

DRAWN BY: NBB/FDW	DATE: 04/24/2024
CHECKED BY: MC	FILE NO.: 184609D012A
JOB NO.: 1846.09	SCALE: 1" = 20'

Date: March 11, 2024 Email: director@sudburyha.org
Name: Sheila M. Cusolito, Executive Director
Transmitted To: Company: Sudbury Housing Authority
Project: 67-73 Nobscot Road
Project No.: M5346.25 City/Town: Sudbury Transmitting 3 Page(s)

SCOPE OF SERVICES:

As requested, Beals and Thomas, Inc. (B+T) is pleased to submit this proposal for a budget extension to continue our involvement with the ongoing development analysis for the property at 67-73 Nobscot Road in Sudbury, Massachusetts.

B+T has been requested to re-analyze the grading study to raise the elevation of the site to create a plateau higher than the previous conceptual design to limit the scope of the earthwork. Specifically, our services will include:

1. Complete a conceptual design grading analysis for the entirety of the access road including a driveway profile to not exceed 10% slope.
2. Revised and develop a construction cost estimate including quantities for the proposed access road including utilities, site clearing, earthworks, paving, septic system (40 minimum bedrooms) and all anticipated site work. Estimated unit prices for boulder removal and blasting that might be required will also be provided.
3. Review and adapt the revised site layout put forward by the Sudbury Housing Authority and incorporate it into a revised conceptual plan.

FEES FOR SERVICES:

All fees will be billed on a time and materials basis in accordance with the attached fee schedule. The estimated budget for the services detailed herein is \$8,000.

This client authorization is valid for 30 days from issuance.

*^
not to exceed
\$mc 3/22/24*

SCHEDULE OF SERVICES:

We will commence services upon receipt of an executed copy of this proposal. We anticipate that the services outlined herein can be completed within three weeks of the commencement date.

Corporate Office

144 Turnpike Road
Southborough, MA 01772

bealsandthomas.com T 508.366.0560 F 508.366.4391

Regional Office

32 Court Street
Plymouth, MA 02360

Sheila M. Cusolito, Executive Director
Sudbury Housing Authority
March 11, 2024
Page 2

As authorization to proceed and as approval of the budget, please execute and return one copy of this agreement for our records.

BEALS AND THOMAS, INC.

By: David J. LaPointe
David J. LaPointe, RLA, LEED AP
Principal

AGREED AND ACCEPTED FOR
SUDBURY HOUSING AUTHORITY _____

SIGNATURE: Sheila Cusolito

NAME/TITLE: Sheila Cusolito, Executive Director
(print)

DATE: 22 March 2024

Enclosures: Fee Schedule

MC/djl/dmf/ggp/cmv/mac/M534625CA002



FEE SCHEDULE

Effective January 1, 2024

Fees for Beals and Thomas, Inc. are based on the following time charges plus expense schedule. Invoices are due upon receipt. Beals and Thomas, Inc. retains all right, title and ownership interest in any and all plans, maps, charts, diagrams, models, specifications, studies, consultations, technical drawings, electronic files, and any other work products prepared on behalf of its clients ("Instruments of Service"). Beals and Thomas, Inc. grants to its clients a nontransferable and non-exclusive royalty-free license to use the Instruments of Service provided that payment for services rendered and expenses incurred is received in a timely manner. For all accounts remaining unpaid by the first of the month following the invoice date, Beals and Thomas, Inc. reserves the right to add a late charge of 1.50 percent per month or 18 percent per annum to each overdue invoice. This fee schedule may be revised periodically.

Time Charges

<u>Rate Category</u>	<u>Hourly Rate</u>
Senior Professional Staff I	\$265.00
Senior Professional Staff II	\$245.00
Senior Professional Staff III	\$215.00
Senior Professional Staff IV	\$200.00
Senior Professional Staff V	\$180.00
Senior Professional Staff VI	\$165.00
Professional Staff I	\$155.00
Professional Staff II	\$140.00
Professional Staff III	\$125.00
Administrative Staff I	\$85.00
Administrative Staff II	\$50.00

Expert testimony in support of litigation and court appearances will be billed at a rate of \$275.00 per hour.

Projects requiring OSHA trained personnel will be billed with a supplemental rate of \$25.00 per hour in addition to the standard rate category.

Reimbursable expenses include transportation, delivery, printing costs, presentation materials, computer and field equipment, permit application fees, soil and water testing, police detail, special consultants, or subcontractors and similar costs directly applicable to the individual project. Reimbursable expenses shall be billed at the cost plus an accounting service fee of 10 percent, unless arranged otherwise. Permit application fees that are paid in advance by Beals and Thomas, Inc. will be billed at cost plus an accounting fee of 20%.

FeeSched-January 2024

Corporate Office

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Southborough, MA 01772

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Regional Office

32 Court Street
Plymouth, MA 02360



PROJECT CITY/TOWN:	Sudbury, MA
CITY COST INDEX USED:	Town of Sudbury

SECTION	DESCRIPTION	QUANTITY	UNIT	UNIT COST	ADJUSTED UNIT COST	SUBTOTAL	SOURCE
DEMOLITION							
24113175010	Pavement removal, bituminous roads, up to 3" thick	235	SY	\$4.40	\$4.40	\$1,034.00	Means 2024
24113300800	Galderail, corrugated steel, remove only	40	LF	\$19.00	\$19.00	\$760.00	Means 2024
24113233000	Pipe removal, sewer/water, no excavation, 27"-36" diameter	42	LF	\$38.75	\$38.75	\$1,627.50	Means 2024
24116131200	Building demolition, two story wood frame house, 2400 SF, includes 20 mile haul	4	EA	\$9,950.00	\$9,950.00	\$39,800.00	Means 2024
24116130700	Building demolition, small or single buildings, wood, elevated slabs, includes 20 mile haul	12000	CF	\$0.45	\$0.45	\$5,400.00	Means 2024
24113802000	Selective demolition, utility poles & cross arms, utility poles, wood 35'-45' high	3	EA	\$380.00	\$380.00	\$1,140.00	Means 2024
24113301000	Minor site demolition, masonry walls, block, solid, excludes hauling	800	CF	\$2.37	\$2.37	\$1,896.00	Means 2024
24119250015	Sawcut, asphalt, up to 3" deep	70	LF	\$1.96	\$1.96	\$137.20	Means 2024
SUBTOTAL (DEMOLITION)						\$51,794.70	
EARTHWORK							
311110100200	Cut & chip medium trees up to 12" diameter	2.20	Acre	\$7,125.00	\$7,125.00	\$15,675.00	Means 2024
311110100250	Grub stumps and remove	2.20	Acre	\$5,125.00	\$5,125.00	\$11,275.00	Means 2024
311110100260	Clear & grub dense brush including stumps	2.20	Acre	\$10,925.00	\$10,925.00	\$24,035.00	Means 2024
311413230200	Topsoil Stripping and stockpiling, 300 HP dozer, ideal conditions	2400	CY	\$1.25	\$1.25	\$3,000.00	Means 2024
311413230200	Loam or topsoil, remove and stockpile on site, 6" deep, 200' haul	2400	CY	\$3.10	\$3.10	\$7,440.00	Means 2024
312213200200	Finish grade open sites 30,100-35,000 S.F., grader	1	EA	\$2,275.00	\$2,275.00	\$2,275.00	Means 2024
312216100012	Finish grading area to be paved with grader, small area	3400	SY	\$5.68	\$5.68	\$19,312.00	Means 2024
312216100200	Grade subgrade for base course, roadways	3400	SY	\$0.65	\$0.65	\$2,210.00	Means 2024
312216103310	Finish grading slopes, steep slopes	1900	SY	\$0.36	\$0.36	\$684.00	Means 2024
312316130050	Excavating common earth with no sheeting or dewatering included, 1' to 4' deep, 3/8 C.Y. excavator	35000	CY	\$11.26	\$11.26	\$394,100.00	Means 2024
312323209070	Hauling, 15 minute load/wait/unload, 18 CY 8 wheel truck, 30 mile cycle, 35 MPH, excludes loading equipment	35000	CY	\$12.75	\$12.75	\$446,250.00	Means 2024
312316301400	Drilling and blasting rock, bulk drilling and blasting, over 1,500 CY, deep hole method	17500	CY	\$65.46	\$65.46	\$1,145,550.00	Means 2024
G1030 805 1430	Trenching, backhoe, No slope, 4' Wide, 1/2 CY Bucket (6' deep)	6500	LF	\$13.59	\$13.59	\$88,335.00	Means 2024
312323131300	Dozer backfilling, bulk, up to 300' haul, no compaction	2400	CY	\$2.23	\$2.23	\$5,352.00	Means 2024
312323131900	Dozer backfilling, trench, up to 300' haul, no compaction	2500	CY	\$2.98	\$2.98	\$7,450.00	Means 2024
312323160100	Utility bedding, for pipe & conduit, not incl. compaction, crushed stone 3/4" to 1 1/2"	250	CY	\$49.36	\$49.36	\$12,340.00	Means 2024
312323170170	Spread fill, from stockpile with 2-1/2 C.Y. F.E. loader, 130 HP, 300' haul	2400	CY	\$4.23	\$4.23	\$10,152.00	Means 2024
312323235000	Compaction riding, vibrating roller, 6" lifts, 2 passes	800	CY	\$0.50	\$0.50	\$400.00	Means 2024
40513950300	GRAVEL BORROW, includes: import material, place and compact (item 15.1)	4600	CY	\$53.00	\$53.00	\$243,800.00	MHD 2024
312514161000	Sand, for mortar, screened and washed, includes 30 mile haul	200	CY	\$62.50	\$62.50	\$12,500.00	Means 2024
312514161250	Sil fill install and remove	1700	LF	\$3.57	\$3.57	\$6,069.00	Means 2024
312514161250	Straw bale, install and remove	1700	LF	\$8.29	\$8.29	\$14,093.00	Means 2024
SUBTOTAL (EARTHWORK)						\$2,472,297.00	
EXTERIOR IMPROVEMENTS							
321126130500	Asphaltic Base Courses bituminous concrete, 4" thick	3400	SY	\$21.97	\$21.97	\$74,698.00	Means 2024
321216140020	Asphaltic concrete paving, parking lots & driveways, 6" stone base, 2" binder course, 1" topping	30600	SF	\$3.09	\$3.09	\$94,554.00	Means 2024
321216143100	Tack coat, emulsion, 0.10 gal/ S.Y., 1000 S.Y.	3400	SY	\$1.74	\$1.74	\$5,916.00	Means 2024
321613431100	Granite curb, split face, straight, 6"x18"	2500	LF	\$41.21	\$41.21	\$103,025.00	Means 2024
321723140825	Parking stall, painted white, small quantities, 4" wide	24	Stall	\$11.27	\$11.27	\$270.48	Means 2024
320610100310	Concrete sidewalk, cast-in-place with 6 x 6, 4" thick, broomed finish, 3,000 PSI, excludes base	8000	SF	\$6.32	\$6.32	\$50,560.00	Means 2024
323211011900	Concrete gravity wall with vertical face including excavation & backfill, 6' high, level embankment	420	LF	\$351.00	\$351.00	\$147,420.00	Means 2024
329343308300	Deciduous trees, asar rubum, (Red Maple), zone 4, 2-1/2" tp 3" caliper	20	EA	\$580.00	\$580.00	\$11,600.00	Means 2024
329343100630	Tree planting, medium soil, 36" diameter, backhoe/loader, 48 HP	20	EA	\$148.00	\$148.00	\$2,960.00	Means 2024
329219130310	Fine grading and seeding, with equipment	8130	SY	\$4.15	\$4.15	\$33,739.50	Means 2024
SUBTOTAL (EXTERIOR IMPROVEMENTS)						\$524,742.98	
UTILITIES							
G3030 210 5840	Precast concrete Catch Basin, 4' ID Riser, 6' Deep	13	EA	\$5,480.00	\$5,480.00	\$71,240.00	Means 2024
G3030 210 5840	Precast concrete Manhole, 4' ID Riser, 6' Deep	12	EA	\$5,480.00	\$5,480.00	\$65,760.00	Means 2024
G3020 110 8150	6" PVC, SDR 35	500	LF	\$14.62	\$14.62	\$7,310.00	Means 2024
G3020 110 8130	4" PVC, SDR 35	450	LF	\$9.11	\$9.11	\$4,099.50	Means 2024
333413130300.00	Concrete precast septic tank, 4 piece, 15,000 gallons, excludes excavation or piping	1	EA	\$25,875.00	\$25,875.00	\$25,875.00	Means 2024
331413152040	Water service, 6" ductile iron pipe, cement lined, 18' lengths, class 50	1500	LF	\$161.80	\$161.80	\$242,700.00	Means 2024
G3010 121 1260	Water service, lead free, 6" main, 1" copper service, 20' offset, 6' deep	20	EA	\$1,712.00	\$1,712.00	\$34,240.00	Means 2024
331419103814	Gate valves, C.I., 125 psi, mechanical joint, w/ boxes, 6" diameter	25	EA	\$3,671.00	\$3,671.00	\$91,775.00	Means 2024
G3010 410 7200	Hydrant, 5-1/4" valve size, three way, 10' offset, 6' deep	3	EA	\$16,515.00	\$16,515.00	\$49,545.00	Means 2024
G4010 320 1022	Underground electric duct, 2@2" dia., schedule 40 PVC, 2' deep	1500	LF	\$36.44	\$36.44	\$54,660.00	Means 2024
261219200050	Transformer, liquid filled, 5kV or 15kV primary, 277/480 V secondary, 3 phase, 225kVA pad mounted	2	EA	\$45,310.00	\$45,310.00	\$90,620.00	Means 2024
330561101110	Storm drainage structures, frames & covers, precast, 4' ID, 4' deep	25	EA	\$1,977.00	\$1,977.00	\$49,425.00	Means 2024
334211602060	RCP, class 3, no gaskets, 36" dia	45	LF	\$221.00	\$221.00	\$9,945.00	Means 2024
334211602010	RCP, class 3, no gaskets, 12" dia	800	LF	\$52.66	\$52.66	\$42,128.00	Means 2024
334211602330	RCP flared ends, 12" diameter, class 3	3	EA	\$138.75	\$138.75	\$416.25	Means 2024
	Stormceptor STC 450	2	EA	\$6,900.00	\$6,900.00	\$13,800.00	Rinker Materials, 2019
SUBTOTAL (UTILITIES)						\$853,538.75	
TRANSPORTATION							
347113261650	Timber guide rail, 4" x 8" with 6" x 8" wood posts, treated	1500	LF	\$18.50	\$18.50	\$27,750.00	Means 2024
SUBTOTAL (TRANSPORTATION)						\$27,750.00	
SUMMARY OF SITEWORK COST ANALYSIS						\$3,930,123.43	
30% CONTINGENCY						\$1,179,037.03	
TOTAL PROJECT BUDGET						\$5,109,160.46	

SOURCES OF COST DATA:
 MHD 2024 - MHD Weighted Average Bid Prices, April 2023 - April 2024
 RS Means 2024
 Rinker Materials/Stormceptor STC Data - Email from James Lyons at Rinker Materials, 1/31/2019

NOTE:
 Cost estimate is approximate. Cost estimate excludes significant cost items due to current schematic design phase. Such excluded items include but are not limited to stormwater basin construction and grading, septic distribution box, outlet control structures, stormwater spillways, electric handholes, lighting, mobilization, survey and soil testing costs. Demolition costs were based on assumed building and retaining wall sizes.

ABBREVIATIONS:
 EA = Each MSF = 1000 Square Feet
 LS = Lump Sum SY = Square Yard
 LF = Linear Foot CF = Cubic Feet Storage
 SF = Square Foot CY = Cubic Yard

CITY COST INDEXES Town of Sudbury , MA
 Contractor Equipment 100.0%
 Site Construction 100.0%
 Concrete 100.0%

184609PD002

184609PD002: Existing vs. Proposed

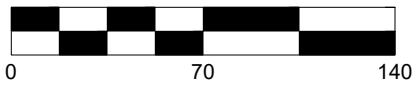
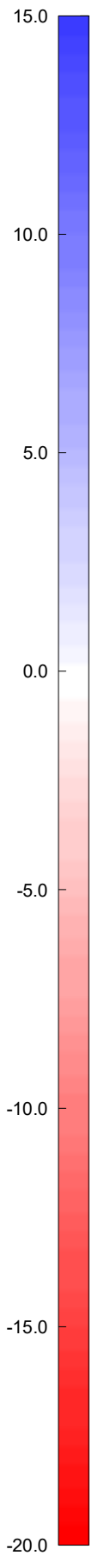
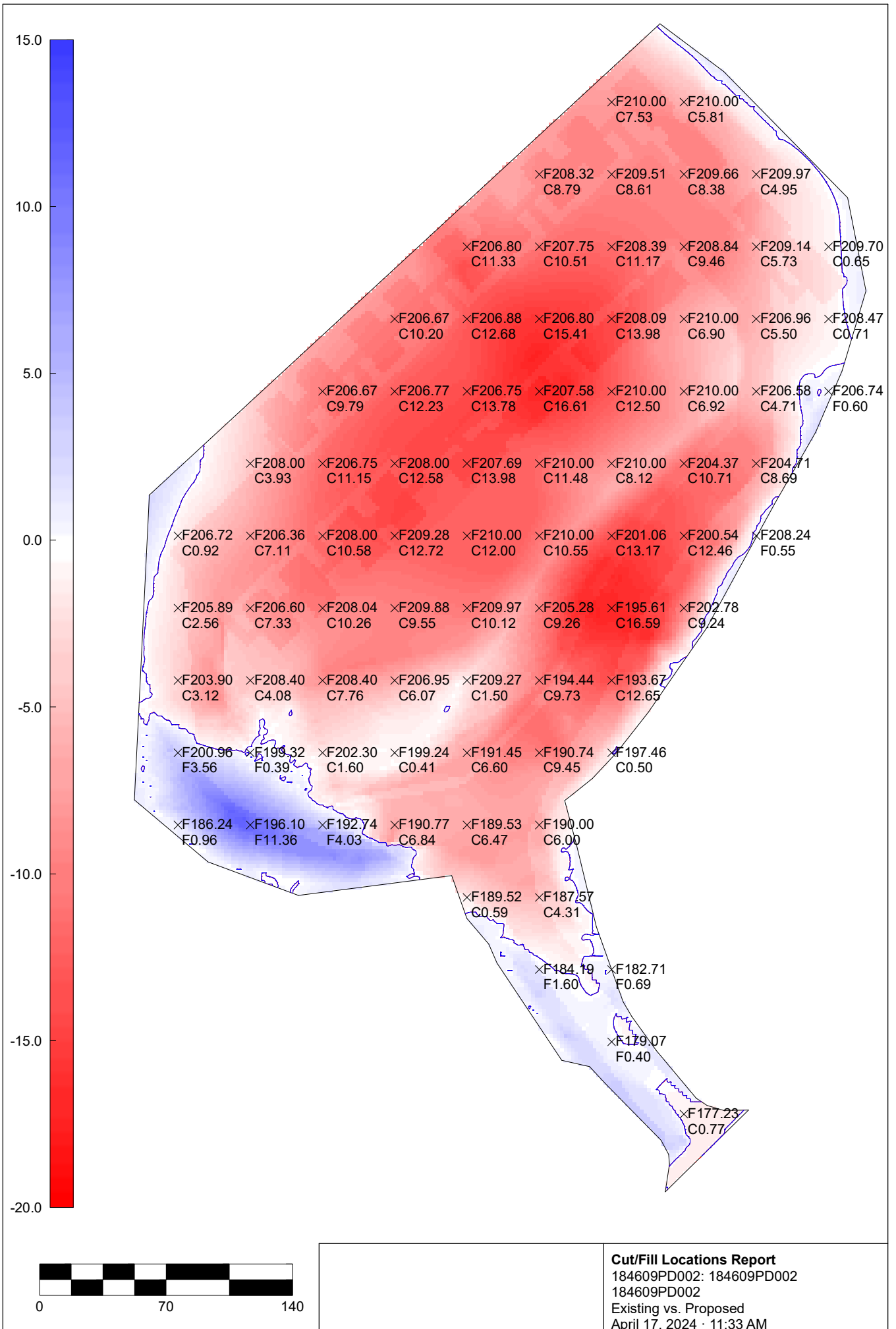
	Bank Cut (cu yd)	Bank Fill (cu yd)	Cut Swell (%)	Fill Shrink (%)	Adjusted Cut (cu yd)	Adjusted Fill (cu yd)
Excavation Volumes						
AOI	33149.21	1523.23	0.00	0.00	33149.21	1523.23
Excavation Areas	Cut Area (sq ft)	Fill Area (sq ft)	Total Area (sq ft)			
AOI	111292.27	16503.73	127796.00			

Project Totals

	Bank Cut (cu yd)	Bank Fill (cu yd)	Cut Swell (%)	Fill Shrink (%)	Adjusted Cut (cu yd)	Adjusted Fill (cu yd)
Excavation Volumes						
184609PD002 : AOI	33149.21	1523.23	0.00	0.00	33149.21	1523.23
Project Totals:	33149.21	1523.23	0.00	0.00	33149.21	1523.23
Export:	31625.98				31625.98	
Excavation Areas	Cut Area (sq ft)	Fill Area (sq ft)	Total Area (sq ft)			
184609PD002 : AOI	111292.27	16503.73	127796.00			
Project Totals:	111292.27	16503.73	127796.00			
Removal Quantities	Boundary (ft)		Area (sq ft)	Volume (cu yd)		
Project Totals:	0.00		0.00	0.00		

* Only Drawing Master AOI's or single selected Drawing AOI's are used for Project Excavation Totals.

* Removal Quantities are clipped to Drawing Master AOI or the individually selected AOI.



Cut/Fill Locations Report
 184609PD002: 184609PD002
 184609PD002
 Existing vs. Proposed
 April 17, 2024 · 11:33 AM

powder-coated steel guardrail barrier.

SELECT BOARD POSITION: The Select Board supports this article.

FINANCE COMMITTEE REPORT: The Finance Committee recommends approval of this article.

ARTICLE 36. COMMUNITY PRESERVATION ACT FUND - BRUCE FREEMAN RAIL TRAIL - PHASE 3 *(Consent Calendar)*

To see if the Town will vote to appropriate a sum or sums of money not to exceed \$600,000 for Open Space and Recreation purposes under the Community Preservation Act from FY25 CPA Estimated Annual Revenues and then from the CPA General Reserve Funds if needed, for the purpose of advancing the design and construction of the Bruce Freeman Rail Trail (BFRT) Phase 3, extending south of the intersection with the Mass Central Rail Trail to Eaton Road West near the Framingham city line; including any incidental and related expenses; or act on anything relative thereto.

Submitted by the Community Preservation Committee. (Majority vote required)

COMMUNITY PRESERVATION COMMITTEE REPORT: The Town of Sudbury seeks CPA funds to continue advancing the design and construction of the Bruce Freeman Rail Trail (BFRT) Phase 3, extending south of the intersection with the Mass Central Rail Trail to Eaton Road West just inside the Framingham cityline.

The Town staff and members of the Rail Trail Advisory Committee are currently working with design engineering consultants, Fuss & O'Neill, to begin the 25% design phase of this final 1.4- mile portion of the BFRT, which is expected to be completed by June 30, 2024 and submitted to Mass DOT for review and comment. After the 25% plan review, the next phase of design will be underway to continue design to the final Plan, Specification and Estimate (PS&E) phase, after which Mass DOT will be responsible to advertise the project for construction.

Fuss & O'Neill completed a "Feasibility Study for the Bruce Freeman Rail Phase 3 Extension" in June 2023, which is available on the Town's website under the Rail Trail Advisory Committee page. That study provides an "anticipated construction cost" of \$1,240,000 for Design/Permitting using the recommended alternative for crossing Boston Post Road/Route 20 (an at grade signalized crossing).

This request is for funds that will allow completion of the design/permitting as envisioned. The Town will also seek additional funds through grants or funding awards as the project design is underway.

SELECT BOARD POSITION: The Select Board supports this article.

FINANCE COMMITTEE REPORT: The Finance Committee recommends approval of this article.

ARTICLE 37. COMMUNITY PRESERVATION ACT FUND - HOUSING AUTHORITY ALLOCATION *(Consent Calendar)*

2024 Town of Sudbury ATM Warrant

To see if the Town will vote to appropriate a sum or sums of money not to exceed \$450,000 for Community Housing purposes under the Community Preservation Act, from FY25 CPA Estimated Annual Revenue and then from CPA General Reserve Funds, if needed, for the purpose of the acquisition, creation, preservation and support of community housing as allowed by the Community Preservation Act; or act on anything relative thereto.

Submitted by the Community Preservation Committee. (Majority vote required)

COMMUNITY PRESERVATION COMMITTEE REPORT: This article requests an appropriation to the Sudbury Housing Authority (SHA) for the acquisition, creation, preservation and support of community housing. The SHA intends to use the funds for the redevelopment of two obsolete single-family homes in its portfolio (21 Great Lake Drive and 8 Oakwood Avenue).

The SHA is a quasi-governmental entity overseen by the state The Executive Office of Housing and Livable Communities (EOHLC) under 760 CMR. While locally controlled, and created by Town Meeting in 1971 under MGL Chapter 121B, Section 3, it is not legally a part of Sudbury's Town government.

21 Great Lake Drive and 8 Oakwood Avenue are single-family homes that SHA owns and operates as state-assisted public rental housing for families. Both of the homes, which are located in the Pine Lake neighborhood, have significant capital needs. 21 Great Lake Drive is currently vacant due to a variety of concerns with the 1960s-era structure, particularly water/moisture damage. It has been challenging for SHA to address these capital needs due to the limited amount of operating and capital funding that it receives from the State.

The SHA has consulted with an architect, an engineer, and an affordable housing development consultant regarding the possibility of demolishing these two older homes and replacing them each with two-bedroom duplex homes that are architecturally compatible with the neighborhood. Each of these experts has provided information that supports the current plans. The current funding from the CPA, in addition to previous CPA allocations to the SHA, would leverage state funding which would also be supplemented by a mortgage to be held by the SHA. Indeed, the SHA has recently been advised that this development qualifies for state funding. SHA will work with the community and the various Town Boards and committees during 2024 with the goal of reaching agreement to proceed to construction in 2025.

SELECT BOARD POSITION: The Select Board supports this article.

FINANCE COMMITTEE REPORT: The Finance Committee recommends approval of this article.

ARTICLE 38. COMMUNITY PRESERVATION ACT FUND - HOUSING TRUST ALLOCATION *(Consent Calendar)*

To see if the Town will vote to appropriate a sum or sums of money not to exceed \$380,000 for Community Housing purposes under the Community Preservation Act from FY25 CPA Estimated Annual Revenues and then from the CPA General Reserve Funds if needed, as a grant to the Sudbury Housing Trust for the purpose of supporting community housing through the provision of grants loans, rental assistance, security deposits, interest-rate write downs, or other forms of assistance for the purpose of

2024 Town of Sudbury ATM Warrant

making housing affordable; or act on anything relative thereto.

Submitted by the Community Preservation Committee.

(Majority vote required)

COMMUNITY PRESERVATION COMMITTEE REPORT: The Sudbury Housing Trust requests Community Preservation Act (CPA) funding to support the creation new affordable homeownership units of housing.

These funds will augment previously allocated funds to support community housing through the provision of grants loans, rental assistance, security deposits, interest-rate write downs, or other forms of assistance for the purpose of making housing affordable. The Trust has not created any new units since FY16 and looks forward to creating housing opportunities for first-time homeowners in Sudbury.

This CPA funding request would enable the Trust to bring new units of affordable housing to Sudbury's existing inventory. This could be through the Trust's Home Preservation Program which converts existing smaller market homes to affordable homes and provides affordable homeownership opportunities to income eligible households, or other means. The Trust is the main, if not the only, entity whose mission is to create affordable homeownership units in Sudbury. Through this program, the Trust has seen tenants renting from the Sudbury Housing Authority become homeowners. In other instances, owners of deed restricted properties have been able to purchase market rate homes in town. These demonstrate first-hand the benefits of a homeownership program. Sudbury has 37 ownership units in its affordable housing portfolio; a number which has stayed constant since 2016. The seven-year hiatus will end with new affordable units created from the funds requested.

SELECT BOARD POSITION: The Select Board will report at Town Meeting.

FINANCE COMMITTEE REPORT: The Finance Committee recommends approval of this article.

ARTICLE 39. COMMUNITY PRESERVATION ACT FUND – REMEDIATION OF WATER CHESTNUTS FROM HOP BROOK POND SYSTEM

(Consent Calendar)

To see if the Town will vote to appropriate a sum or sums of money not to exceed \$56,221 for Open Space and Recreation purposes under the Community Preservation Act from FY25 CPA Estimated Annual Revenue and then from the CPA General Reserve Fund, if needed, as a grant to the Hop Brook Protection Association for the purpose of remediating/removing water chestnuts and other invasive species from the Hop Brook pond system and to authorize the Select Board to enter into a grant agreement on such terms and conditions as it deems appropriate; or act on anything relative thereto.

Submitted by the Community Preservation Committee.

(Majority vote required)

COMMUNITY PRESERVATION COMMITTEE REPORT: Hop Brook is the largest tributary of the Sudbury River and drains more than half of the land area of Sudbury. Dozens of homes, recreational and historical areas, town wells, and Town property are along this waterway and associated ponds. Until the 1970s, Hop Brook was a major recreational and natural asset - with multiple locations for swimming, fishing, ice skating, and canoeing, and supported a diverse ecosystem with many species of birds and fish. Recorded Sudbury history features activities along Hop Brook since the 1700s, including fishing, saw and grain mills, canoeing, and swimming. However, nutrient pollution-primarily from the

Submitted by the Planning Board.

(Majority vote required)

PLANNING BOARD REPORT: The adoption of the section 3A of Chapter 40A of the General Laws limits the ability of municipalities to require affordable housing greater than 10% of the units in a development, which the language of Section 5600 exceeds. The language in Section 4700C includes provisions for 10% of the housing in developments permitted under that Overlay District to meet the Executive Office of Housing and Livable Communities affordability standards in order to comply with the legislation. This amendment would allow Sudbury to remain compliant with the MBTA Communities Zoning standards.

SELECT BOARD POSITION: The Select Board supports this article.

FINANCE COMMITTEE REPORT: The Finance Committee will report at Town Meeting.

ARTICLE 35. COMMUNITY PRESERVATION ACT FUND – WAYSIDE INN ROAD BRIDGE RECONSTRUCTION

(Consent Calendar)

To see if the Town will vote to appropriate a sum or sums of money not to exceed \$400,000, for Historic Resources purposes under the Community Preservation Act from Historic Resources Reserves to reconstruct the Wayside Inn Road Bridge superstructure over the Hop Brook tributary which is located approximately 1,000 feet westerly from the Wayside Inn. The structure is located within the Wayside Inn Historic District. Construction shall include replacement/repair of the parapet walls, portions of the bridge deck, guardrail, pavement, grading, loam, seed and associated work including any incidental and related expenses; or act on anything relative thereto.

Submitted by the Community Preservation Committee.

(Majority vote required)

COMMUNITY PRESERVATION COMMITTEE REPORT: This project will enhance the aesthetics of the Wayside Inn Historic District by reconstructing the portions of the bridge visible from the street and surroundings. The existing span of this structure triggers review by MassDOT under M.G.L. Chapter 85, Section 35. Therefore, the parapet walls and guardrails need to meet specific design criteria to sustain an impact by a motor vehicle. Structural design will provide the requisite crash rating while restoring the historic appeal to the bridge in the Wayside Inn Historic District. The westbound parapet wall on the Wayside Inn Road Bridge was severely damaged as a result of a motor vehicle accident on July 4, 2019. Immediately following this accident, the Public Works Department installed temporary barriers at the edge of the bridge deck. Additionally, the Public Works Department had the bridge re-inspected by Mass DOT. Results of the inspection concluded that, in its post-accident condition, the "unpinned temporary barriers in place cannot satisfactory address the safety concerns for the site. It is our (MassDOT's) recommendation that temporary barriers and bridge approach transitions that have been crash tested for a test level consistent with the level of service of roadway be installed as soon as possible. The conditions as they exist are considered unsafe and should remediated immediately".

At the Annual Town Meeting in September, 2020, the Town was allocated \$125,000 for the purpose of designing the replacement superstructure over Hop Brook. Since then, Sudbury's DPW has worked with the Historic Districts Commission and the state DOT to design a bridge system that is both safe, aesthetically appealing and historic looking. The proposal is to provide a stone veneer wall anchored to a

making housing affordable; or act on anything relative thereto.

Submitted by the Community Preservation Committee.

(Majority vote required)

COMMUNITY PRESERVATION COMMITTEE REPORT: The Sudbury Housing Trust requests Community Preservation Act (CPA) funding to support the creation new affordable homeownership units of housing.

These funds will augment previously allocated funds to support community housing through the provision of grants loans, rental assistance, security deposits, interest-rate write downs, or other forms of assistance for the purpose of making housing affordable. The Trust has not created any new units since FY16 and looks forward to creating housing opportunities for first-time homeowners in Sudbury.

This CPA funding request would enable the Trust to bring new units of affordable housing to Sudbury's existing inventory. This could be through the Trust's Home Preservation Program which converts existing smaller market homes to affordable homes and provides affordable homeownership opportunities to income eligible households, or other means. The Trust is the main, if not the only, entity whose mission is to create affordable homeownership units in Sudbury. Through this program, the Trust has seen tenants renting from the Sudbury Housing Authority become homeowners. In other instances, owners of deed restricted properties have been able to purchase market rate homes in town. These demonstrate first-hand the benefits of a homeownership program. Sudbury has 37 ownership units in its affordable housing portfolio; a number which has stayed constant since 2016. The seven-year hiatus will end with new affordable units created from the funds requested.

SELECT BOARD POSITION: The Select Board will report at Town Meeting.

FINANCE COMMITTEE REPORT: The Finance Committee recommends approval of this article.

ARTICLE 39. COMMUNITY PRESERVATION ACT FUND – REMEDIATION OF WATER CHESTNUTS FROM HOP BROOK POND SYSTEM

(Consent Calendar)

To see if the Town will vote to appropriate a sum or sums of money not to exceed \$56,221 for Open Space and Recreation purposes under the Community Preservation Act from FY25 CPA Estimated Annual Revenue and then from the CPA General Reserve Fund, if needed, as a grant to the Hop Brook Protection Association for the purpose of remediating/removing water chestnuts and other invasive species from the Hop Brook pond system and to authorize the Select Board to enter into a grant agreement on such terms and conditions as it deems appropriate; or act on anything relative thereto.

Submitted by the Community Preservation Committee.

(Majority vote required)

COMMUNITY PRESERVATION COMMITTEE REPORT: Hop Brook is the largest tributary of the Sudbury River and drains more than half of the land area of Sudbury. Dozens of homes, recreational and historical areas, town wells, and Town property are along this waterway and associated ponds. Until the 1970s, Hop Brook was a major recreational and natural asset - with multiple locations for swimming, fishing, ice skating, and canoeing, and supported a diverse ecosystem with many species of birds and fish. Recorded Sudbury history features activities along Hop Brook since the 1700s, including fishing, saw and grain mills, canoeing, and swimming. However, nutrient pollution-primarily from the

Submitted by the Planning Board.

(Majority vote required)

PLANNING BOARD REPORT: The adoption of the section 3A of Chapter 40A of the General Laws limits the ability of municipalities to require affordable housing greater than 10% of the units in a development, which the language of Section 5600 exceeds. The language in Section 4700C includes provisions for 10% of the housing in developments permitted under that Overlay District to meet the Executive Office of Housing and Livable Communities affordability standards in order to comply with the legislation. This amendment would allow Sudbury to remain compliant with the MBTA Communities Zoning standards.

SELECT BOARD POSITION: The Select Board supports this article.

FINANCE COMMITTEE REPORT: The Finance Committee will report at Town Meeting.

ARTICLE 35. COMMUNITY PRESERVATION ACT FUND – WAYSIDE INN ROAD BRIDGE RECONSTRUCTION

(Consent Calendar)

To see if the Town will vote to appropriate a sum or sums of money not to exceed \$400,000, for Historic Resources purposes under the Community Preservation Act from Historic Resources Reserves to reconstruct the Wayside Inn Road Bridge superstructure over the Hop Brook tributary which is located approximately 1,000 feet westerly from the Wayside Inn. The structure is located within the Wayside Inn Historic District. Construction shall include replacement/repair of the parapet walls, portions of the bridge deck, guardrail, pavement, grading, loam, seed and associated work including any incidental and related expenses; or act on anything relative thereto.

Submitted by the Community Preservation Committee.

(Majority vote required)

COMMUNITY PRESERVATION COMMITTEE REPORT: This project will enhance the aesthetics of the Wayside Inn Historic District by reconstructing the portions of the bridge visible from the street and surroundings. The existing span of this structure triggers review by MassDOT under M.G.L. Chapter 85, Section 35. Therefore, the parapet walls and guardrails need to meet specific design criteria to sustain an impact by a motor vehicle. Structural design will provide the requisite crash rating while restoring the historic appeal to the bridge in the Wayside Inn Historic District. The westbound parapet wall on the Wayside Inn Road Bridge was severely damaged as a result of a motor vehicle accident on July 4, 2019. Immediately following this accident, the Public Works Department installed temporary barriers at the edge of the bridge deck. Additionally, the Public Works Department had the bridge re-inspected by Mass DOT. Results of the inspection concluded that, in its post-accident condition, the "unpinned temporary barriers in place cannot satisfactory address the safety concerns for the site. It is our (MassDOT's) recommendation that temporary barriers and bridge approach transitions that have been crash tested for a test level consistent with the level of service of roadway be installed as soon as possible. The conditions as they exist are considered unsafe and should remediated immediately".

At the Annual Town Meeting in September, 2020, the Town was allocated \$125,000 for the purpose of designing the replacement superstructure over Hop Brook. Since then, Sudbury's DPW has worked with the Historic Districts Commission and the state DOT to design a bridge system that is both safe, aesthetically appealing and historic looking. The proposal is to provide a stone veneer wall anchored to a

powder-coated steel guardrail barrier.

SELECT BOARD POSITION: The Select Board supports this article.

FINANCE COMMITTEE REPORT: The Finance Committee recommends approval of this article.

ARTICLE 36. COMMUNITY PRESERVATION ACT FUND - BRUCE FREEMAN RAIL TRAIL - PHASE 3 (Consent Calendar)

To see if the Town will vote to appropriate a sum or sums of money not to exceed \$600,000 for Open Space and Recreation purposes under the Community Preservation Act from FY25 CPA Estimated Annual Revenues and then from the CPA General Reserve Funds if needed, for the purpose of advancing the design and construction of the Bruce Freeman Rail Trail (BFRT) Phase 3, extending south of the intersection with the Mass Central Rail Trail to Eaton Road West near the Framingham city line; including any incidental and related expenses; or act on anything relative thereto.

Submitted by the Community Preservation Committee. (Majority vote required)

COMMUNITY PRESERVATION COMMITTEE REPORT: The Town of Sudbury seeks CPA funds to continue advancing the design and construction of the Bruce Freeman Rail Trail (BFRT) Phase 3, extending south of the intersection with the Mass Central Rail Trail to Eaton Road West just inside the Framingham city line.

The Town staff and members of the Rail Trail Advisory Committee are currently working with design engineering consultants, Fuss & O'Neill, to begin the 25% design phase of this final 1.4- mile portion of the BFRT, which is expected to be completed by June 30, 2024 and submitted to Mass DOT for review and comment. After the 25% plan review, the next phase of design will be underway to continue design to the final Plan, Specification and Estimate (PS&E) phase, after which Mass DOT will be responsible to advertise the project for construction.

Fuss & O'Neill completed a "Feasibility Study for the Bruce Freeman Rail Phase 3 Extension" in June 2023, which is available on the Town's website under the Rail Trail Advisory Committee_ page. That study provides an "anticipated construction cost" of \$1,240,000 for Design/Permitting using the recommended alternative for crossing Boston Post Road/Route 20 (an at grade signalized crossing).

This request is for funds that will allow completion of the design/permitting as envisioned. The Town will also seek additional funds through grants or funding awards as the project design is underway.

SELECT BOARD POSITION: The Select Board supports this article.

FINANCE COMMITTEE REPORT: The Finance Committee recommends approval of this article.

ARTICLE 37. COMMUNITY PRESERVATION ACT FUND - HOUSING AUTHORITY ALLOCATION (Consent Calendar)

To see if the Town will vote to appropriate a sum or sums of money not to exceed \$450,000 for Community Housing purposes under the Community Preservation Act, from FY25 CPA Estimated Annual Revenue and then from CPA General Reserve Funds, if needed, for the purpose of the acquisition, creation, preservation and support of community housing as allowed by the Community Preservation Act; or act on anything relative thereto.

Submitted by the Community Preservation Committee. (Majority vote required)

COMMUNITY PRESERVATION COMMITTEE REPORT: This article requests an appropriation to the Sudbury Housing Authority (SHA) for the acquisition, creation, preservation and support of community housing. The SHA intends to use the funds for the redevelopment of two obsolete single-family homes in its portfolio (21 Great Lake Drive and 8 Oakwood Avenue).

The SHA is a quasi-governmental entity overseen by the state The Executive Office of Housing and Livable Communities (EOHLC) under 760 CMR. While locally controlled, and created by Town Meeting in 1971 under MGL Chapter 121B, Section 3, it is not legally a part of Sudbury's Town government.

21 Great Lake Drive and 8 Oakwood Avenue are single-family homes that SHA owns and operates as state-assisted public rental housing for families. Both of the homes, which are located in the Pine Lake neighborhood, have significant capital needs. 21 Great Lake Drive is currently vacant due to a variety of concerns with the 1960s-era structure, particularly water/moisture damage. It has been challenging for SHA to address these capital needs due to the limited amount of operating and capital funding that it receives from the State.

The SHA has consulted with an architect, an engineer, and an affordable housing development consultant regarding the possibility of demolishing these two older homes and replacing them each with two-bedroom duplex homes that are architecturally compatible with the neighborhood. Each of these experts has provided information that supports the current plans. The current funding from the CPA, in addition to previous CPA allocations to the SHA, would leverage state funding which would also be supplemented by a mortgage to be held by the SHA. Indeed, the SHA has recently been advised that this development qualifies for state funding. SHA will work with the community and the various Town Boards and committees during 2024 with the goal of reaching agreement to proceed to construction in 2025.

SELECT BOARD POSITION: The Select Board supports this article.

FINANCE COMMITTEE REPORT: The Finance Committee recommends approval of this article.

ARTICLE 38. COMMUNITY PRESERVATION ACT FUND - HOUSING TRUST ALLOCATION (Consent Calendar)

To see if the Town will vote to appropriate a sum or sums of money not to exceed \$380,000 for Community Housing purposes under the Community Preservation Act from FY25 CPA Estimated Annual Revenues and then from the CPA General Reserve Funds if needed, as a grant to the Sudbury Housing Trust for the purpose of supporting community housing through the provision of grants loans, rental assistance, security deposits, interest-rate write downs, or other forms of assistance for the purpose of

**Sudbury Housing Trust
FY24 Transactions**

Date	Post MO	Amount	Balance	Account	Description	Payer/Payee
7/1/23	Jul-23	\$297,939.60	\$297,939.60		Carryover \$297,939.60	
8/1/23	Aug-23	\$0.00	\$282,946.69		Balance to \$282,946.69	
9/1/23	Sep-22	\$0.00	\$247,730.59		Balance to \$247,730.59	
10/1/23	Oct-22	\$0.00	\$244,616.34		Balance to \$244,616.34	
11/1/23	Nov-23	\$0.00	\$258,369.67		Balance to \$258,369.67	
12/1/23	Dec-23	\$0.00	\$254,366.85		Balance to \$254,366.85	
1/1/24	Jan-24	\$0.00	\$249,826.31		Balance to 249,826.31	
2/1/24	Feb-24	\$0.00	\$248,262.24		Balance to 248,262.24	
2/8/24	Feb-24	(\$831.94)	\$247,430.30	Salary	Payroll	Town of Sudbury
2/22/24	Feb-24	(\$831.94)	\$246,598.36	Salary	Payroll	Town of Sudbury
2/15/24	Feb-24	(\$1,235.00)	\$245,363.36	Expense	Payroll	Lynch
2/22/24	Feb-24	(\$8,478.50)	\$236,884.86	Expense	Nobscot	SHA/CHA
3/1/24	Mar-24	\$0.00	\$236,884.86		Balance to \$236,884.86	
3/7/24	Mar-24	(\$831.94)	\$236,052.92	Salary	Payroll	Town of Sudbury
3/21/24	Mar-24	(\$831.94)	\$235,220.98	Salary	Payroll	Town of Sudbury
3/7/24	Mar-24	(\$1,406.34)	\$233,814.64	MAP	Mortgage Assistance	Various
4/1/24	Apr-24	\$0.00	\$233,814.64		Balance to \$233,814.64	

**Sudbury Housing Trust
Financial Projection - Detail**

Description	Line#	FY23	FY24			FY25	Total
		Actual	Actual	Remaining	Projected	Planned	
Housing Unit Creation							
Cumulative #units created	1	14					
Cumulative per unit subsidy of created units	2	\$181,812					
Annual #Trust Created Units	3	0					
Annual \$Trust Created Units	4	0					
Total subsidy of created units	5	\$2,545,366					
#Trust Assisted Units	6	126					
\$Trust Assisted Units	7	\$650,000					
Cumulative per unit subsidy of assisted units	8	\$5,159					
Detailed Statement of Revenues and Expenditures							
Carry Forward	10	\$305,025.35	\$297,939.60		\$297,939.60	\$297,940	\$431,961
Fees - 712543/430000	20	\$45,847	\$43,079	\$32,840	\$75,919	\$94,100	\$1,042,235
Resales	21	\$8,465	\$810	\$3,190	\$4,000	\$4,000	\$34,914
External Contracts (sum of below)	22	\$37,382	\$42,269	\$29,650	\$71,919	\$90,100	\$995,501
<i>Bedford Woods/Concord Millrun</i>	23	\$0	\$9,800	\$8,000	\$17,800		\$33,200
<i>Harvard - Pine Hill Village</i>	24	\$5,000	\$2,500	\$2,500	\$5,000		\$21,700
<i>Natick Graystone Lane</i>	25	\$5,000	\$1,500	\$0	\$1,500		\$7,500
<i>Medford Wellington Woods</i>	26	\$6,000	\$9,000	\$4,000	\$13,000		\$35,000
<i>Holliston - Village Green</i>	27	\$0	\$2,000	\$7,000	\$9,000		\$11,000
<i>Rental Recertification: Messenger, Corey St</i>	28	\$3,750	\$1,750	\$2,000	\$3,750		\$47,900
<i>Monitoring - MassHousing, Cold Brook, Avalon</i>	29	\$17,632	\$14,719	\$4,150	\$18,869		\$81,503
<i>Misc</i>	29	\$0	\$1,000	\$2,000	\$3,000		\$4,000
Completed		\$0		\$0	\$0		\$750,198
CPA and Other Financing - 712549/497000	30	\$77,518	\$0	\$730,000	\$730,000	\$730,000	\$4,189,813
SHA Nobscot (CPA)	31	\$2,518	\$0		\$0		\$18,920
CPA 2023 ATM	36	\$0	\$0	\$292,000	\$292,000	\$292,000	\$3,462,896
Nobscot CPA 2023 ATM			\$0	\$438,000	\$438,000	\$438,000	\$438,000
State ARPA - Mortgage Assistance	32	\$75,000	\$0		\$0	\$0	\$75,000
Interest - 712548/482000, 712548/489000	41	\$7,898	\$0		\$0	\$1,000	\$85,235
State Earmark - Mortgage Assistance payments	45	-\$20,889.66	-\$10,517	-\$42,000	-\$52,517	-\$52,517	-\$75,000
Expenditures - 712557/522100/earmark	50	-\$98,931.96	-\$80,880	-\$483,500	-\$564,381	-\$549,255	-\$4,497,485
Legal/Insurance	52	-\$1,910.00			\$0	\$0	-\$5,510
RHSO/Contract Assistance	54	-\$40,946.00	-\$43,255	\$0	-\$43,255	-\$43,255	-\$341,497
Programs - sum of below	56	-\$45,406.00	-\$29,441	-\$479,685	-\$509,126	-\$494,000	-\$3,775,057
<i>Nobscot Feasibility (CPA)</i>	561	-\$8,467.50	-\$8,479	-\$12,647	-\$21,126	-\$6,000	-\$62,399
<i>Nobscot (CPA)</i>	561b			-\$438,000	-\$438,000	-\$438,000	-\$438,000
<i>Small Grant Program</i>	562	\$0.00	-\$9,600	-\$20,000	-\$29,600	\$0	-\$249,130
<i>Home Preservation Grants/HFH</i>	563	\$0.00	-\$11,362	-\$9,038	-\$20,400	-\$50,000	-\$127,137
<i>Rental Assistance #1 - ERAP (Trust funded)</i>	564	\$0.00			\$0		-\$39,850
<i>Rental Assistance #2 - SRRP (CPA funded)</i>	565	-\$26,938.50			\$0		-\$188,705
<i>H4H,Dutton Road</i>	566	-\$10,000.00			\$0		-\$58,249
Lottery Expense (sum of below)	58	-\$10,669.96	-\$8,185	-\$3,815	-\$12,000	-\$12,000	-\$251,084
<i>Advertising/Insurance</i>	581	-\$10,669.96	-\$8,185	-\$3,815	-\$12,000	-\$12,000	-\$190,156
Trust portion of Salaries - 712551/511100	60	-\$18,526.95	-\$15,807	-\$39,193	-\$55,000	-\$55,000	-\$294,987
Ending Trust Balance	70	\$297,939.60	\$233,815	\$198,147	\$431,961	\$518,785	\$326,961
Rental Assistance #3 - ARPA SRRP	80	-\$155,724.09	-\$43,257	-\$1,019	-\$44,276		-\$200,000
Small Grant - ARPA Funded	81	-\$29,067.00	-\$32,619	-\$13,314	-\$45,933		-\$75,000