

## Town of Chelmsford

### Housing Advisory Board

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02 February 2023 / 2:00 PM / ROOM 205

#### ATTENDEES

Deb Taverna (chair), Valerie Diggs, George Dixon (phone), Connie Donahue-Comtois, Timothy Shanahan

#### OTHERS PRESENT

Ashok Patel of Jameson Hotel Management; Evan Belansky from Community Development, Town of Chelmsford

Meeting was called to order at 2:15 PM

#### AGENDA

1. Approval of Minutes
2. 243 Riverneck Road – developer presentation and discussion

Mr. Patel began the meeting by projecting a plot plan of the proposal for 243 Riverneck Road. The proposal is for mixed-use housing with five 3,000-square-foot single-family homes and 16 1,200-square-foot townhomes which will be quads, most with outdoor parking, at the front of the property. Jameson is open to affordable units per the town's wishes and beneficial to the community. Affordable units will be built in lieu of the "Payment in lieu of" or PILO. Evan Belansky stated that Ashok is interested in modifying the 40B permit or applying for a new friendly 40B permit (preferred), or in seeking a change in the zoning from single-family housing. The background is that the existing 40B permit needs to be modified and is still "working its way through the process" and in the hands of counsel or others. The second option is to do a new friendly 40 B permit and leave the old 40 B behind. This all still needs to be officially resolved according to Evan. There will be a new design and

the drainage plan may remain as part of the old 40 B. The sewer issue will need some investigating. Mr. Patel would like to create housing opportunities for his employees in Chelmsford and their families. The single-family homes will create the opportunity for families employed by Jameson Hotel Management. Of the 21 units, five will be affordable under the new 40B permit. The land is comprised of nine acres, three acres of which are buildable, and the remaining three are to be left as is. There is a big drop in the land at the back of the property. Construction will occur on the front plateau and stops at the drop. The remaining property is protected under the conservation commission and is a turtle habitat. David Hedison will need to be involved in the new 40B permit parameters as far as the townhomes. Ashok will need to work closely with David as to the ratio of affordable units and which units will be designated as affordable.

Evan spoke of the following issues.

- Proceeding to obtain a new application for a friendly 40B permit (preferable) which must go through the Select Board, or the modification of the existing 40B permit. The Housing Advisory Board will serve in an advisory capacity to the Select Board.
- Resolution of wastewater - if needed this will be reworked in a new plan using Title IV. This is a critical issue.
- Ownership vs affordable housing - the final decision on 40 B

Connie stated that she and David would prefer rentals. The Housing Advisory Board is supportive of a mix of ownership and rentals and applauds Ashok's efforts to provide housing for his employees. Ashok is looking for the town's feedback and recommendations on a mix of ownership/rentals. The timetable would be as follows:

- Consult with David Hedison concerning a mix of ownership vs rentals
- Ashok applies for a new friendly 40B
- Use counsel to move this proposal forward

The Chelmsford Housing Authority is conceptually supportive of the new friendly 40B option. Ashok Patel wants a new permit as soon as he can speak with David and submit a proposal for a new friendly 40B. Evan Belansky

recommends hiring professionals to lead this project to move this forward. This board is looking forward to hearing from Mr. Patel soon.

### **3. Other Housing Project Updates**

- Acton Road in Central Square, a 32-unit ownership project (townhomes) with demolition of the existing structure coming shortly
- 255 Princeton Street: 394 units of which 54 are age-restricted and permitted at the local level and will hopefully break ground soon
- Odd Fellows Hall in Central Square is active and has no affordable units
- MBTA zoning is a new state housing law. The planning board is actively engaged in this. The town is required to be in compliance with new housing by end of the calendar year, 2024. The Northern Middlesex Council of Governments (NMCOG) will be consulted. Evan Belansky is waiting to hear back from NMCOG. The current master plan will be used to update demographics and include current housing sites.
- HAB needs to update the current housing production plan. Evan will send out a copy of the plan as it exits. NMCOG can help with data, policies, needs, and gaps. Meetings would be face-to-face. Could be a straightforward update. Required to update every five years.

### **4. SHI - updates**

No changes - 10.47% current based on 2000 census

### **5. Schedule Next Meeting**

March 21st at 2 pm to review Master Plan implementation and review housing goals.

## **ACTION ITEMS**

1. Invite others to the March 21st meeting to review Master Plan
2. Begin Housing Production Plan review
3. Investigate potential NMCOG support

## **MEETING ADJOURNED**

2:50 PM