



Town of Sudbury

Planning Board

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TO: Maureen Valente, Town Manager
FROM: Jody Kablack, Town Planner
RE: St. Anselm Task Force
DATE: October 26, 2004

The St. Anselm Task Force has held 5 meetings since its kick-off meeting on September 13, 2004. To date they have accomplished the following:

1. Conducted a strengths and weaknesses exercise on the property.
2. Conducted a site analysis of the property, including slide show of the property and neighboring properties.
3. Discussed affordability parameters - income, prices, affordability limits.
4. Discussed potential funding sources.
5. Received guidance from the Sudbury Public School Committee on their interest in the property.
6. Reviewed similar developments in the region.
7. Compiled preliminary traffic data and cars generated for each alternative. .
8. Compiled data on school impacts of development.
9. Developed and discussed 7 development alternatives for the property.
10. Developed financial analysis of each alternative.
11. Narrowed down the alternatives to 3 versions, including general parameters of each:
 - Density in the 10-20 unit range (depending on feasibility) is desirable.
 - Units should be targeted for homeownership
 - More than 25% of the units should be affordable
 - Occupancy should include a mix of senior and family units if feasible
 - A range of units sizes is desirable - 1, 2 and 3 bedroom units
 - The church and the rectory building can either be preserved or demolished depending on the feasibility of the development scheme.
 - Some type of community amenity is desirable, but not essential (open space, playground, community building)
12. Entertained questions and comments from the public at the end of each meeting.
13. Scheduled a public hearing for November 15, 2004, 7:00 pm at Town Hall to hear resident's comments.

In the original draft schedule for the Task Force, the Task Force was supposed to deliver a recommendation to the Selectmen by about November 1, 2004. The recommendation will likely not be completed until December 6, 2004. Meetings of the Task Force are tentatively scheduled for November 8, 15 and December 2, 2004. More work is necessary to prepare for the November 15 public hearing, and then synthesize the comments prior to finalizing the recommendations. It is hoped that the Task Force can meet with the Selectmen on December 6, 2004 at a regularly scheduled meeting.

It is also hoped that the Selectmen will participate in the public hearing on November 15. Many issues have already been raised by residents that may need to be addressed by various town boards, whom we hope will attend as well. Briefly, these issues include:

- ♦ The need for a traffic control signal at the intersection of Landham Road and Route 20
- ♦ Traffic on Landham Road in general
- ♦ Traffic and circulation flow in front of the Loring School
- ♦ Re-use of the church building for municipal purposes
- ♦ Town funding possibilities (CPA versus over-ride)
- ♦ Other potential locations for affordable housing in Sudbury
- ♦ Other potential ways to create affordable housing in Sudbury
- ♦ Impact of development of St. Anselm property on school population

Please let me know the availability of the Selectmen to attend the November 15th hearing. If you need anything further, please advise.

cc: St. Anselm Task Force
Planning Board
Community Housing Committee
Sudbury Housing Authority
Sudbury School Committee
Bill Place, Town Engineer
Ruth Griesel, Council on Aging Director
Dennis Mannone, Park & Recreation Director