Town of Sudbury
Housing Trust

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Minutes
October 8, 2026 AT 8:00 AM

VIRTUAL MEETING

Housing Trust Members Present: Chair Carmine Gentile, Susan Asbedian-Ciaffi, Kay Bell, Jessica Cerullo Merrill, Gabe Ciccariello, Janie Dretler, Jeff Levine, Chris Thompson
Housing Trust Members Absent: Vice Chair Jack Ryan
Others Present: Director of Planning and Community Development Adam Burney, Regional Housing Services Office Liz Rust, Community Preservation Coordinator Ryan Poteat

The meeting was called to order at 8:02 AM

Housing Roundtable Follow-Up
Members of the Trust discussed the two recent housing roundtable outreach events, including the Sudbury Roundtable and a separate community roundtable.

Members reported positive feedback and considered both events successful. The discussions provided an opportunity to address residents' questions about affordable housing, municipal resources, and the work of the Sudbury Housing Trust and Housing Authority.

Water District Presentation
Members highlighted the presentation by representatives of the Sudbury Water District, which addressed concerns raised at an earlier roundtable regarding the availability of water and the potential impact of additional housing development.

Members stated they found several topics particularly interesting. The Water District has the physical capacity to pump more than four million gallons of water per day but operates within a substantially lower permitted withdrawal limit to protect groundwater resources and nearby rivers; excessive withdrawals could affect groundwater levels and the flow of the Sudbury and Concord Rivers; the state regulates groundwater withdrawals because aquifers extend across municipal boundaries; the Water District actively protects its water resources, including through land acquisition around wells; PFAS treatment is in place at two of the District's three water sources; water conservation measures and improvements in technology have helped reduce consumption.

Gabe Ciccariello reported that he used the roundtable to explain the Trust's work beyond the development of housing, including its preservation activities, small grants, mapping initiatives, and mortgage assistance program.

Members agreed that emphasizing the Trust's role in helping people, rather than focusing exclusively on housing structures and development, helped establish a positive and constructive atmosphere. The presentation was viewed favorably, and members expressed support for continuing community outreach.

Home Preservation Program

Adam Burney raised several potential opportunities that emerged from the roundtable discussions, including possible housing and preservation uses of Broadacres Farm and other municipally owned properties. These opportunities are discussed further below.

Stone Road Update

Adam Burney provided an update on the Stone Road property. The Select Board has approved the Local Initiative Program (LIP) application. The RHSO was believed to have received the necessary documentation to proceed with filing the application, and Kristen was expected to have filed or be in the process of filing it.

Local Preference Discussion

Janie Dretler raised a question that had been discussed during the Select Board's consideration of the LIP application concerning the possibility of establishing a local preference for the Stone Road unit. It was clarified that local preference requires more than one unit to be included in the same lottery. Consequently, the single Stone Road unit does not qualify on its own.

Elizabeth Rust clarified that multiple properties could potentially be bundled as a scattered-site project, provided they are included in one regulatory agreement and one LIP application. However, the Stone Road application has already been submitted for processing, and an additional property cannot simply be added to that existing application.

The Trust acknowledged the clarification and discussed the importance of considering opportunities to bundle units in future projects where local preference may be appropriate.

Hudson Road Feasibility Update

Adam provided an update on the wooded lot at Hudson Road and the status of the feasibility work. The project has been delayed and is currently on hold while the Town addresses other time-sensitive priorities. In particular, the wetlands issues and the process necessary to obtain approval for a percolation test have not yet been resolved.

Adam explained that the property is within the 200-foot riverfront area regulated under the Rivers Protection Act. Although the proposed testing would be outside the inner 100-foot buffer, work within the 200-foot area requires compliance with applicable conservation regulations.

The next step is to submit a Request for Determination of Applicability to the Conservation Commission. This would allow the Commission to determine whether the proposed work, including bringing excavation equipment onto the property without removing mature vegetation, could proceed.

Approval of September 10, 2026 Meeting Minutes

Janie Dretler made a motion to approve the September 10, 2026 meeting minutes as amended. Susan Asbedian-Ciaffi seconded the motion. Roll call vote: Carmine Gentile - aye, Susan Asbedian-Ciaffi – aye, Kay Bell - abstain, Jessica Cerullo Merrill - aye, Gabe Ciccariello - aye, Janie Dretler - aye, Jeff Levine - aye, Chris Thompson - aye

Executive Session

The Trust discussed the need to enter executive session under Massachusetts General Laws, Chapter 30A, Section 21(a)(6), to consider the purchase, exchange, lease, or value of real property, where an open meeting may have a detrimental effect on the public body's negotiating position.

Janie Dretler made a motion to enter executive session under M.G.L. Chapter 30A, Section 21(a)(6), to consider the purchase, exchange, lease, or value of real property, as an open meeting may have a detrimental effect on the negotiating position of the public body. The Trust would return to open session following the executive session. Kay Bell seconded the motion. Roll call vote: Carmine Gentile - aye, Susan Asbedian-Ciaffi – aye, Kay Bell - abstain, Jessica Cerullo Merrill - aye, Gabe Ciccariello - aye, Janie Dretler - aye, Jeff Levine - aye, Chris Thompson - aye

The Trust then recessed from open session to conduct the executive session. The confidential deliberations are not included in these minutes.

Return to Open Session

At 9:25 AM, the Trust returned to open session.

Housing Trust Members Present: Chair Carmine Gentile, Susan Asbedian-Ciaffi, Kay Bell, Gabe Ciccariello, Jeff Levine, Chris Thompson
Housing Trust Members Absent: Vice Chair Jack Ryan, Jessica Cerullo Merrill, Janie Dretler

Broadacres Farm Discussion

The Trust discussed the potential for developing affordable or community housing at Broadacres Farm, following its introduction during the recent housing roundtable.

Adam described the property as approximately 4.5 acres, containing an existing farmhouse, a stable with historic architectural details, and a riding arena. The riding arena is currently used for storage by Facilities and DPW but would likely need to be removed if the property were redeveloped for housing.

Adam estimated that the property could potentially accommodate approximately three to five housing units, depending on the final design and unit sizes. Although wetlands are present, he believed septic capacity could likely be accommodated.

Potential development opportunities included: Reuse of existing municipally owned buildings and land, potential preservation of historic structures and architectural features while providing a mix of family housing and smaller units suitable for seniors or first-time homeowners.

Appropriate design, neighborhood engagement, and a thoughtful development approach could make this property ideal for affordable homes.

No formal action was taken. The discussion was exploratory and intended to identify the property's potential for future consideration.

Liberty Ledge Discussion

The Trust discussed the Liberty Ledge property, including the existing Haynes Road house and surrounding land.

Carmine suggested that the Trust consider preparing a Town Meeting warrant article to transfer the existing house to the Sudbury Housing Trust so that it could be made available to a family.

Adam recommended that the Trust first approach the Select Board and discuss the concept before advancing a warrant article. He emphasized that a cooperative transfer supported by the Select Board would likely be more successful than the Trust independently initiating a warrant article.

Jeff Levine suggested that the Trust consider the larger property and surrounding acreage before deciding on a course of action. He raised the possibility of evaluating the site for multiple housing units, potentially removing existing structures and replacing them with new

development that would be more appropriate for the property. Chris Thompson also suggested that the Trust consider the existing house and the stable/paddock area as part of the discussion. Members agreed that the property warranted a broader discussion rather than focusing exclusively on the existing house.

The Trust agreed to revisit Liberty Ledge at its November meeting. The discussion would include consideration of the overall property, the potential housing opportunities, and what the Trust might propose to the Select Board.

Adjournment

Jeff Levine made a motion to adjourn, Carmine Gentile seconded the motion. Roll call vote: Carmine Gentile - aye, Kay Bell - Aye, Gabe Ciccariello - aye, Jeff Levine - aye, Chris Thompson – aye

The next regular meeting of the Sudbury Housing Trust was scheduled for Thursday, November 12, 2026, at 8:00 AM.

The meeting adjourned at approximately 9:35 AM