



# Town of Sudbury

## Housing Trust

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### MINUTES

#### 67-73 NOBSCOT ROAD SUBCOMITTEE

MARCH 17, 2022 AT 8:00 AM

#### VIRTUAL MEETING

**Housing Trust Members Present:** Vice Chair John Riordan, Kelley Cronin, and Karl Pops

**Housing Trust Members Absent:** None

**Sudbury Housing Authority Members Present:** Amy Lepak, Steven Swanger, and Tania Vitvitsky

**Sudbury Housing Authority Members Absent:** None

**Others Present:** Conservation Coordinator Lori Capone, Director of Planning and Community Development Adam Duchesneau, and Fire Chief John Whalen

Mr. Riordan called the meeting to order at 8:03 AM.

#### 1. 67-73 Nobscot Road – Possible Property Acquisition – Status Update, Draft Development Scenarios, and Discussion

Mr. Riordan noted the Land Planning Study which had been submitted by Beals + Thomas.

Chief Whalen stated any proposed development at the site would need a water source. He indicated the water line in Nobscot Road stopped at its intersection with Old Framingham Road and therefore the water line would need to be extended down Nobscot Road to project site. Chief Whalen noted the Fire Department used a standardized format for access to roadways and the density of the project would determine the locations of fire hydrants within the project. He also stated the Fire Department did not use cisterns so any proposed development would need to figure out how to use water lines and fire hydrants to meet fire suppression requirements. Chief Whalen indicated wells would not be able to provide enough gallons per minute to meet the Fire Department's requirements.

There was then discussion regarding the need to extend the water line southward from the intersection of Nobscot Road and Old Framingham Road. The Subcommittee requested Mr. Duchesneau contact the Sudbury Water District to determine exactly how far southward the water line needed to be extended.

Mr. Riordan inquired if the project would require a second access roadway for the Fire Department. Chief Whalen noted one, 20 foot wide access point would be adequate.

Mr. Pops noted water line information in the Land Planning Study which discussed an 8" ductile water line. Upon further review by Chief Whalen it appeared the water line extended a bit further southward beyond the intersection of Nobscot Road and Old Framingham Road. Chief Whalen provided an image of the water line on Nobscot Road which appeared to show the 8" water line extended to the frontage of the 67-73 Nobscot Road property under discussion.

Chief Whalen inquired if the proposed project would be to develop affordable housing on the site and Mr. Riordan confirmed that was correct.

At this time Chief Whalen left the meeting.

Ms. Capone raised concerns about all scenarios using the entire property and noted only one acre was not endangered species habitat. She indicated altering the land outside of this one acre area would be very difficult to obtain approval for. Ms. Capone noted an environmental impact report for endangered species habitat would be required. She also stated four of the acres would be questionable for development. Ms. Capone indicated the four proposed buildings closest to Nobscot Road and the access driveway would probably be acceptable for development without impacting endangered species habitat. She noted the Conservation Commission and Board of Health would not support the proposed location of the proposed septic system leaching area. Both of these entities would want the leaching area outside of the 100 foot buffer zone to the wetlands.

Ms. Capone also noted there might need to be a 200 foot offset from the streams which could further limit development of the site. She pointed out the endangered species habitat could possibly be a smaller area, but noted it could also cover a larger area as well. Ms. Capone stated that areas which had already been cleared within the endangered species habitat could be altered, but the proposal would still be reviewed by the Natural Heritage & Endangered Species Program. However, she also indicated, endangered species habitat areas which were not already cleared would most likely not be allowed to be altered.

Mr. Swanger asked if wetlands and endangered species specialists would be needed to investigate this further. Ms. Capone believed Beals + Thomas had these types of professionals on their current staff.

Ms. Cronin stated the Subcommittee should ask Beals + Thomas to only look at the areas on the project site which have already been developed or cleared.

Ms. Capone recommended that if the site was viable for the Housing Trust or Sudbury Housing Authority to only redevelop the disturbed area, it would make sense to move forward with a proposed project. However, if a proposed project could only be viable if the entire site was built out with housing, it may not be prudent to move forward with purchasing the property.

Ms. Capone noted a private consultant would provide information to the Natural Heritage & Endangered Species Program and then someone from their office would come out to verify the information which had been submitted.

At this time Ms. Vitvitsky left the meeting.

Ms. Capone added the Natural Heritage & Endangered Species Program attempts to preserve the natural state of the land as opposed to allowing for proposed improvements within the existing habitat area.

Ms. Capone stated the culvert under the existing access driveway would need to be replaced and brought up to current standards as part of any project.

Mr. Pops asked Ms. Capone to rank the environmental issues with the property in terms of most challenging to least. Ms. Capone indicated the endangered species habitat would be number one and could incur the greatest cost. She stated the streams would be number two because these could change the required setbacks to any proposed development. Ms. Capone felt the third most challenging item would be the wetlands because the development could be moved away from these areas or worked around them.

At this time Ms. Capone left the meeting.

Mr. Swanger wondered if the Land Planning Study should have been more critical of the potential developable area, as it seemed the endangered species habitat would be a very limiting factor at the project site.

Ms. Cronin felt the Subcommittee should circle back with Beals + Thomas and have them only examine the area on the site which has already been developed.

There was then discussion regarding next steps and how to next engage Beals + Thomas. Mr. Duchesneau proposed he would reach out to Beals + Thomas regarding the concerns and questions raised during the Subcommittee meeting, and then a joint meeting between the Housing Trust and Sudbury Housing Authority with Beals + Thomas could be coordinated.

Mr. Swanger indicated the Sudbury Housing Authority was very interested in one- and two-bedroom dwelling units, and asked for more of a mix of dwelling units in the project and not just three-bedroom units. He also wanted to see costs provided for the proposed project.

Mr. Riordan noted one- and two-bedroom dwelling units in the mix made sense, but the Housing Trust also wanted to see three-bedroom dwelling units in the project as well.

Mr. Riordan suggested all comments be submitted to the Planning & Community Development Department by the end of the day on Monday, March 21, 2022. The Subcommittee members asked Mr. Riordan to look over the list of comments to send to Beals + Thomas in order for them to be prepared for the joint meeting.

The Subcommittee members requested Mr. Duchesneau to explore the possibility of holding a joint Housing Trust and Sudbury Housing Authority meeting between April 4, 2022 and April 8, 2022.

## **2. Minutes for Approval: January 28, 2022**

Mr. Swanger made a motion to approve the minutes of January 28, 2022. Mr. Pops seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Lepak – Aye, Mr. Pops – Aye, Mr. Swanger – Aye, and Ms. Vitvitsky – Absent.

At 9:55 AM, Mr. Swanger made a motion to adjourn the meeting. Mr. Pops seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Lepak – Aye, Mr. Pops – Aye, Mr. Swanger – Aye, and Ms. Vitvitsky – Absent.