Town of Sudbury
Housing Trust

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MINUTES
July 2, 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, Jeff Levine
Housing Trust Members Absent: Janie Dretler
Others Present: Town Counsel Lee S. Smith, Esq., Director of Planning and Community Development Adam Burney, Community Preservation Coordinator Ryan Poteat

Authorization of expenditure to purchase

The Sudbury Housing Trust voted unanimously to authorize the purchase of 16 Stone Road, and to authorize Chair Carmine Gentile (or his designee) to execute closing documents and take necessary actions to consummate the transaction. Closing is scheduled for July 8, 2026.

> Kay Bell moved that in accordance with Chapter 186 of the Sudbury General Bylaws, and any other applicable power or authority pertaining thereto, the Sudbury Housing Trust vote to purchase the real property with the buildings and improvements thereon located at 16 Stone Road, Sudbury, for the purchase price of $825,000, plus up to $25,000 for any and all incidental costs and expenses reasonably related to the acquisition thereof, and to authorize the Chair, or his designee, to execute any and all documents or instruments and to take any and all actions as may be necessary or appropriate in order to consummate such transaction, and that all votes or actions previously taken by the Trust in relation to the purchase of said property are hereby ratified and affirmed. Gabe Ciccariello seconded the motion. Roll Call Vote: Carmine Gentile – Aye, Jack Ryan – Aye, Kay Bell – Aye, Gabe Ciccariello – Aye, Jessica Cerullo-Merrill - Aye, Jeff Levine – Aye

Other

Carmine Gentile announced that the Housing Trust was asked to speak at the July 16, 2026 Sewataro / Liberty Ledge advisory committee meeting and requested that this item be added to the July 9, 2026 Housing Trust Agenda.

Adjournment

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