



Chelmsford Planning Board

Town of Chelmsford
50 Billerica Road
Chelmsford, MA 01824

Town Clerk Stamp

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TOWN OF CHELMSFORD
PATRICIA E. DZURIS
TOWN CLERK

NOTICE OF PUBLIC MEETING

DATE: September 21, 2023
LOCATION: Senior Center, 75 Groton Road

TIME: 7:00 p.m.
ROOM: Main Hall

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) 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 cri
 - 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