

Town of Hudson

Municipal Affordable Housing Trust

78 Main Street, Hudson, MA 01749
Tel: (978) 562-2948 Fax: (978) 568-9641



Minutes of Meeting June 21, 2023

The meeting was called to order by Chair Kevin Santos at 7:30 PM.

Roll Call: Kevin Santos (Chair), John Parent (Vice Chair), Shawn Sadowski, Jory Tsai, Darryl Filippi

Staff: Pam Helinek

Housing Production Plan

The Trust received three proposals to update the HPP, from MWCD, VHB, and Barrett Planning Group. John Parent reported that he had spoken with Judi Barrett of Barrett Planning Group, and was satisfied that the limited-scope update would be sufficient for the Trust's needs, and that Judi Barrett has many years of expertise that makes her highly qualified. His vote will be for them. Darryl Filippi agreed that Judi Barrett is very qualified, but expressed concern that the rest of her team may not be. He did online research which revealed that much of her staff is young without a lot of experience in affordable housing. He said that if the Trust chooses Barrett Planning Group they should ensure that she will lead the project and be the driving force in making recommendations. The Trust all agreed that having a new set of eyes would be good for the analysis, and that MWCD and VHB have already done a lot of work in Hudson.

John Parent moved to recommend Barrett Planning Group to update the HPP, contingent upon confirmation that she will be fully involved and leading the project. Second by Darryl Filippi, vote 5-0-0. Pam Helinek will speak with Judi Barrett and confirm her involvement with the Trust. If she will be taking a background role, the Trust agreed to meet again and revisit the decision.

Minutes – John Parent moved to approve the minutes from May 10, 2023, second by Shawn Sadowski, vote 5-0-0.

Packard Street Update

Pam Helinek reported that a MassDocs attorney has been assigned and MWCD is moving towards closing in late-August. They are arranging a review required by the Fire Chief and working towards acquiring their building permit. Darryl Filippi suggested a ground-breaking ceremony at the start of construction. Pam Helinek agreed it was a good idea and will arrange one.

Next Meeting – The Trust agreed they should meet again before the Packard Street closing. Pam Helinek said there is a meeting on the calendar and she will confirm the date.

Adjournment

John Parent moved to adjourn the meeting, second by Darryl Filippi, vote 5-0-0. The meeting was adjourned at 8:03 PM.