

**Housing Advisory Board Minutes
January 26, 2021 Zoom Meeting**

Meeting called to order at 2:04 P.M by Mr. Belansky

Members Present: Connie Donahue-Comtois, George Dixon, Valerie Diggs, Tim Sheehan and Deb Taverna

Others Present: Evan Belansky, David Hedison, Katie Enright, Melissa Robbins, Blair Finnegan, Mike Rigney, Deidre Connolly

1. **Approval of Minutes:** Minutes were tabled to the next meeting.
2. **PILO Discussion. Recommendation – 1 Billerica Road/ 44 Central Square** – The developer presented the proposed PILO and civic/public commitments at the last PB meeting. This will also be discussed at the PB meeting scheduled tomorrow. Mr. Hedison feels that the PILO should not apply to the Odd Fellows proposal and that the full PILO is not viable at the Gristmill II project. Ms. Robbins stated that the overall benefits to the town are: sewer fees of \$208,934, sewer privilege fee of \$124,800, PILO of \$360,000, Land Brook Walk requested by the Conservation Commission for \$8600, Pocket Park of \$5000, Fiske House fencing for \$15,000, moving the small out building for \$50,000 and taxes of \$320,000. The total benefit to the town = \$1,258,250. The exteriors of the existing buildings will be completed first. The PILO according to the formula = \$1,000,000. The sewer fees are standard and cannot be changed by the PB. Mr. Hedison stated that the CHA looked at the project and while the CHA would like as much money as possible, he does not feel that the full PILO is viable since other commission have requested benefits to the town. Mr. Belansky states that the HAB should look at the needs of the community and send a letter to the PB regarding the PILO.
3. **Status of Proposed and Pending Affordable Housing Projects - Beaver Brook** – occupancy permits have been issued. 7 Gorham Street is now ownership units. 104 Turnpike Road is fully occupied – 168 rental units.
4. **SHI-** Chelmsford is at 10.43%. The SHI has been updated with the state.
5. **Status of Other Housing Developments -** Projections for the future are: 7-10 new single- family houses per year and approximately 87 multi-units per year. Currently, there are 88 multi-units pending. UMass West Campus will be a friendly 40B with 25% affordable housing. 350 units are proposed. 191-199 Riverneck Road may be fully compliant with 40B with 356 units. Without the UMass and Riverneck developments, Chelmsford will hover around 10% in the future.
6. **2020 Master Plan Update** – The update is around 65% complete. The update acknowledges that Chelmsford is viewed as good for housing, but not business,
7. **Scheduling the Next Meeting -** The HAB will meet in the next 2 weeks.
8. **Review of Action Items -** None.
9. **Meeting adjourned at 3:29 P.M.**

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