

**Housing Advisory Board Minutes
January 29, 2019 Room 205**

Meeting called to order at 2:05 P.M.

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

Others Present: Evan Belansky

- 1. Approval of Minutes:** Minutes for August 28, 2018 were approved.
- 2. 152 Turnpike Road -** 152 Turnpike Rd. was approved for a PILO of \$5000.00. The development attorney argued that the PILO did not apply as they did not ask for a density bonus. After review, the CHA stated that the PILO would create a financial hardship on this development. Paul Haverty indicated that the PILO did apply to this development. The Planning Board (PB) asked for a nominal PILO of \$5000. The HAB should send a letter to the PB that we do not oppose the small PILO, but it does not meet the inclusionary bylaw and we need consistency regarding PILO's. To date only one property has paid the full PILO. Mr. Edward will draft the letter.
- 3. Status of Subsidized Housing Inventory:** Chelmsford is now at 10.5% and our current safe harbor is certified to 10-22-19. The 48 remaining units at 104 Turnpike Rd. will extend this to 10-22-20.
- 4. Status of Proposed and Pending Affordable Housing Projects:** 50 Hunt Rd. – no building permits have been issued and it is now over one year since comprehensive permit issued. There is a redesign of the roof pending. 271 Riverneck Rd. - Mr. Belansky will submit for the remaining 2 affordable units. 7 Gorham St. was approved for 36 ownership units by the Zoning Board of Appeals. Mr. Belansky will submit the reduction of 39 units on the Subsidized Housing Inventory (SHI). UMassLowell property is targeted for auction in 2019.
- 5. Update of Massachusetts Housing Choice Initiative –** Chelmsford has received \$250,000 funding and can reapply two years after award. The PB has begun organizing a Master Plan committee – currently George Zaharoolis, Linda Prescott, Donald Van Dyne, Nancy Araway plus 3 more member (one will be from the BOS). NMCOG will study the accessory apartments in Chelmsford. The Historical Preservation Bylaw failed at Town Meeting due to the proposed density in the bylaw.
- 6. Route 40 West Proposed Rezoning Initiative –** There is a meeting tonight. They have identified viable options and prioritized or eliminated options. Currently, the south side will remain as is. The north side could be zoned 1A with an overlay for senior housing

and limited retail or leave as is with an overlay for housing and limited retail. This will probably be presented at Fall Town Meeting 2019.

- 7. Next Meeting is tentatively scheduled for February 26, 2019 at 2:00 P.M.**
- 8. Action Items:** Mr. Edward will draft letter to the PB regarding 152 Turnpike Rd. Mr. Belansky will contact Paul Haverty regarding the SHI.

Meeting adjourned at 2:52 P.M.

**Respectfully Submitted,
Deb Taverna**