



Town of Sudbury

Housing Trust

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MINUTES

May 1, 2025 AT 8:00 AM

VIRTUAL MEETING

Housing Trust Members Present: Chair Carmine Gentile, Kay Bell, Jessica Cerullo-Merrill, Janie Dretler, Cynthia Howe, and Ashley Rieser, and John Riordan

Absent: Jack Ryan

Others Present: Director of Planning and Community Development Adam Burney, Community Preservation Coordinator Ryan Poteat

Mr. Gentile began the meeting at 8:00 AM

Support or opposition of Town Meeting Article 54 – Reduction of CPA Surcharge

The Housing Trust discussed Article 54, a citizen petition to reduce the CPA surcharge from 3% to 1.5%. The Trust expressed strong opposition to the citizens petition citing a 50% reduction in CPA funding would mean the mandatory minimum 10% allocation to housing would be cut in half. To compensate for this, the Trust would need to ask for a much larger percentage to maintain normal operation leaving little for other important CPA projects.

Mr. Gentile made a motion to recommend to Town Meeting to support maintaining a surcharge on real property of 3% of the real estate tax levy against real property as determined annually by the Board of Assessors to be held in the Community Preservation Fund to be expended for open space, historic preservation, and community housing. Ms. Bell seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Bell – Aye, Ms. Cerullo – Aye, Ms. Dretler - Aye, Ms. Howe – Aye, Ms. Rieser – Aye, and Mr. Riordan - Aye.

Reappointments and/or New Housing Trust Members

The Housing Trust has several terms expiring on May 31, 2025. Carmine Gentile, John Ryan, Kathleen Bell, Jessica Cerullo Merrill, and Ashley Rieser. Mr. Gentile, Ms. Bell, Ms. Cerullo Merrill, and Mr. Ryan expressed their desire to serve another term. Ms. Rieser will not be requesting reappointment at this time.

Mr. Gentile made a motion to recommend to the Select Board the reappointment of Carmine Gentile, John (Jack) Ryan, Kathleen (Kay) Bell, and Jessica Cerullo Merrill to the Sudbury Housing Trust to serve a two-year term beginning on June 1, 2025 and

expiring on May 31, 2027. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Bell – Aye, Ms. Cerullo – Aye, Ms. Dretler - Aye, Ms. Howe – Aye, Ms. Rieser – Aye, and Mr. Riordan - Aye.

Adjournment

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

The meeting was adjourned with a unanimous vote at 8:22 AM