



Town of Sudbury

Master Plan Steering Committee

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MINUTES

APRIL 17, 2020 AT 8:45 AM

VIRTUAL MEETING

Members Present: Chair John Sugrue, At-Large; Vice-Chair Susan Asbedian-Ciaffi, At-Large; Dan Carty, Board of Selectmen; Janie Dretler, Board of Selectmen; Nathalie Forssell, At-Large; Patricia Guthy, Commission on Disability; Jan Hardenbergh, At-Large; Dave Henkels, Conservation Commission; Ellen Joachim, Lincoln Sudbury Regional High School Committee; Lisa Kouchakdjian, Sudbury Public School Committee; Amy Lepak, Sudbury Housing Authority; Robert May, Council on Aging; John Riordan, Zoning Board of Appeals; and Dick Williamson, Park and Recreation Commission

Members Absent: Lee Swanson, Historic Districts Commission; and Fred Taylor, Historic Districts Commission

Others Present/Public Attendance: Fabiola Alikpokou, Staff Planner, Horsley Witten Group; Adam Duchesneau, Director of Planning and Community Development; John Hincks, Planning Board Member; Nate Kelly, Principal, Horsley Witten Group; Krista Moravec, Senior Planner, Horsley Witten Group; and Beth Suedmeyer, Environmental Planner.

Welcome

Mr. Sugrue opened the meeting at 8:50 AM

Regular Meeting Business

Approval of Minutes – January 31, 2020, February 7, 2020, and February 28, 2020.

Mr. May motioned to approve the minutes of January 31, 2020, February 7, 2020 and February 28, 2020. Mr. Hardenbergh seconded the motion. The vote was unanimous, 11-0, with Ms. Dretler, Ms. Joachim, and Mr. Riordan absent from the vote.

At this time Ms. Joachim and Mr. Riordan arrived at the meeting.

Reappointment of Master Plan Steering Committee (MPSC) Members

Mr. Duchesneau stated the MPSC memberships would expire on May 31, 2020 and suggested the appointing body, the Planning Board, vote to extend the memberships to December 31, 2020. Mr. Duchesneau recommended the MPSC members contact him with any questions, comments, or if they did not want to be reappointed.

Review of Packet Materials

Ms. Moravec introduced the MPSC Housing Diversity Workshop document dated March 13, 2020. She stressed the objectives of the Workshop were to examine:

- How much more residential growth was the Town willing to accommodate?
- Where would this growth happen and what would it look like?
- What level of commitment would the Town make to advance other needed services that would support additional housing?

Ms. Moravec presented the Formative Issues related to housing needs as considered at the November 2019 joint workshops with the Planning Board.

- Overall, housing costs are increasing in Sudbury and the region, which puts a disproportionate burden on low income residents and households with fixed incomes. Consideration of diverse housing in relation to zoning adjustments to allow smaller building lots, revisit the Accessory Dwelling Unit Zoning Bylaw, and evaluate whether inclusionary zoning would be effective.
- Sudbury has achieved its state mandated 10% Subsidized Housing Inventory (SHI) goal, however, this achievement has not satisfied the local housing need. At their joint workshop the MPSC and Planning Board considered targeting future SHI affordable housing units for low- and very low-income households.
- Sudbury Housing Authority's current housing stock is aging and will require maintenance investment. The topics considered in the joint meeting focused on identifying sustained sources of funding to ensure maintenance and improvements to all SHI units. The other thought considered was the transfer of excess Town land to the Sudbury Housing Authority for the development of additional housing units.
- Transportation must be linked with housing development to ensure residents can access work, school, and needed services; particularly, seniors, people with disabilities, and low income residents. The group suggestion for the transportation need involved working with developers to link projects with the existing transportation network or to build in services for SHI units.
- There are few rental housing options in Sudbury. In joint session the consideration was to invest in areas such as Route 20/Boston Post Road (infrastructure) to allow for small-scale, multi-family, and mixed-use housing options.

Ms. Moravec noted at a previous MPSC meeting a draft map of undeveloped Sudbury land was discussed. The Horsley Witten Group further detailed the map with color charting which Ms. Moravec explained as follows:

- Red = Undeveloped/Unprotected Lands
- Yellow = Chapter 61 Tax Program Land (Limited Protection)
- Blue = Protected Agricultural Land
- Grey = Town-Owned Land
- Orange = Conservation Restricted Land
- Green = Protected Land

Ms. Moravec noted the legend did not account for properties with a building included which could be subdivided or environmentally constrained land, such as wetlands. She noted most of the undeveloped land was in residential single-family home areas, with larger undeveloped lots around the proposed Bruce Freeman Rail Trail (BFRT). She mentioned there were also undeveloped parcels along Route 20/Boston Post Road.

Mr. Riordan asked about the possible development of restricted undeveloped agricultural lands, such as the land on Route 117/North Road across from the proposed Cold Brook Crossing development. Mr. Kelly stated any such easement could be undone but it would be extremely difficult to do this. Mr. Duchesneau agreed with this assessment and added there would have to be a 2/3 vote of both Town Meeting and the state legislature for this to occur.

Ms. Suedmeyer commented about levels of protection for undeveloped land. She mentioned a property could be privately owned with an agricultural or conservation restriction, and held by another entity.

Mr. Hincks stated the color-coded map was most helpful and asked what the total acreage of undeveloped (red) land was. Ms. Moravec estimated some 450-550 acres, with some undeveloped land within the five-acre zoning in the Wayside Inn Historic Preservation Zoning District. Mr. Kelly stated a possible 10% increase in homesites might be realistic. Mr. Hincks noted diverse housing such as multi-family dwelling units could alter that percentage and Mr. Kelly agreed.

Mr. Duchesneau read a question submitted by Mr. May which asked if subsidized homes carry a tax levy and if there were taxable benefit to the owner or tenant. Ms. Rust stated the properties were assessed at fair value and SHI properties were valued noting the perpetual deed restriction. She added ownership units were valued at sale price – the affordable price.

Mr. May stated the Internal Revenue Service did not see such ownership as a taxable benefit. Ms. Rust confirmed Mr. May's assumption.

Ms. Moravec presented a PowerPoint segment and detailed various housing types:

Single-family, Cottage – a more modest home, approximately 1,200 square feet;

Accessory Dwelling Unit (ADU) – typically located in the rear of a lot, attached or detached, and provides space for a smaller unit; and

Multi-Family/Mixed-Use Structure – condominiums, town homes, multi-family, or mixed-use, where there may be another use such as an office or other commercial use.

Discussion took place regarding current diversified housing, as well as attention given to local preference.

Small Groups

Before the small group discussion commenced, Ms. Moravec asked MPSC members to consider the following discussion questions:

- Outside of the Route 20/Boston Post Road area, residential development potential are larger lots scattered throughout Town. These lots are zoned for single-family homes. Does the Town want to offer other housing types in these areas? Which types might be appropriate and where?
- In these areas, will there be incentives to build affordable/SHI units?
- In these areas, is there a need to incorporate services/infrastructure/amenities?

At this time Ms. Dretler arrived at the meeting.

Attendees were then separated into three smaller breakout groups. The groups discussed inclusion of multi-family structures and cottage-type homes to encourage needed housing diversity. The groups also discussed possible incentives to promote community and builder/investor interest. Some group members indicated areas near Route 20/Boston Post Road 20 and Route 117/North Road might provide for the required infrastructure base, as well as transportation access.

Report Out & Discussion

Summary topics of smaller group sessions included:

- Inclusion of the housing diversity component in the new Master Plan
- Inclusion of new census data
- Maintenance of Town character in concert with meeting housing needs
- Consideration of large parcel Town landowners developing diverse housing – such as Cavicchio Greenhouses, Inc.
- Inclusion of zoning recommendations/amendments
- Importance of educating the public about housing options via the Master Plan

Ms. Moravec acknowledged a rough annotated outline of Volume II of the Master Plan was presented to the Planning Board for review/comments on April 8, 2020. She affirmed the outline would be presented at the next MPSC meeting for additional recommendations.

Mr. Hardenbergh suggested including the concept of creating half-acre zoning near Route 20/Boston Post Road. Mr. Sugrue agreed noting his group had addressed that concept as well.

MPSC members then discussed the negative financial implications prompted by COVID-19 and how that trend might be included in the Master Plan documentation. The MPSC members agreed the effects of COVID-19 on planning efforts should be discussed in the updated Master Plan.

Next Steps

Mr. Duchesneau stated the next MPSC meeting would be held on May 15, 2020.

Adjourn

Ms. Asbedian-Ciaffi motioned to adjourn the meeting at 11:05 AM. Mr. May seconded the motion. The vote was unanimous, 13-0, with Ms. Kouchakdjian absent from the vote.