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TOWN OF CHELMSFORD PATRICIA E. DZURIS TOWN CLERK

**Housing Advisory Board Minutes
July 24, 2018 Room 205**

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

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

Others Present: Evan Belansky and Donald Van Dyne

- 1. Approval of Minutes:** Minutes for June 12, 2018 were approved as amended.
- 2. Election of Officers:** The following officers were elected: Chair – John Edward, Vice-Chair – George Dixon, Clerk – Deb Taverna.
- 3. Status of Proposed and Pending Affordable Housing Projects:** Occupancy has begun at Chelmsford Woods. Occupancy has begun in building 2 at 276 Mill Rd. 271-273 Riverneck Rd. received occupancy permits for first 4 units, including 1 affordable unit. 7 Gorham St. will attend the next Housing Advisory meeting to discuss changing to ownership units. 11 Cushing Place proposal is 32 ownership units with the PILO remaining unchanged. There is no change for 241 Littleton Rd. 93 Brick Kiln Rd. is now pursuing other options. There is no affordability proposed for 91 Billerica Rd. 152 Turnpike Rd. will attend Planning Board meeting on 07-25-18 for proposed 15 units. 104 Turnpike Rd. attended Planning Board meeting on 07-11-18 to adjust the bedroom count. Chelmsford's safe harbor expires 08-24-18.
- 4. Mass. Housing Choice Initiative:** The deadline for this round of grant applications is 07-27-18. Only one application per community, not to exceed \$250,000. Chelmsford is applying to build sidewalks along Billerica Rd. starting at 104 Turnpike Rd. going toward the Center. The grant application will also include sidewalks on Riverneck Rd. to Billerica Rd. MassWorks applications are due 08-10-18. Chelmsford is applying for sidewalks and a bike lane from Industrial Dr. to Apollo Dr.
- 5. Housing Advisory Initiative Expanding Inclusionary Housing:** There are no new discussions on inclusionary with the Planning Board.
- 6. Initiative Promoting Senior Housing:** Chelmsford currently has approximately 300 units designated for senior housing. Each development (McFarlin, Smith St., Delaney, Chelmsford Woods) has over 90 applicants on wait lists. The average times on the wait list for the elderly are: emergency – 6 months to 1 year, resident and veteran – 3-5 years,

non-resident veteran – 4-5 years, resident – 5-8 years, and non-resident – 8 plus years. These numbers were compiled from the CHA's records.

Mr. Belansky presented the proposed zoning changes for Groton Rd. Proposed changes would allow retail businesses and housing (must include senior housing). There is a cap of 20 housing units per acre. 15 acres is the maximum for housing and would be subject to the inclusionary housing bylaw. Assistant Town Manager Michael McCall has presented the several boards and commissions. This is on the Planning Board agenda for 07-25-18 with a public presentation planned for August. The proposed zoning changes do not preclude a 40R development.

- 7. Initiative Tax Policy:** Mr. Edward presented an overview of the tax classification committee discussions. The committee is looking at the benefits and impacts of split tax rate, residential exemptions, and commercial exemptions.
- 8. The next meeting is scheduled for 08-28-18 at 2:00 P.M.**
- 9. Action Items:** Mr. Belansky will send Groton Rd. Proposed Zoning Change Presentation to board members.
- 10. Meeting adjourned at 3:18 P.M.**