

**Town of Sudbury
Finance Committee
Minutes of Meeting
Monday, November 19, 2012
7:30 p.m.**

The Town of Sudbury's Finance Committee (the "FinCom" or the "Committee") Meeting, held on the second floor of the Flynn Building, was called to order at 7:35 p.m. by Vice Chairman Doug Kohen.

Present for this meeting were Joan Carlton, Jamie Gossels, Bob Jacobson (arrived 7:37), Bill Kneeland, Doug Kohen, Mark Minassian, Bob Stein and Chuck Woodard. Jim Rao was absent.

Item #1: Transfers and Minutes

Members were asked to refer to the minutes of the meeting on October 15, 2012 that were previously circulated. Chuck Woodard had also circulated proposed edits. With no further discussion, comments or questions on the minutes, the Vice Chairman asked for a motion to approve the minutes with Chuck's edits. The motion was so moved by Mark Minassian and seconded by Joan Carlton. No further discussion. VOTE: On vote, motion was approved (6 in support and 1 abstention, Bob J. had not yet arrived).

There were no transfers on which to act.

Item #2: Sudbury Housing Trust

Mike Buoniconti, Chair of the Sudbury Housing Trust, and Beth Rust, Community Housing Coordinator, provided an update to the Finance Committee. The most recent prior presentation had been in 2010. The Sudbury Housing Trust focuses on providing affordable home ownership. It was established by a vote at the 2006 Annual Town Meeting to address the need for affordable housing projects to be funded by designated CPA funds. A summary of the Housing Trust Background, Financials, Programs, and details of the Maynard Road Project were provided to committee members via a handout. A copy of the Sudbury Housing Trust was also provided.

Chuck Woodard asked (for the viewing audience) about why Sudbury is interested in affordable housing. The response was that, according to State mandate, 10% of a town's housing units should be affordable. If this percentage is not met, the town is open to 40B housing proposals, which can bypass local zoning rules. At the present time, there is a moratorium on 40B development in Sudbury because, although the Town hasn't reached the 10% level (which is approximately 550 units), there has been significant progress in achieving this goal.

Bob Stein asked several questions about the Maynard Rd project and the settlement that was reached to terminate the relationship with the original developer (NOAH) when it became clear

that the financials would not work. The settlement was negotiated by the Trustees of the Housing Trust and approved by Town Counsel. Mike Buoniconti emphasized that the Housing Trust still hopes to be able to build at this site and that the goal is to maximize every penny for affordable housing.

Mark Minassian asked about the timing of Sudbury's Housing Plan submission with respect to the Johnson Farm Project. Specifically, he asked for clarification of assertions that the development could have been blocked if the Housing Plan had been filed sooner. Beth Rust explained that the Housing Plan was approved on July 21, well before the Johnson Farm application was submitted. The Housing Plan was prepared only because that this would be the first time that there would be enough units to certify the plan. You need to create a requisite number of units before your plan can be certified, and since Sudbury's prior experience with 40(b) housing had been so small, the time required of almost 500 hours to prepare a housing plan was not worth the investment. The Housing Plan could not be certified until there were enough affordable units actually approved by the Zoning Board of Appeals (ZBA). The Coolidge Project approval provided enough units to certify the plan. The ZBA meeting at which the approval was expected to be granted was publicly announced and the Johnson Farm lawyers surmised that the Coolidge Project would be approved and that the Housing Plan would then be certified. The Johnson Farm application was submitted the day **before** the Coolidge Project ZBA meeting took place. Beth Rust also noted that the Coolidge Project and the Johnson Farm Project used the same law firm.

Beth Rust announced that there are two affordable housing opportunities which are about to become available: 8 units at Landham Crossing and one home preservation.

Item #3: Fairbank Community Center Task Force-FinCom Membership

Information about the Fairbank Community Task Force had previously been distributed to Finance Committee members. In summary, it is a short term task force established by the Board of Selectmen to look at long term needs and uses of the Fairbank Community Center. The Task Force is charged with making recommendations to the Board of Selectmen by January 31, 2013 to possibly inform a decision about whether to bring up for reconsideration the Fairbank roof repair project at the Annual Town Meeting. The membership of the Task Force includes one member of the Finance Committee, subject to the Finance Committee accepting membership.

There was some discussion about the task force and its mission.

Motion by Joan Carlton to appoint a FinCom member to the Fairbank Community Center Task Force. Seconded by Mark Minassian. VOTE: On vote, motion was approved (8-0).

Bob Stein volunteered to represent the Finance Committee, citing his prior experience on the Police Station Task Force.

Motion by Mark Minassian to appoint Bob Stein as the FinCom representative to the Fairbank Community Center Task Force. Seconded by Bill Kneeland. VOTE: On vote, motion was approved (7-0 with 1 abstention).

Item #4: FY14 Budget Planning-Preliminary Schedule

A tentative schedule for public hearings was distributed to the Committee. Doug Kohen noted that February 7 and February 11 have been confirmed with Town, SPS and LS, but not all other groups have been confirmed yet. All meeting dates might not be necessary.

Joan Carlton noted that last year the FinCom had a few extra meetings leading up to Town Meeting which were very helpful and that we should plan on holding those meetings again the year.

Doug Kohen reminded the Committee about the joint meeting with the Board of Selectmen to take place on November 20. All members were encouraged to attend.

Item #5: Public Comments

There were no comments from the public.

The next regularly scheduled Finance Committee Meeting will be held on Monday, December 17, 2012 at 7:30 p.m.in the Flynn Building.

Bill Kneeland made a motion to adjourn and it was seconded by Bob Jacobson. All were in favor. **There being no further business, the Committee adjourned at 8:17 p.m.**