



# Town of Sudbury

## Housing Trust

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### MINUTES

**January 9, 2025 AT 8:00 AM**

### VIRTUAL MEETING

**Housing Trust Members Present:** Chair Carmine Gentile, Vice Chair Jack Ryan, Kay Bell, Jessica Cerullo-Merrill, Kelly Cronin, Janie Dretler, Cynthia Howe, and John Riordan

**Absent:** *Ashley Rieser – Ms. Rieser was not at roll call; she was able to briefly join the meeting via telephone but dropped before the first vote.*

**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 8:04 AM

Mr. Gentile welcomed Kay Bell, the newest member of the Sudbury Housing Trust.

#### **Community Preservation Act Funding Request for Fiscal Year 2026**

Mr. Gentile announced that the Community Preservation Committee had unanimously voted in favor of recommending to the Select Board a Community Preservation Act funding allocation of \$690,000 to the Sudbury Housing Trust fiscal year 2026.

#### **Creation of Additional Housing**

Mr. Gentile discussed the creation of additional affordable housing in Sudbury along with Habitat for Humanity MetroWest/Greater Worcester, including a proposal to explore developing affordable housing on a town-owned parcel near the fire station on Hudson Road.

Mr. Gentile made a motion to have the Select Board engage with the Habitat for Humanity, Metro West Greater Worcester and transfer approximately 4 acres of parcel ID# G08-008 next to the Fire Station on Hudson Road for the construction of affordable housing units to be sold to qualified families of low or moderate income. Mr. Ryan seconded the motion.

The members of the Housing Trust along with staff discussed the motion. The discussions included more nuanced details about the property. Legal restrictions, wetlands, topography,

traffic, frontage, zoning, engineering, site planning, septic, cost of acquisition/transfer, ability for public safety compound to expand & site preparation were some of the topics discussed, all which need to be explored in greater detail. Mr. Gentile subsequently withdrew his motion

Mr. Gentile made a motion to request the Select Board permit the Housing Trust to carry out due diligence on a ~4-acre portion of parcel ID# G08-008 for the purpose of creating affordable housing, likely to include multiple dwellings with the intent of later requesting a transfer of said property to the Housing Trust. Mr. Ryan seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Cerullo – Aye, Ms. Cronin – Aye, Ms. Dretler - Aye, Ms. Howe – Aye, and Mr. Riordan – Aye.

Ms. Rieser had left the meeting.

### **Housing Production Plan**

Mr. Burney stated final edits were being made and would be submitted to the Select Board and Planning Board for final approval.

Mr. Burney left the meeting at 8:45

affordable housing on approximately 4 acres of next to the Fire Station on Hudson Road through of wetlands, topography, septic and site preparation for the construction of affordable housing units to be sold to qualified families of low or moderate income

### **Housing Forum**

The Housing Trust members discussed organizing a housing forum in collaboration with the Housing Authority to educate the community about housing initiatives. Suggestions included using various platforms for publicity and potentially involving external experts like CHAPA. Volunteers Carmine Gentile, Jack Ryan, & Jessica Cerullo Merrill were identified to work on planning the forum.

Ms. Rust encouraged the Housing Trust to support the Housing Authority in their efforts to create affordable housing in Sudbury. She recognized that the Housing Authority had recently experienced some resistance from residents and stated the they could really use the support of the Housing Trust.

### **Small Grant Applicant #130**

The Housing Trust reviewed Small Grant Applicant #130. Applicant #130 is a qualifying household and are requesting \$6,000 to rebuild a deck and perform exterior repairs.

Ms. Howe made a motion to approve Small Grant Application #130 in the amount of \$6,000. Mr. Ryan seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Cerullo – Aye, Ms. Cronin – Aye, Ms. Dretler - Aye, Ms. Howe – Aye, and Mr. Riordan – Aye

### **Minutes: December 12, 2024**

Mr. Ryan made a motion to approve the minutes of December 12, 2024 as amended. Ms. Bell seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Cerullo – Aye, Ms. Cronin – Aye, Ms. Dretler - Aye, Ms. Howe – Aye, and Mr. Riordan – Aye

### **Review of Financial Transactions**

A detailed financial projection was presented, showing the Trust's financial status and expected expenditures. The Housing Trust members reviewed and ratified the November financial transactions.

### **Future Meetings**

The Housing Trust and Housing Authority have scheduled a joint meeting for February 24, 2025 at 7:00 PM.

The next regular meeting of the Trust is scheduled for February 13, 2025, at 8:00 AM via Zoom.

### **Adjournment**

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

The meeting ended at 9:25 AM