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TOWN OF CHELMSFORD PATRICIA E. DZURIS TOWN CLERK

**Housing Advisory Board Draft Minutes
February 13, 2018, Room 205**

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

Other Present: Evan Belansky, Donald Van Dyne

Meeting was called to order at 2:07 P.M.

- 1. Approval of Minutes:** Minutes for January 9, 2018 were approved as amended.
- 2. Status of Proposed and Pending Affordable Housing Projects:** 7 Gorham Street has been approved by the ZBA and currently in the appeal wait period – 52 units. 73 Dalton Road is also approved and in the appeal wait period – 5 units. 61 Carlisle is scheduled for March 1, 2018 ZBA meeting and the town counsel is drafting a decision. 199-201 Riverneck Rd. – the water and sewer fees have been priced out. The PILO has been calculated if that option is selected. Groton Road is moving forward and will probably meet with the Board of Selectmen and Planning Board within 90-120 days. Richardson Rd. is waiting for direction from the state. 271-273 Riverneck Rd. is holding a lottery for the first affordable unit. There is no change on Cushing Place.
- 3. Community Development/HAB Presentation to BOS:** Presentation will be done at the next BOS meeting. A review of the 10% profile through the 2020 census will be presented. Chelmsford is currently 53 units short of the 10%. The units at 104 Turnpike are not yet included on the SHI, (168 units when added). Presentation will include where we are now, where we will be, and where we think we will be after the 2020 census.
- 4. Massachusetts Housing Choice Initiative:** For Chelmsford to use this program, 3% growth or 412 units are needed and our current counted 346. Towns must have 3% growth or 300 units over last 5 years. Mr. Belansky to recheck with the state as the wording is 3% or 300 units.
- 5. Post-Certification – Moving Forward – HAB Initiatives:** Our primary objectives are more inclusionary and senior housing (Groton Rd. 40R and UMass Lowell West Campus). We should also work toward new RM zoning. Additional inclusionary housing in the future may be a political battle. Mr. Belansky suggested that we should work on closing the current loophole in multi-family housing. Chelmsford averages 25 new single-family houses per year. If town rezoning is required, senior housing could be a requirement. We need to identify appropriate locations. This is a good time to continue to point out what affordable housing is to town residents.
- 6. Town Meeting Warrant Articles:** There 3 Planning Board articles that affect housing. The place holder warrant article the PB will not pursue. The second will clarify multi-family in CEOID in Route 129 overlay. The third article is a citizen warrant wanting to limit the number of units per acre to 4-6. Signatures are still being collected for this

warrant. The HAB should have a letter to be read at Town Meeting and take a public stand on this. This warrant will be discussed at the PB meeting on 02-14-18.

7. **Next Meeting:** The next meeting will be March 13, 2018 at 2:00 P.M.
8. **Action Items:** Mr. Edward will draft a letter in opposition to the third article mentioned in section 6 above. Mr. Edward and Mr. Belansky will continue work on the Housing Presentation to the BOS. Mr. Belansky will double check with the Mass. Housing Choice Initiative for clarification on the numbers needed to participate in the program.

Meeting adjourned at 3:10 P.M.