

Minutes  
Sudbury Community Housing Committee  
278 Old Sudbury Rd.  
Monday, October 9, 2006  
7:30 PM  
Flynn Building, Silva Conference Room

In attendance: Joseph Bausk, Sheila Cusolito, Judy Deutsch, Radha Gargeya, Jo-Ann Howe, Kaffee Kang, Beth Rust. Quorum present.

**Approve Minutes**

Minutes from May 26 and September 18, 2006 were not approved.

**40B Updates**

**Joint Guidelines**

The deadline for comments on the 40B guidelines was October 2. The ZBA will vote to accept the guidelines at one of its upcoming meetings.

**Lotteries–North Rd**

To date, there are 120 applications requested for the two units designated as affordable. Ten applications have been returned. Widespread advertising has attracted applicants from communities such as Holliston, Stoneham, and Melrose. One of the two is designated for a local preference selection. Of the ten completed applications, not all are eligible. Application deadline is October 13.

**Project Updates–Old County Rd, Sudbury Villages**

**Old County Road** will have 37 units, 10 of which will be affordable. Of the ten affordable units, two will be sold to the SHA. One of the eight remaining will be purchased as a buydown with compensation from the town. The Housing Department is currently engaged in fee negotiations for lottery and monitoring services. There will be two lotteries, one in May (including the SHA units) and one in November.

The public hearings for **Sudbury Village** have just begun. Septic issues require that the development be redesigned. Beth Rust noted a concern regarding traffic, which will flow directly out to Route 20. Beth also inquired about reexamining the local preference criteria to a weighted system based on the “depth” of connection to Sudbury. The Committee will consider this at a later date. Beth also noted that with North Road, it became clear that there is a need for three-bedroom units that might be overlooked currently. A need for two-bedroom units was identified based on the profile of SHA rental applicants. Although survey data on prospective North Road applicants was not compiled, the Committee will use data from the upcoming lotteries to determine if the three-bedroom need is, in fact, going unmet.

**Small Parcel Update**

**Habitat meeting, Predevelopment Estimates** Beth Rust met with a Worcester area representative—the Framingham division is folding into Worcester—on October 5. Habitat prefers constructing duplexes, with the Town handling the deed and permitting, then transferring to them. At present the Town has no development mechanism, which is

the expertise of Habitat, and they are very interested in exploring possibilities for construction in Sudbury. To date, there are four small-parcel landowners who are interested in exploring the option of a Town purchase of their land. Twenty inquiry letters were mailed last June. Beth Rust has not followed up with the recipients, but is considering doing so.

**Water District meeting** was attended by Beth Rust and Amy Lepak. The 0.7-acre parcel was discussed and the District is interested in exploring a sale to the Town for its assessed value (\$12,600). The District recommended contacting abutters prior to proceeding with testing. Jo-Ann Howe recommended communicating with the Conservation Commission as well.

### **Housing Trust**

**Board of Selectmen update** Jody Kablack and Beth Rust are scheduled (~9:45 start) to present the proposed interim housing trust to the Selectmen during the regular session of their October 17 meeting. The hope is that the interim trust developed by Paul Kenney will be finalized at this meeting. Proposed members are Bill Keller, representing the Selectmen, Amy Lepak for the CHC and Mike Fee for the Planning Board.

Additionally regarding the Trust, there have been three meetings with Maureen Valente to discuss the financing and accounting aspects of the Trust. The Selectmen have articulated some concerns relating to liability if the Trust borrows money or makes real estate purchases.

**CPC article – vote to approve** Beth Rust circulated a draft request to the CPC for the minimum 10% of CPA funds to be approved for transfer into the Trust. The deadline for CPC submissions

### **2007 CHC Goals**

- Accessory apartment bylaw
- Special needs housing

### **Other/new business**

- Joint meeting with Wayland housing 12/11
- Stow Housing Partnership 10/30