

**Housing Advisory Board Minutes
March 19, 2019 Room 205**

Meeting called to order at 2:00 P.M.

Members Present: George Dixon, John Edward, Deb Taverna

Others Present: Evan Belansky, Melissa Robbins, John Norton, and John Norton, Jr.

- 1. Approval of Minutes:** Minutes for January 29, 2019 were approved as amended.
- 2. 152 Turnpike Road** – This development is now starter homes which fit the housing needs in the overlay. This type of housing has not been created in the overlay previously. Developers are working on visitor parking, landscaping, and final engineering. All has 2 bedrooms and will be priced in low to median 400,000's. The letter to the Planning Board regarding consistency in the PILO's was tabled to the next meeting. Ann Mulroy from Turnpike Road questions the status of sidewalks on Turnpike. Mr. Belansky advised that the BPED Committee is working with the DPW re town-wide sidewalks. Chelmsford has received funding for Warren Ave. toward the Center.
- 3. Route 40 West Proposed Rezoning** – The Route 40 West Committee met with the Planning Board last month. The final draft is in process. The south side will remain as is. The north side has limited light industrial and frontage lots are zoned RC. There is discussion of an overlay for senior housing, assisted living, accessible units. Inclusionary bylaw would apply only to density bonus units – this does not match the bylaw. The final presentation will be after Town Meeting. The current draft is public. HAB needs to review affordability and look at the housing strategies in the area. HAB also needs to be involved in discussions with the Planning Board. Kim Bennett from North Chelmsford is concerned about the Route 40 plans – she prefers no changes in zoning. Ms. Bennett feels there are too many buildings on small lots in North Chelmsford.
- 4. UMass West Campus Action** – There will be a live auction of the property. The town has been approached with conceptual drawings, etc. Rezoning will be required for a development on the property. The UMass Committee did have suggestions for the property that the buyer hopefully reviews.
- 5. SHI** – Chelmsford is currently at 10.5% which gives us safe harbor until 10-22-19. Mr. Belansky will adjust the SHI with needed changes (48 units on Turnpike, 7 Gorham, and 271 Riverneck).
- 6. Status of Proposed and Pending Affordable Housing Projects** - No update on 50 Hunt Rd. 248 Riverneck has been extended for an additional 2 years (48 2BR units). 40B permit has been issued to Princeton who is in talks with the original owner.

7. **Next Meeting** – April 9, 2019 at 2:00 P.M.
8. **Action Items** – Mr. Edward wants to know why Chelmsford does not have permanent certification. Mr. Dixon to discuss 152 Turnpike PILO with David Hedison at the CHA. Mr. Belansky to adjust units on SHI.
9. **Meeting adjourned at 3:02 P.M.**

Deb Taverna

PILO – payment in lieu of

BPED – Bicycle and Pedestrian Advisory Committee

DPW – Department of Public Works

HAB – Housing Advisory Board

CHA – Chelmsford Housing Authority