



Town of Sudbury

Housing Trust

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MINUTES

67-73 NOBSCOT ROAD SUBCOMITTEE

FEBRUARY 18, 2021 AT 8:30 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 8:36 AM.

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

Mr. Riordan noted the Housing Trust had approved the expenditure of up to \$10,000 for an initial feasibility analysis for the property including a site survey, soil testing, conceptual Site Plan, preparation of a preliminary development budget, and to deliver some type of final report.

There was discussion regarding the ability of Town Counsel to review the property's easement documents and obtaining engineering consulting services.

Mr. Duchesneau indicated he would reach out to Town Counsel to request the review of the property's easement documents.

Ms. Cronin stated both the Housing Trust and Sudbury Housing Authority should review and approve proposals from engineering firms. She indicated it would be good to have a cost itemization breakdown from each of the consulting engineers. Ms. Cronin noted the services provided should include a survey, soil testing, and septic system testing from a civil engineering perspective.

There was then discussion about what level of survey should be conducted.

Mr. Duchesneau confirmed the first step was to get an engineering firm on board and then work with property owner to get formal access to the site to conduct the survey and testing work.

Mr. Swanger confirmed the Housing Trust and Sudbury Housing Authority still did not know what the asking price was for the property. The other subcommittee members indicated that was correct.

There was discussion regarding the possible demolition of the buildings at the property and what impacts this might have on the purchase price for the property. Mr. Duchesneau noted it was the position of Town staff that any buildings that would not be reused/rehabilitated should be demolished before the Town takes ownership of the property.

There was then further discussion about the impacts of the demolition to the purchase price for the property.

The subcommittee members determined their next meeting would be on March 18, 2021 at 8:30 AM.

Mr. Riordan adjourned the meeting at 9:30 AM.