Town of Sudbury
Housing Trust

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Minutes
September 10, 2026 8:00 AM

VIRTUAL MEETING – All attendance is remote

Housing Trust Members in Attendance: Vice Chair Jack Ryan, Susan Asbedian-Ciaffi, Kay Bell, Jessica Cerullo Merrill, Gabe Ciccariello, Janie Dretler, Jeff Levine, Chris Thompson (not yet sworn in and therefore non-voting)
Housing Trust Members Absent: Chair Carmine Gentile
Others in Attendance: Director of Planning and Community Development Adam Burney, Regional Housing Services Office (RHSO) Liz Rust, and Community Preservation Coordinator Ryan Poteat

Housing Roundtable

The Trust discussed the October 6, 2026 Housing Roundtable at Goodnow Library. Discussion focused on the purpose and format of the Roundtable. Members considered whether it should primarily provide community education and updates or serve as a broader forum for advancing housing initiatives. The Concord model was discussed, including having participating Town boards and organizations provide updates on current projects and progress toward the Housing Production Plan.

The Trust discussed inviting the Sudbury Water District to address questions regarding water capacity and future development. The group also discussed the role of the moderator and whether a neutral facilitator, such as the League of Women Voters, should be considered.

The Trust agreed that a properly posted Housing Trust meeting should accompany the October 6 event. Ryan will coordinate the meeting posting and continue preparations for the Roundtable.

Stone Road

Adam Burney provided an update on the Stone Road property and the Local Initiative Program (LIP) application.

The Trust discussed necessary repairs, including the garage wall, roof, electrical and plumbing work, and correction of an insulation/fire-protection issue. Staff is obtaining specifications and contractor pricing. The Trust previously authorized $50,000 for repairs.

Elizabeth Rust reviewed the LIP process and anticipated timeline for placing the property on the Subsidized Housing Inventory and ultimately marketing the unit.

> Janie Dretler made a motion to approve the Local Initiative Program Application for Local Action Units for the Stone Road property. Gabe Ciccariello seconded the motion. Roll call vote: Jack Ryan, aye; Susan Asbedian-Ciaffi, aye; Kay Bell, aye; Jessica Cerullo Merrill, aye; Gabe Ciccariello, aye; Janie Dretler, aye; Jeff Levine, aye.

Hudson Road

Adam Burney provided an update on 77 Hudson Road. Staff is working with Engineering and the Department of Public Works to identify an appropriate septic location and access route before filing a Request for Determination of Applicability with the Conservation Commission.

The property is subject to riverfront-area restrictions, and additional work is needed before the filing can be completed. No action was taken

Liberty Ledge

The Trust discussed potential future housing opportunities associated with Liberty Ledge and Camp Sewataro, including the existing house on Haines Road and an adjoining lot.

Jeff Levine presented a draft resolution supporting a comprehensive planning process for the property and consideration of housing among its potential future uses. Members discussed the Housing Trust's statutory mission, low- and moderate-income housing, senior housing, and the need to balance housing opportunities with recreation and open-space uses.

Members also discussed the potential value of an independent professional study to evaluate the property's physical characteristics, constraints, and potential uses.

Janie Dretler recommended reviewing the 2019 Sudbury Livable Communities report, particularly its findings regarding senior housing needs.

Janie Dretler left the meeting at 9:00 AM.

The Trust revised the resolution to clarify that affordable housing includes low- and moderate-income housing and to maintain flexibility regarding potential housing types.

> Kay Bell made a motion to approve the revised Liberty Ledge resolution and submit it to the Liberty Ledge–Camp Sewataro Advisory Committee and the Select Board. Susan Asbedian-Ciaffi seconded the motion. Roll call vote: Jack Ryan, aye; Susan Asbedian-

Ciaffi, aye; Kay Bell, aye; Jessica Cerullo Merrill, aye; Gabe Ciccariello, aye; Jeff Levine, aye.

Community Preservation Act Application

Ryan Poteat presented the Housing Trust's Community Preservation Act funding application requesting $900,000.

The Trust discussed the application and confirmed that the requested amount represented the Trust's full request, with the final allocation to be determined through the CPA process.

Members may submit minor wording revisions to staff.

Financials

Ryan Poteat presented the Housing Trust's financial transactions for June, July, and August 2026. The Trust discussed the impact of the Stone Road acquisition and anticipated repair expenses on the Trust's available funds.

Jack Ryan made a motion to ratify the financial transactions for June, July and August 2026. Gabe Ciccariello seconded the motion. Roll call vote: Jack Ryan, aye; Susan Asbedian-Ciaffi, aye; Kay Bell, aye; Jessica Cerullo Merrill, aye; Gabe Ciccariello, aye; Jeff Levine, aye;

Outstanding Minutes

Kay Bell made a motion to approve the July 9, 2026 meeting minutes as amended. Gabe Ciccariello seconded the motion. Roll call vote: Jack Ryan, aye; Susan Asbedian-Ciaffi, aye; Kay Bell, aye; Jessica Cerullo Merrill, aye; Gabe Ciccariello, aye; Jeff Levine, aye.

Jack Ryan made a motion to approve the August 13, 2026 meeting minutes as amended. Kay Bell seconded the motion. Roll call vote: Jack Ryan, aye; Susan Asbedian-Ciaffi, aye; Kay Bell, aye; Jessica Cerullo Merrill, aye; Gabe Ciccariello, aye; Jeff Levine, aye.

Future Meeting Schedule

The next Housing Trust meeting is scheduled for Thursday, October 8, 2026 at 8:00 AM.

Jeff Levine moved to adjourn. Jessica Cerullo Merrill seconded the motion. Roll call vote: Jack Ryan, aye; Susan Asbedian-Ciaffi, aye; Kay Bell, aye; Jessica Cerullo Merrill, aye; Gabe Ciccariello, aye; Jeff Levine, aye.