



Town of Sudbury

Housing Trust

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MINUTES May 14, 2026 AT 8:00 AM

VIRTUAL MEETING

Housing Trust Members Present: Chair Carmine Gentile, Vice Chair Jack Ryan, Kay Bell, Gabe Ciccariello, Jessica Cerullo-Merrill, Janie Dretler, Cynthia Howe, Jeff Levine, John Riordan

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

Home Preservation Program

Carmine Gentile reviewed the Home Preservation Program with the Trust members.

Executive Session

Carmine Gentile made a motion to enter into Executive Session under c. 30A, Section 21(a)(6) to consider the purchase, exchange, lease or value of real property, an open meeting may have a detrimental effect on the negotiating position of the public body. The Trust will be reconvening in Open Session after the Executive Session. Jack Ryan seconded the motion. Roll Call Vote: Carmine Gentile – Aye, Jack Ryan – Aye, Kay Bell – Aye, Gabe Ciccariello – Aye, Jessica Cerullo-Merrill – Aye, Janie Dretler – Aye, Jeff Levine – Aye, John Riordan – Aye.

Return to Open Session

Carmine Gentile reconvened the Trust in open session and called the roll.

Housing Trust Members Present: Chair Carmine Gentile, Vice Chair Jack Ryan, Kay Bell, Gabe Ciccariello, Jessica Cerullo-Merrill, Janie Dretler, Jeff Levine, John Riordan

Housing Roundtable Event

The housing roundtable event is scheduled for June 9th, 2026. Jack Ryan reported that they are preparing an announcement to be released in late May or early June, which will be circulated through Sudbury Weekly and other channels. The event will feature a U-shaped table arrangement at Goodenow Library to encourage interaction and public engagement. Key stakeholders including the Select Board, Planning Board, Sudbury Housing Trust, Sudbury Housing Authority, CPC, Social Worker, and Chamber of Commerce will be invited to participate.

Sudbury Pride Day Planning Meeting

The group discussed participating in the Sudbury Pride Day event on June 14th from 2-5 PM at Curtis Middle School. Carmine, Kay, Gabe, and Jessica agreed to attend and staff a table, with Kay offering to bring a tent and suggesting bringing a dollhouse display to attract visitors. There will be handouts and materials at the table, including information about the small grants program. The group confirmed they would need to bring their own table and discussed the possibility of using pop-up tents for shade.

Cynthia Howe joined the meeting.

Small Grant Program

The Trust discussed a Small Grant request for an emergency boiler repair costing ~\$14,000 total. It was noted the maximum Small Grant award is \$6,000; the circumstances of the request were unique but Trust agreed the request was necessary and reasonable. Kay Bell suggested a review and possible future increase to the maximum grant award limit of \$6,000.

Kay Bell made a motion to approve applicant 135's Small Grant request of \$6,000 for the emergency repair applied for. Gabe Ciccariello seconded the motion. Roll Call Vote: Carmine Gentile – Aye, Jack Ryan – Aye, Kay Bell – Aye, Gabe Ciccariello – Aye, Jessica Cerullo-Merrill – Aye, Janie Dretler – Aye, Cynthia Howe – Aye, Jeff Levine – Aye, John Riordan – Aye.

Janie Dretler left the meeting.

Other Town Event

Carmine Gentile announced the Sudbury 250 Day is being celebrated on Saturday May 16, 2026 from 10AM-3PM in Town Center and also that this is Recycling Day behind the Curtis Middle School.

Subsidized Housing Inventory Updates

The perc-test for 77 Hudson Road is pending. There were no other updates.

Board Operations

The Trust review the March financial transactions.

Jack Ryan made a motion to ratify the March financial transactions. John Riordan seconded the motion. Roll Call Vote: Carmine Gentile – Aye, Jack Ryan – Aye, Kay Bell – Aye, Gabe Ciccariello – Aye, Jessica Cerullo-Merrill - Aye, Cynthia Howe – Aye, Jeff Levine – Aye, John Riordan – Aye.

The Trust reviewed the draft April 9, 2026 meeting minutes.

Jack Ryan made a motion to approve the April 9, 2026 meeting minutes. Cynthia Howe seconded the motion. Roll Call Vote: Carmine Gentile – Aye, Jack Ryan – Aye, Kay Bell – Aye, Gabe

Ciccariello – Aye, Jessica Cerullo-Merrill - Aye, Cynthia Howe – Aye, Jeff Levine – Aye, John Riordan – Aye.

Other or New Business

Carmine Gentile announced two Trust members would be leaving; Cynthia Howe and John Riordan. Their departures from the board due to term limits and retirement respectively. The conversation expressed thanks to these departing members and encouragement of potential recruitment of new members.

Kay Bell asked the Trust if they had interest in participating exploring any housing potential at Liberty Ledge and discussing it with the Liberty Ledge Sewataro Advisory Committee. in the Liberty Ledge/Sewataro Advisory Committee regarding residential properties on the property.. Carmine Gentile stated that the camp operator had reached out about a property on the edge of the property. Adam Burney mentioned there are also some disconnected properties on the corner of Haynes and Liberty Ledge that may be appropriate for the Trust to look at. This item will be added to a future agenda. Staff will reach out to the camp liaison who will coordinate with the chair with dates of meetings.

Future Meeting Schedule

The next Housing Trust meeting is scheduled for Thursday, June 11 at 8:00 AM via Zoom.

Adjournment

Jack Ryan made a motion to adjourn. Kay Bell seconded the motion. Roll Call Vote: Carmine Gentile – Aye, Jack Ryan – Aye, Kay Bell – Aye, Gabe Ciccariello – Aye, Jessica Cerullo-Merrill - Aye, Cynthia Howe – Aye, Jeff Levine – Aye, John Riordan – Aye.