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TOWN OF CHELMSFORD PATRICIA E. DZURIS TOWN CLERK

**Housing Advisory Board Minutes  
March 20, 2018, Room 206**

**Members Present:** John Edward, Tim Shanahan, and Deb Taverna

**Others Present:** Evan Belansky, Community Development

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

1. **Approval of Minutes** – Minutes of 02-13-18 were approved.
2. **Status of Proposed and Pending Affordable Housing Projects-** 61 Carlisle St. continued by ZBA to 04-05-18. UMass Lowell West Campus – legislation gives UMass everything they wanted. 11 Cushing Place has a buyer for land and proposed development. Groton Road is moving along, but it's not in the pipeline yet. 104 Turnpike Road – the CHA will probably handle the housing lottery. Mill Road lottery process has begun – the CHA is handling.
3. **Presentation on Community Development/HAB to BOS** – The presentation went well. The selectmen had no questions.
4. **Massachusetts Housing Choice Initiative** – The 314 housing units created in the last five years meets the minimum number needed. Chelmsford meets 7 out of 9 best practices. The Chelmsford School enrollment has declined over 10% in the last 10 years. As Chelmsford is not attracting as many younger residents as neighboring towns, we need more senior housing and workplace housing.
5. **Post-Certification/ HAB Initiatives** – Our goals will be the creation of more inclusionary and senior housing as well as RM Zoning. The HAB will need to work with the Planning Board to expand inclusionary housing across the whole town.
6. **Town Meeting Warrant Articles: Discussion of Draft Letter** - The HAB is not supporting Article 26, nor is the Planning Board. Article 26 would limit the number of housing units in the BOAD on Route 129. Mr. Edward drafted a letter to be read at Town Meeting. The HAB will vote on this letter at the next meeting.
7. **Next Meeting** – 04-17-18 at 2:00 P.M.
8. **Action Items:** Mr. Shanahan will check if Planning Board is sending a letter to Town Meeting re Article 26. All board members should review letter for the next meeting – letter to be signed at next meeting.

Meeting adjourned at 2:35 P.M.