



# Town of Sudbury

## Housing Trust

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### MINUTES

**November 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, Jeff Levine and John Riordan

**Absent:** None

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

Mr. Gentile began the meeting at 8:00 AM

Ms. Cerullo-Merrill joined the meeting at 8:04 AM

Ms. Dretler joined the meeting at 8:06 AM

#### **Interview with SHT candidate Gabe Ciccariello**

The Sudbury Housing Trust held a public meeting to discuss potential new member Gabe Ciccariello, who has 23 years of affordable housing experience and currently works at the Medford Housing Authority. Mr. Ciccariello has lived in Sudbury for 10 years, expressed interest in joining the Trust to be more involved in the community, particularly since his daughter attends General John Nixon School. Mr. Ciccariello has expertise in construction, redevelopment, accessibility, and regulatory processes. The Trust discussed their current focus on creating affordable housing, including projects at 77 Hudson Road and the state facility on Horse Pond Road, and Gabe showed interest in these initiatives. The conversation ended with a brief discussion about meeting times, with Gabe confirming his availability for early morning meetings.

Mr. Gentile made a motion to recommend the Select Board appoint Gabe Ciccariello to the Sudbury Housing Trust. Mr. Ryan seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Jessica Cerullo-Merrill – Aye, Ms. Dretler – Aye, Ms. Howe – Aye, Mr. Levine – Aye, and Mr. Riordan – Aye.

**Affordable Housing Debrief**

Mr. Burney stated the Housing Forum had gone very well; it was highly attended, the presentations were informative and he made a recommendation to continue regular forums (potentially easier next time now that structure is set). Ms. Dretler thanked staff and continued with that she believed the event was well received by the community. Mr. Gentile stated that the recorded event is available to on SudburyTV.

**Housing Roundtable**

The group discussed organizing an informal roundtable discussion to maintain momentum and coordinate housing strategies across town boards/committees. They agreed to invite representatives from various local groups to discuss housing matters, with the possibility of bringing in Keith Bergman to discuss Concord's roundtable model and lessons.

**CPC Funding Request**

Mr. Gentile stated the Trust presented their CPC request earlier in the month; the presentation seemed well received. Mr. Ryan added that the expressed need was for the Trust to maintain a balance of \$1.5M in order to react quickly as opportunities arise.

**EOHLC Approved Housing Production Plan**

It was announced that the Executive Office of Housing and Livable Communities has approved the Sudbury Housing Production Plan.

**77 Hudson Road**

The wetland delineation report from Dillis & Roy has been received. Survey and soil work completed; concept drawings are being worked on and expected fairly soon. Trust discussed scheduling a site walk after concept drawings are available.

Preliminary thoughts are that the site could support a duplex (one building footprint). Estimated building size ~1,800 to 2,200 sq ft; two stories. The Trust discussed building accessible; this does not add substantial cost when developing/building but becomes much more expensive as a retrofit. Mr. Riordan expressed concern that the seasonal high-water table was reported at ~14 inches below surface (very shallow). This poses serious challenges for basements, foundations, frost heave, bearing capacity, and septic design. Mr. Burney suggested waiting for final concept drawings before making assumptions on feasibility.

**Financials**

Mr. Ryan made a motion to ratify the August financial transactions. Mr. Gentile seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Jessica Cerullo-Merrill – Aye, Ms. Dretler – Aye, Ms. Howe – Aye, Mr. Levine – Aye, and Mr. Riordan – Aye.

**59 Horse Pond Road**

The Trust discussed pursuing a proactive dialogue with the state expressing their interest in this site. 59 Horse Pond Road is thought to have significant development opportunities and potential incentives (recent state legislation may expedite permitting for properties transferred for housing). Potential to pursue a mix of modest market-rate "starter homes" and affordable units (sprinkled affordable units within the overall development). Site benefits include proximity to Route 20, Curtis Middle School, Mass Central Rail Trail, sidewalk access, and local amenities.

**Broadacre Farm**

A portion of this site has the potential to convert/rehabilitate existing structures into residential units (3–5 units possible depending on design and septic capacity). There is potential to access multiple CPA funding streams (historic preservation + housing). The site offers excellent access to Bruce Freeman Rail Trail, Featherland Recreation, Broad Acres Conservation, Nixon Elementary, and Lincoln-Sudbury High School.

**Minutes October 9, 2025**

Ms. Bell made a motion to approve the October 9, 2025 meeting minutes as amended. Mr. Ryan seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Jessica Cerullo-Merrill – Aye, Ms. Dretler – Aye, Ms. Howe – Aye, Mr. Levine – Aye, and Mr. Riordan – Aye.

**Other or New Business**

Mr. Gentile thanked Mr. Ciccariello for his participation and looked forward to having him as a member on the Trust.

**Future Meeting Schedule**

The next meeting of the Housing Trust is scheduled for Thursday, December 11, 2025 at 8:00 AM via Zoom.

**Adjournment**

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

The meeting ended at 9:29 AM