



Town of Sudbury

Housing Trust

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MINUTES

October 9, 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 John Riordan

Absent: Jessica Cerullo-Merrill, and Jeff Levine

Others Present: Director of Planning and Community Development Adam Burney, Director of the Regional Housing Services Office (RHSO) Liz Rust, and Community Preservation Coordinator Ryan Poteat

Mr. Gentile began the meeting at 8:01 AM

Affordable Housing Forum – October 23, 2025

The Affordable Housing Forum is scheduled for October 23, 2025 at 7:00 PM at the Goodnow Library. The Trust discussed the publicity efforts which are well underway. The Trust's discussion provided details about the forum's structure. Ms. Dretler will host, Mr. Gentile will moderate and provide a legislative update followed by feature presentations from Monica Keel from CHAPA, Jason Palitsch from the 495 Metro West Partnership, and then a Sudbury-specific update by Liz Rust. The meeting will be recorded for Sudbury TV and include a hybrid format allowing remote participation.

The Trust discussed creating additional materials including speaker bios and organization descriptions. Handouts will be available at the event detailing the Housing Trust and Housing Authority. Mr. Burney suggested a dedicated bio page with links to each organization's website.

The event is intended to provide a general overview of affordable housing not focusing on any specific project.

Community Preservation Act Funding Request

Mr. Poteat reported that the Housing Trust's CPA application for \$600,000 has been submitted.

Housing Production Plan

The Housing Production Plan is awaiting final approval after minor procedural edits were made to address requirements from the Executive Office of Housing and Livable Communities.

77 Hudson Road

Wetland delineation has been completed, showing vegetated wetlands and a stream running through the site, with a defined upland area suitable for development under strict environmental constraints. A concept plan with preliminary drawings is expected in the next few weeks. Due to riverfront regulations and soil constraints, the site is likely suitable for only a single building, potentially more expensive septic systems needed, raising concerns about future affordability and maintenance costs for homeowners. Partnership with Habitat for Humanity could reduce construction costs. The small property aligns with Habitat's project profile. Housing Trust will wait for the concept plan before considering a site visit or making further decisions.

59 Horse Pond Road

The state is closing the facility located at 59 Horse Pond Road. DCAM is responsible for disposition. Sudbury Housing Trust and Housing Authority are exploring potential housing development opportunities on the site. The adjacent areas include a recreational ball field and a playground, which are community assets. DCAM typically goes to open bid and expects market value but there may be an opportunity to negotiate affordable housing components in proposals. Other municipalities have had successful negotiations by being proactive. Examples from other towns indicate that organized town efforts, including advisory boards and readiness to purchase, can influence DCAM's willingness to work directly with municipalities. The Town Manager has brought this site to the Select Board for consideration but no formal discussions have occurred yet. Staff-level discussions about municipal needs have been limited so far.

Financials

No financials were presented at this meeting.

Minutes September 11, 2025

Mr. Ryan made a motion to approve the August 14, 2025 minutes as amended. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Dretler – Aye, and Mr. Riordan – Aye.

Future Meeting Schedule

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

The Housing Forum will be on October 23, 2025 at 7:00 PM

Other or New Business

There was a brief discussion on local preference for local residents for Trust funded housing projects. The Trust will review local preference policies relevant to affordable housing projects,

particularly 40B developments, to determine if updates are needed to align with new regulations. The policy may have been ratified by the Select Board previously. It was noted that if developments do not use state or federal funds, local preference can be set without restrictions; however, if state or federal funds are used, state preference policies apply. Local outreach and advertising often result in local residents obtaining units even without formal preference policies. The Housing Authority applies local preference on a project-by-project basis with regulatory approval.

Mr. Riordan mentioned [Mass Works](#) and [One Stop for Growth](#) and questioned whether the Trust could utilize these programs. Ms. Rust stated One Stop for growth requires an address for a project and that the Trust does not always have this available, and added it may be required to be [Housing Choice](#) community to take advantage of the Mass Works. Mr. Burney added Sudbury's development was not high enough to qualify and was no longer a Housing Choice Community.

Adjournment

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

The meeting ended at 9:06 AM