



Town of Sudbury

Housing Trust

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MINUTES

67-73 NOBSCOT ROAD SUBCOMITTEE

MARCH 18, 2021 AT 8:00 AM

VIRTUAL MEETING

Housing Trust Members Present: Vice Chair John Riordan and Kelley Cronin

Sudbury Housing Authority Members Absent: Amy Lepak and Steven Swanger

Others Present: Director of Planning and Community Development Adam Duchesneau

Mr. Riordan called the meeting to order at 8:04 AM.

67-73 Nobscot Road – Possible Property Acquisition – Status Update and Discussion

Mr. Riordan indicated he had signed up for the Community Scale Housing Initiative workshop on April 16, 2021 regarding a potential grant which could be used towards the acquisition/development of the property. The other subcommittee members also noted they had registered as well. Mr. Swanger stated using every possible aspect or grant to present an advantageous position to the Town would be beneficial to the project.

Mr. Swanger indicated the Sudbury Housing Authority had been funded by the Sudbury Foundation who had approved the usage of their awarded grant funds to conduct an analysis of the 67-73 Nobscot Road property.

There was then discussion regarding how many people could attend the workshop on April 16, 2021, but it appeared all the subcommittee members could attend and all members were going to try to attend.

The subcommittee then discussed the draft request for engineering services which Mr. Duchesneau had prepared. The subcommittee members made edits to the text and then finalized the language for distribution to as many relevant consulting firms as possible.

Discussion then ensued regarding the Chapter 30B procurement process and the particular thresholds of money for different processes. The subcommittee members added additional wording to the draft request for engineering services regarding possibly retaining/removing existing buildings and clarifying the budget development request would be preliminary. They also decided

to add language about wanting to understand the number of dwelling units and bedrooms that could possibly be added to the property.

The subcommittee members determined their next meeting would be on April 15, 2021 at 8:30 AM.

Mr. Duchesneau provided an update regarding Town Counsel reviewing the easements at the property. He indicated the attorney looking into the documents noted it was a bit unclear as to whether or not the easements were still in place. As such, the attorney at KP Law had asked a title examiner to review the documents to get a second opinion on the matter. There was then discussion regarding the driveway easements and access points. Mr. Duchesneau indicated he was hoping to have a more detailed update on the matter for the next subcommittee meeting.

The subcommittee discussed the approximate size of the parcel which was being offered for sale. Mr. Duchesneau used the Town's Maps Online program to display the approximate limits of the property which was being offered.

At 9:12 AM, Mr. Swanger made a motion to adjourn the meeting. Mr. Riordan seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Lepak – Aye, and Mr. Swanger – Aye.