

Town of Chelmsford

Housing Advisory Board

May 16 2023 / 2:30 PM / ROOM 205

ATTENDEES

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

Meeting was called to order at 2:32 PM

AGENDA

- 1. Approval of Minutes** - George Dixon Montioned. Connie Donahue-Comtois seconded and the minutes were approved
- 2. 243 Riverneck Road** - no update; standing agenda item; may take nine months for approval by "Natural Habitat Committee"; new 40B can also take nine months to a year. Sewer capacity is TBD according to Evan. Should be a reduction in the original 48-bedroom sewer capacity.
- 3. Master Plan Implementation** - Deb will get the plan to Evan, meeting on May 17, 2023, to discuss implementation
- 4. Limited Accessory Apartments/ADUs - review and options -**

Meeting notes from Sue Rosa and Tony Repucci were distributed. Valerie gave an overview of these notes. Tiny homes/granny pods have holding tanks that must be emptied every 30 days. Separate from the LAAs. Most interesting was the Westford bylaw passed in October 2022. An overview of the Westford bylaw was presented (900 square feet and might be even more if needed for accommodations and to be ADA compliant.) Occupants are encouraged to be relatives, but not required. Must meet setbacks. After the original occupants vacate the ADU, it may be rented to anyone, as long as it is a long-term rental. Can be attached or detached. Westford has eliminated the need for a special permit. Westford has made single-family zoning districts into two-family zoning. Evan Belansky

states that town meeting reps in Chelmsford will not support this type of zoning. In order to make this happen, we will need strong advocacy, education, and support. The committee agrees that this requires more research, investigation, thought, and work with other involved committees (ZBA and

Planning

Board.)The driving factor may be the age-friendly committee, senior center, and people in the community that say that the current LAA is not working. Each year more and more LAAs are approved. This agenda needs advocates to speak before town meeting. Focus groups will help garner the opinion of citizens. Good info to present to the planning board and the ZBA. Both seniors and young families need help. Interesting to talk to people in Westford about how their new ADU bylaw is being used.

Connie mentioned that the new bylaw in Westford was to have seniors add an ADU to their home and use it as rental property.

Link to looking at surrounding communities.

<https://backyardadus.com/adu-rules-in-ma>

Work session with ZBA and Planning Board to determine a course of action. Question: New bylaw or revised bylaw? The Planning board will turn to ZBA and HAB for recommendations.

- 5. Housing Production Plan Update** Updated NMCOG socioeconomic data will cost approx. \$2,000, other sections of the plan we need to update (summer or fall) and introduce other strategies.
- 6. Other housing project updates** 61 Carlisle and 73 Dalton – the developer asked for modifications to reduce affordable to 1, not 2; the board approved both modifications on the advice of counsel, Paul Haverty;
- 7. SHI update** – these 10 units will be able to be placed back on the SHI. We project that we will still be slightly over 10%.
- 8. Schedule Next Meeting** – June 20, 2023
- 9. Action Items**
 1. Master Plan Implementation – Deb Taverna

2. Valerie Diggs to reach out to the Board of Health re:
clarification on holding tanks
3. Watch Westford discussions
4. Check-in with Housing Authority - Connie
5. Send out packet

10. Adjournment - 3:20 pm

George Dixon moves to adjourn.