

**Housing Advisory Board Minutes
May 28, 2019 Room 205**

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

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

Others Present: Evan Belansky, Donald Van Dyne, Maura Snow

- 1. Approval of Minutes:** Minutes for March 19, 2019 were approved.
- 2. Status of Proposed and Pending Affordable Housing Projects -** 50 Hunt Road is in process of applying for permits. 241 Littleton Road will pay the PILO upon first occupancy. 276 Mill Road is fully occupied and there have been no traffic issues reported. Mr. Belansky will ask for a breakdown of senior versus non-senior occupants. Cushing Place condos are priced \$450,000 – 550,000. The HOA will be \$300 – 400 per month. HAB members still question why there was no PILO on this development. 104 Turnpike will be occupied in June with all units on the SHI.
- 3. SHI-** Letter received from the DHCD last week. An update is needed for 7 Gorham Street. Mr. Belansky will reply updating and adjusting the SHI. Two units are still to be added to the SHI for 271 Riverneck Road. Question: why does Chelmsford not have permanent safe harbor?
- 4. Route 40 West Proposed Rezoning –** There will be a presentation tonight. There is one sole property owner now who is working with a local engineer and attorney. There should be a presentation to the PB in June. The presentation includes the south side remaining as is zoned RC with two family housing allowed. On the north side senior housing and supportive services are proposed. There is restricted retail with stores must be less than 1500 sq. ft. The emphasis on senior housing is a result of input from the community. Hopefully, this will be ready for presentation at the Fall Town Meeting.
- 5. UMass West Campus –** The first week of June is the end of the closing period (60 days from the auction date). The Town met with the buyer's team three weeks ago to discuss the town's visions for the property. The buyer has also been in contact with the CHA. Mr. Belansky does not know what the buyer's vision for the property is. Development would require rezoning. If this does not close, not sure of the next step. The Dept. of Capital Asset Management could grant an extension on the closing date.
- 6. Inclusionary Housing Process –** Mr. Edward drafted a letter to the PB regarding the Inclusionary Housing Bylaw addressing the HAB concerns about consistency in applying the PILO to proposed developments. Ms. Donahue-Comtois and Ms. Taverna were in agreement with the letter after the PILO amount is corrected. Mr. Dixon requested that

he have more time to review the letter. Mr. Edward will send a copy of the letter to Mr. Sheehan to review.

7. Next Meeting – June 25, 2019 at 2:00 P.M.

8. Action Items – Mr. Belansky will send the draft for the Route 40 proposal.

9. Meeting adjourned at 2:35P.M.

Deb Taverna

PILO – payment in lieu of

HOA – Home-Owner Association

HAB – Housing Advisory Board

SHI – Subsidized Housing Inventory

DHCD – Department of Housing and Community Development

PB – Planning Board

CHA – Chelmsford Housing Authority