



Town of Sudbury

Housing Trust

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MINUTES

July 10, 2025 AT 8:00 AM

VIRTUAL MEETING

Housing Trust Members Present: Chair Carmine Gentile, Vice Chair Jack Ryan, Kay Bell, Janie Dretler, Cynthia Howe, Jeff Levine, and John Riordan

Absent: Jessica Cerullo-Merrill

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

Mr. Gentile began the meeting at 8:00 AM

Education: Public outreach and Housing Forum

The scheduled seminar by the housing authority for September 23rd was canceled due to uncertainty about the fall town meeting. Instead, a joint seminar on affordable housing is planned with the Housing Trust. The seminar is tentatively scheduled for October 23rd at Goodnow Library. It will include regional and local speakers discussing affordable housing issues, financing, and techniques in the Metro West area. The 495 Metro West Partnership is involved to provide regional housing insights, though their operations are challenged due to funding cuts.

Mr. Ryan made a motion to dissolve the Affordable Housing Forum Subcommittee. Mr. Riordan seconded the motion.

Proposal to dissolve the existing Housing Forum Subcommittee (comprising Jack, Carmen, and Jessica) was introduced to streamline communication but open meeting law constraints have hindered the process. Dissolving the subcommittee may allow more flexible work on the seminar. Discussion on open meeting law compliance clarified that logistics coordination by less than a quorum does not require meeting posting; substantive decisions remain with the full committee.

Several members expressed concerns about dissolving the subcommittee, emphasizing the broader mission beyond the seminar and the benefit of multiple voices in the committee's work.

Mr. Ryan withdrew his motion and Mr. Riordan subsequently withdraw his second.

Mr. Ryan made a motion that authority for working on any forum to be held in the fall in conjunction with the Sudbury Housing Authority and any publications, messaging or marketing of the forum be removed from the authority from the Housing Trust Subcommittee on Outreach and Publicity. Ms. Bell seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Dretler – Aye, Ms. Howe – Aye, Mr. Levine – Aye, and Mr. Riordan – Aye.

Welcome New Housing Trust Member Jeff Levine

Jeff Levine, a new member, experienced issues receiving the meeting invitation but joined later. The Housing Trust welcomed Mr. Levine and noted they looked forward to a productive future with Mr. Levine's contributions to the Housing Trust.

Housing Production Plan

The Housing Production Plan, a multi-year project, has been approved by the select board and is pending minor non-substantive edits (e.g., grammatical errors). The plan will soon be submitted to the state. Appreciation was expressed for the extensive work by planning staff and partners that contributed to the plan's development.

77 Hudson Road Due Diligence and Wetlands Survey

The wetlands delineation and survey work are underway, expected to complete by October, factoring in weather conditions. Upon survey completion, a rough idea of the site's possibilities considering wetland buffers will be identified to guide development options. Discussions about potential development density and the process for parcel approval followed, including the need for an Approval Not Required (ANR) action to divide the property from the public safety complex, with subsequent transfer and development via an RFP.

59 Horse Pond Road Site Review

The State Crime Lab, currently located in Sudbury, will be moving to Marlborough and the site may be available. There is town owned property behind the state police crime lab, approximately two acres which is currently being used as a tee-ball field. There may be potential for affordable housing development at one or both of these parcels. There were inquiries on how the town currently accesses the athletic fields at this site and the potential involvement of the Parks and Recreation department. Discussion on possible uses of the property and access considerations highlighted the need for further investigation and future planning efforts.

Financials

No financial reports were reviewed at this meeting; they are deferred to a future session.

Minutes

Ms. Bell made a motion to approve the minutes of June 12 as presented. Mr. Riordan seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Dretler – Aye, Ms. Howe – Aye, Mr. Levine – Aye, and Mr. Riordan – Aye.

Future Meeting Schedule

The next meeting of the Housing Trust is tentatively scheduled for Thursday, July 31, 2025 at 8:00 AM via Zoom. This meeting may be held in addition to the Trusts next regularly scheduled meeting on August 14, 2025 at 8:00 AM via Zoom.

Adjournment

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

The meeting ended at 8:58 AM