



# Chelmsford Planning Board

Town of Chelmsford  
50 Billerica Road  
Chelmsford, MA 01824

## NOTICE OF PUBLIC MEETING

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TOWN OF CHELMSFORD  
PATRICIA E. DZURIS  
TOWN CLERK

**DATE:** September 19, 2023  
**LOCATION:** Town Offices

**TIME:** 7:00 p.m.  
**ROOM:** 204

### AGENDA – MBTA ZONING DISTRICT MEETING

<https://www.chelmsfordma.gov/DocumentCenter/View/16295/Chelmsford-Draft-Scenario-Report-20---September-13-2023>

To learn more about MBTA Zoning and the Planning Board’s process to date please visit the Community Development webpage on the Towns webpage ([www.chelmsfordma.gov](http://www.chelmsfordma.gov)) and scroll down to “MBTA ZONING”.

#### I. Introduction from Chelmsford Leadership

- a. Welcome
- b. Why compliance with MBTA Communities Law is important to Town

#### II. NMCOG Introduction

- a. Overview of what NMCOG is/does
- b. What NMCOG has been contracted to do on this project

#### III. MBTA Communities Educational Overview

- a. What is an MBTA Community?
  - i. Emphasizing that the housing crisis is regional, and 177 communities are subject to this law
- b. What is the Multi-Family Zoning Requirement for MBTA Communities Law?
  - i. By right
  - ii. Site plan review
  - iii. Density and area requirements
- c. Why was this law enacted?
  - i. Housing crisis
  - ii. Increase housing stock
  - iii. Lack of missing middle housing production/Local permitting authorities
- d. What is the requirement for Chelmsford
  - i. Unit capacity
    - 1. Clarify how compliance is measured
    - 2. Explain the difference between capacity and construction
      - ii. Area/Density
      - iii. By right
- e. What does non-compliance mean for Chelmsford
  - i. Grant consideration (past grant award info?)
  - ii. Potential lawsuit for Fair Housing violation

#### IV. Overview of Potential Compliant Zoning District

- a. Overview of entire compliant scenario
- b. Review of subdistrict boundaries and parcels related to neighborhood
- c. Potential buildout / soft site analysis at parcel level

#### V. Question and Answer