



# Town of Sudbury

## Housing Trust

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### MINUTES

**March 13, 2025 AT 8:00 AM**

### VIRTUAL MEETING

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

**Absent:** Kelley Cronin, and John Riordan

Kelly Cronin's resignation was noted as pending confirmation

**Others Present:** Director of Planning and Community Development Adam Burney, Director of the Regional Housing Services Office (RHSO) Liz Rust, Executive Director Sudbury Housing Authority Sheila Cusolito

Mr. Gentile began the meeting at 8:01 AM

#### **Community Preservation Act Update**

The request for CPA funding remains unchanged and has been consistent for several months.

#### **Small Grants**

A small grant application for a new hot water heater and boiler was reviewed. The grant request was for \$4,858.59 for a 50-gallon hot water heater for a family of three. There was discussion regarding eligibility for MassSave rebates. This is a deed-restricted property.

\*Ashley Rieser joined the meeting at this time

Mr. Gentile made a motion to approve Small Grant Application # XXX in the amount of \$4,858.59 for the replacement of a 50-gallon hot water heater. Mr. Ryan seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Cerullo – Aye, Ms. Dretler – Aye, Ms. Howe – Aye, and Ms. Rieser – Aye.

#### **Lottery Contract**

Ms. Rust presented a standard lottery contract with the Town of Lincoln for three low-income units in a 20-unit project.

Mr. Ryan made a motion to approve the Lincoln lottery contract. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Cerullo – Aye, Ms. Dretler – Aye, Ms. Howe – Aye, and Ms. Rieser – Aye.

### **Sudbury Housing Authority Pine Lakes Project**

Sheila Cusolito presented the Pine Lakes Project, which involves the redevelopment of four single-family homes into duplexes. The project aims to create additional affordable rental opportunities and is consistent with the town's housing production plan. The project has received preliminary funding approval and is seeking \$450,000 from the Community Preservation Act (CPA). Community engagement has been ongoing, with a listening session planned for March 27 to gather feedback from abutters.

### **Education and Public Outreach**

Plans for a housing forum were discussed, with a focus on assembling a diverse panel of speakers. Suggestions for panelists were encouraged, and it was noted that the forum would be postponed to April to ensure quality and thorough preparation.

### **Financials**

Mr. Ryan made a motion to ratify the January 2025 financial transactions. Ms. Bell seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Cerullo – Aye, Ms. Dretler – Aye, Ms. Howe – Aye, and Ms. Rieser – Aye

### **Housing Production Plan Update**

The housing production plan was submitted to the select board and is scheduled for discussion at their April 1 meeting. The planning board expressed support for the plan, noting it as a living document that outlines future housing discussions. The request for completing due diligence at 77 Hudson Road will be discussed at this meeting. The intention of the land use of Liberty Ledge still needs to be defined and the potential for a preservation/development project at Morse Road was highlighted as an opportunity for affordable housing.

### **Future Meeting Schedule**

The next regular meeting is scheduled for April 10 at 8 AM.

A joint meeting with the Housing Authority is planned for April 23 before town meeting.

\*Ms. Dretler left the meeting at this time

### **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. Howe – Aye, and Ms. Rieser – Aye

*The meeting was adjourned with a unanimous vote at 9:20 AM*