

Town of Chelmsford

Housing Advisory Board

April 18 2023 / 2:30 PM / ROOM 205

ATTENDEES

Deb Taverna (chair), Evan Belansky, Valerie Diggs, George R.Dixon, Connie Donahue-Comtois, Deidre Connolly (by phone)

Meeting was called to order at 2:37 PM

AGENDA

- 1. Approval of Minutes** - Connie Donahue-Comtois motioned, and George Dixon seconded the motion. Minutes were approved
- 2. 243 Riverneck Road** - no update
- 3. Master Plan Implementation** - The sections of the Master Plan discussed by the Housing Advisory Board were populated with meeting notes from the HAB April meeting and are considered to be complete.
- 4. Limited Accessory Apartments** - The HAB discussed the size of the LAA/ADUs in April. Valerie Diggs gave a brief overview of the size of LAAs/ADUs in comparable towns. George Dixon mentioned the effect on sewers. The discussion revolved around the Granny Pods and/or Tiny Homes and how they may have a tank for sewerage. The challenge in Chelmsford, as mentioned by Evan Belansky, is the size of the lots. There will be some sensitivity to Granny Pods and or ADUs in backyards. The town should be proactive in discussing the viability of Granny Pods/Tiny Homes. There are some Granny Pods/Tiny Homes that are wheelchair accessible and non-intrusive. Surrounding towns such as Westford have bigger lots. Approval by the ZBA was discussed. The size of the ADUs was discussed.

The suggestion was made for a joint session with the Zoning Board of Appeals. A letter would be appropriate and have members of our committee

attend a ZBA meeting. More discussion is necessary before we request a joint meeting.

Evan stated that there still may exist a sensitivity to renting an ADU after it's intended use has expired.

- 5. Housing Production Plan Update** – Evan Belansky contacted NMCOG re: Housing Production Update. They are still working on it. The primary need is to have NMCOG provide updated socio-economic data. We do not need them to provide strategies. They are updating the 2017 data and hoping that they will be here at our May meeting.
- 6. Other Housing Project Updates** – None. Some public input re: Granny Pods and Tiny Homes. Comment was made to repurpose ADUs (after family member is deceased or moves out) for other senior citizens; might be more acceptable to citizens of Chelmsford. General comments about lack of options in this area for senior citizens. Ruth (?) commented on use of land at the back of the property at 243 Riverneck Road and is concerned with preservation of natural habitat for wildlife. Evan stated that the developer is only developing the upper plateau. Waiting to hear back from the developer concerning the 40 B application.
- 7. SHI – updates –**
- 8. Schedule Next Meeting** – May 16, 2023 at 2:30 pm.
- 9. Action Items**
 1. Master Plan Implementation – Deb Taverna
 2. Valerie Diggs to reach out to the Board of health re: Granny Pods and Tiny Homes
 3. Other committee members to research opinions of neighbors and acquaintances re: response to Granny Pods/Tiny Homes on housing lots and investigate other towns.
 4. Potential Letter to the ZBA for “joint” meeting
 5. Evan to work with NMCOG on census data
- 10. Adjournment** – 3:12 pm

George Dixon moves to adjourn.