



Town of Sudbury

Planning Board

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MINUTES

TUESDAY, OCTOBER 8, 2024 AT 7:30 PM

VIRTUAL MEETING

Joint meeting with the Select Board

Present: Chair Jennifer Roberts, Vice-Chair Daniel Carty, Select Board Member Lisa Kouchakdjian, Select Board Member Janie Dretler, Select Board Member Charles Russo

Present: Planning Board Members - Chair Stephen Garvin, Vice-Chair Justin Finnicum, Clerk John Sugrue, Anuraj Shah

Staff Present: Andrew Sheehan Town Manager (via telephone), and Adam Burney Director of Planning and Community Development

Others Present: Kadineyse Paz, Project Manager – JM Goldson

The statutory requirements as to notice having been compiled with, the meeting was convened at 7:02 PM, via Zoom telecommunication mode.

Chair Roberts announced the recording of the meeting and other procedural aspects included in the meeting.

Call to Order

Select Board Roll Call: Carty-present, Kouchakdjian-present, Russo-present, Dretler-present, Russo-present, Roberts-present

Vote to open joint meeting with the Planning Board to review the Housing Production Plan

Vice-Chair Carty motioned to enter the joint meeting with the Planning Board to discuss the Housing Production Plan. Board Member Kouchakdjian seconded the motion.

It was on motion 5-0; Russo-aye, Dretler-aye, Carty-aye, Kouchakdjian-aye, Roberts-aye

VOTED: To enter the joint meeting with the Planning Board to discuss the Housing Production Plan

Mr. Garvin opening the Planning Board meeting

Mr. Garvin called the Planning Board to order with a Planning Board Roll Call: Finnicum-present, Sugrue-present, Perlman-present, Garvin-present

Mr. Burney confirmed the Town hired JM Goldson in conjunction with the Regional Housing Services Office to develop the Housing Production Plan and review how the Town currently manages affordable housing for residents, as how they will develop such housing going forward. He noted that Sudbury continues to be above the 10% Safe Harbor threshold and the Housing Plan considers strategies to help young families, young professionals and seniors in the mid to lower income levels maintain residence in the Town.

Ms. Paz presented the Sudbury Housing Production Plan PowerPoint presentation dated 10/8/24. She acknowledged the Town Project team which included the Sudbury Planning & Community Development Department and the HPP Steering Committee composed of representatives from various Town Boards/Committees and representatives from Goldson and the Regional Housing Services Office (RHSO).

Ms. Paz outlined the primary considerations of the HPP planning – the Overview, which touched on topics of:

- How we Got Here
- Draft Goals & Strategies
- Certification & Implementation of the HPP
- Benefits of an HPP

Key Housing Needs and Community Feedback topics were presented by Ms. Pas. She highlighted various types of housing including accessory dwelling units in Sudbury and the influence of Planning Policies, Zoning Strategies and local initiatives. Steps forward were highlighted in the PowerPoint presentation.

Mr. Finnicum stressed aspects of implementation and how to optimize the success of the plan in a Town Meeting format. He mentioned duplex housing “by right” and how such housing might be regulated.

Mr. Shah commented about the study maintaining the importance of duplex housing.

Mr. Sugrue agreed with presented housing strategies and goals in consideration of possible zoning amendments.

Mr. Garvin mentioned that the Planning Board was considering zoning changes and ways to modify housing regulations to encourage smaller housing developments, as exemplified by cluster and cottage-style homes. He indicated that accessory dwelling units (ADU) within the town’s Historic districts required further consideration and that the Town’s Master Plan addressed several of the housing types mentioned.

Mr. Finnicum mentioned co-housing developments as implemented in Concord and Acton; he suggested that members review this type of housing.

Mr. Burney stated that the Planning Board would be considering ADU strategies going forward.

Board Member Russo suggested that the recommended buildable parcels should remain the two originally recommended by staff – adjacent to the fire station and Frost Farm – before the Housing Trust added more parcels to the list. Mr. Burney stated that the Housing Trust and the Steering subcommittee group participated in such discussion. Board Member Russo recommended that the Fire Station and Frost Farm might be considered for such housing.

Vice-Chair Carty agreed that the Fire Station parcel, Frost Farm and the parcel on Rte. 20 could be considered for affordable housing. He stressed that maintenance of such properties and a measurable matrix implementation would be necessary.

Mr. Burney acknowledged Mr. Carty's concern about presenting a measurable goal, and mentioned that housing preference given to local residents and veterans was a priority.

Board Member Dretler commented about the Liberty Ledge housing structures at the site, and the need to have further discussion regarding the site. She stressed the importance of transparency regarding housing owned by the Town.

Board Member Kouchakdjian stressed implementation of housing for people with disabilities and seniors who could age in place. She appreciated the presentation's identifying specific parcels owned by the Town which have the potential for housing development.

Mr. Burney confirmed that the presented HPP was included on the Town Website and welcomed everyone to contribute with related comments.

Chair Roberts confirmed that passage of new housing bylaws was not required at this time. Mr. Burney confirmed that there was no deadline presented. Chair Roberts noted that related comments from the public was encouraged and commented about measurable housing goals.

Mr. Garvin stated that the Planning Board would ensure that the housing topic would be a standing agenda item for Board discussion. Board Member Kouchakdjian requested that the Planning Department share edits with the Select Board regarding related updates and document editing being considered.

Close joint meeting with the Planning Board

Mr. Garvin closed the Planning Board meeting.

Vice-Chair Carty motioned to close the joint meeting with the Planning Board. Board Member Kouchakdjian seconded the motion.

It was on motion 5-0; Russo-aye, Dretler-aye, Carty-aye, Kouchakdjian-aye, Roberts-aye

VOTED: To close the joint meeting with the Planning Board