

**Housing Advisory Board Minutes
January 9, 2018, Room 205**

Members Present: Connie Donahue-Comtois, George Dixon, John Edward, Deb Taverna

Others Present: Evan Belansky, Community Development, Paul Cohen, Town Manager, and Donald Van Dyne

Meeting was called to order at 2:03 P.M.

1. **Approval of Minutes** – Minutes for 11-28-17 were approved.
2. **104 Turnpike BAOD** – A ZBA hearing is scheduled for 02-01-18 to hear appeal. The units are not on the SHI until the appeal process is over. The ZBA does not have the authority to overturn the project.
3. **Status/Update on Ballot and Citizen Petitions re the BOAD Multifamily** – There is a citizen's petition to amend the multi-family units per acre on Mill Rd. and Turnpike Rd. 2500 signatures are needed by the end of February 2018 to place a warrant article for Town Meeting.
4. **Status of Proposed and Pending Affordable Housing Projects** – 7 Gorham St. is appearing before the ZBA on 02-01-18 when the public hearing should conclude. Approval is likely in March 2018. 73 Dalton Rd. should be approved on 01-11-18. 61 Carlisle is on the 01-11-18 ZBA agenda. Chelmsford currently has safe harbor, but the ZBA will proceed with a hearing. 199-201 Riverneck Rd. was auctioned 3-4 weeks ago. Brady Sullivan purchased – they are mill conversion specialists and could develop 140 rental units – they are doing their due diligence and will come back to discuss with Community Development. Groton Rd. has met with Community Development and CHA and will come back with proposals – they are still purchasing houses. Richardson Rd. has water and utility problems – 16 1BR units.
5. **Summary/Presentation Outline on Affordable Housing Projections (2030)** – If nothing is added or deleted to the SHI, the town will have barely 10%. To be included on SHI, developments must be in the pipeline. Only housing units counted in the SHI count toward safe harbor. To be in the pipeline, developers must be actively meeting and working with town boards. If Turnpike or Gorham is approved, Chelmsford retains safe harbor. We look good for the 2020 census. The numbers from the 2030 census may be close. At an upcoming BOS meeting (01-29-18 or 02-12-18), Mr. Edward will do a housing presentation.
6. **Debriefing Inclusionary Applicant Guidelines and Planning Board Work Session** – The work session has not been scheduled at this time.
7. **Debriefing UMass Lowell West Campus Planning Committee** – There is no change at this time.

8. **Post Certification – Moving Forward** - The Housing Advisory Board charter does not need revision. There are new State House initiatives coming up. Possible initiatives include expanding the inclusionary housing bylaw, promoting 40R developments, looking at 40R overlay districts, encouraging senior housing, advocating for tax classification, proposed tax exemptions, lower mobile home license fees, foreclosure prevention, etc. Mr. Edward will send the list out for board members to review. There are also discussions with the Planning Board regarding the density bonus, payment in lieu, etc.
9. **Approval of Letter Regarding Pending Proposal** – The letter to the BOS was approved as amended.
10. **Next Meeting** – The next meeting will be 02-13-18 at 2:00 P.M.
11. **Action Items** – Mr. Edward will revise and send letter. Mr. Edward will also revise the spreadsheet and forward it to Mr. Belansky. All members to review potential initiatives.

Meeting adjourned at 2:53 P.M.