



MAGIC Minutes

Tuesday, January 13, 2026

9:00-10:30 am

Via Zoom

Attendees

Acton: Matthew Curley, David Martin, Nate Ryan

Bedford: John McClain, Catherine Perry, Eric Salerno, John McClain

Bolton: Pamela Harding

Carlisle: Julie Mercier

Concord: Mimi Graney

Hudson: Kristina Johnson

Lexington: Bob Creech, Jill Hai, Sandhya Iyer

Lincoln: Jennifer Glass (facilitator), Paula Vaughn-MacKenzie

Maynard: Bill Nemser

Stow: Denise Dembkoski, Valerie Oorthuys

Sudbury: Adam Burney, Lisa Kouchakdjian, Ryan Poteat

Guests: Keith Bergman, Adam Duchesneau (BSC Group), Cooper Mathews

MAPC Coordinators: Sarai Zelada, Rodoshi Sinha

MAPC Staff: Sasha Parodi, Gwendolyn Hellen-Sands, John Cruz

Welcome and Call to Order

- Roll call by Jennifer: Quorum reached and meeting called to order. Meeting facilitation by Jennifer. Members flagged updates required for membership list.

General Updates

- Sasha: explains new compliance with OML due to assessment. Meetings will now include roll call, open and close, voting on items or for elections. If no quorum is reached, we'll be continuing as an information session and no business or items of voting will be discussed. Zoom bombing is a risk, so we'll be prepared.
- Keith (Concord): suggests it would be useful to see the list of MAGIC members and quorum can be established by town. Helpful if that list would be shared with SB and PB, and roll call can occur by town.

- Jill : Agrees with Keith, asks about posting agenda online before meeting. MAPC responds- agenda is posted before each meeting on MAPC website.
- Kristina suggests getting rid of the chat altogether to help control the meeting, suggests considering webinar (but could be complicated). Suggests bcc-ing people on emails to avoid reply-all. Could be an OML violation if there is email deliberation.
- Sasha: shares and update about upcoming elections. Members should send nominations for Chair and Vice-Chair to Sarai and Rodoshi by Jan. 20th.

MAPC Housing Presentation

- Gwendolyn shares MAHT updates
 - Upcoming convening: January 29th at Littleton Library
 - White paper to come
 - The virtual hub of the AHT resources is located here on the MAPC Website: <https://www.mapc.org/resource-library/affordable-housing-trusts/>
- Jennifer asks ballot questions related to zoning. John replies that typically those types of items are on the list for review and MAPC can be reached anytime.
- Eric: comments on exploring other deliverables that may come out of MAHT meeting such as increased collaboration, regional Housing Production Plans, activism around housing policies.
- Bill: shares that the MAGIC MAHT scope of work anticipates key outcomes including periodic convenings of AHT board members and staff, a virtual AHT resource hub hosted by MAPC, a white paper on CPA funding for housing initiatives in MAGIC, and a toolkit to support local option transfer fee advocacy.

Transfer fee legislation:

- Eric and Jill ask: In terms of transfer fee legislation (Bedford has requested home rule petition)
 - Gwendolyn: Waiting period on moving, will check with GA team on updates
 - Keith: The bill has been favorably reported out by Senate committee members, joint revenue recommendation deadline have been moved to Feb. 20th, currently in senate but long way to go. Ways and means committee has it.

ADUs:

- Bob Creech: emphasizes that ADUs should not follow a one-size-fits-all approach. ADU rule is currently subjective. PB chose not to take that on this year. Occupancy is a problem.
- John McClain: In Bedford, they're seeing 2 parking spaces per unit. Two years ago they made duplexes by-right for all housing- building, now with the addition of ADU, seeing smaller, more affordable units.

- Gwendolyn explains that there is flexibility in pieces of ADU law. The AG has provided interpretation on sizing flexibility and the state is allowing municipalities to prevent separate ownership of ADUs.
- ADUs can be expensive and hard to build. State law has brought awareness, and we're seeing an uptick in ADUs even in towns that allowed them before
- MAPC Housing team is helping towns make ADUs more tailored to their community and needs

.Community Share

- Acton: SB is discussing a number of small zoning changes to encourage business in town. Eg: Making signage usable for businesses, allowing accessory warehouses. A big town project is electrifying HVAC in town hall (built in 1863). It's expensive because of the age of the building, but will no longer use fossil fuels once the project is complete.
- Bedford: PB is working on its comprehensive plan with community input. Will be engaging with MAPC to explore future uses for the town's Fire Station, which is being replaced. There are several public space, traffic, and cultural efforts taking place, including Town Common improvements, Cultural District public art infrastructure, and updates are being planned for a significant intersection at the entrance to downtown. DCAMM completed its collection of proposals for state land that is being diverted from the Middlesex Community College for satellite parking that will likely result in 24-25 (1,850 f²) housing units, with 10% of them being affordable. A large property on Middlesex Tpke was auctioned at a low price, so we're looking forward to working with the new owner, Cummings Properties. Expecting the construction of a 40B project. Working with developers to expand affordable units, and also working with RHSO on a new program that utilizes consortium funds (federal funds) for a rental assistance program. The Bedford Housing Partnership and the AHT will hopefully be consolidated into one at town meeting in March.
- Bolton: One-stop grant. Working with MAPC to update HPP in March. Reaching subsidized housing requirements at 15%. ADU permitted a lot, but are not seeing a lot of construction.
- Carlisle: PB spent the last 2 years on MBTA communities; the State rejected, but it's now compliant. This year, the board will move forward on that. AHT and SB are working with a consultant to repurpose the cranberry bog house into affordable housing. The land is historic and on conservation land (Article 97), so replacement land will need to go back to the state.
- Hudson: MassCentral RailTrail expansion through Hudson is in its procurement process. Receiving federal funds for one segment and DCR MassTrails fund for 2nd segment. RFQ for federal funds is out, with help from Mass DOT. Getting negative press in Hudson. Expansion of transfer station (BoH), and largest redevelopment project at former Intel property – site plan review process for industrial campus. Has significant community interest. Economic impact analysis - \$3M on the conservative side.
- Lexington: SB updates- debt exclusion for high school passed in Dec 2025 (one of the largest HS in the state). Filed article 97 to build next to the existing high school. Got

approval from home rule petition for a commercial development fee, delayed for a year to give developers a fair warning. Moving ahead with 100% affordable development, 43 units, on unused municipal land, accessible corridor- 40B framing. MBTA communities housing is under construction (312 units).

- Lincoln: NatureLink project, modeled after starter home legislation, 20 townhomes, ownership units- 3 affordable units. No contribution by town, part of larger conservation land project working with Farington Memorial, septic system is on their land. Cambridge watershed issues. Housing project was approved by town meeting and is almost ready to come to PB for special permit approval. Doing a lot with green energy- about to complete transfer station solar project, installed Level 3 EV chargers behind town hall, with more planned by municipal lot, and working on EV bus project. Starting HPP with MAPC. Have not seen uptick in ADUs, has allowed ADUs for years.
- Littleton: MAPC ADU Bylaw project. Site plan review for King St Common project (40-acre mixed-use project)
- Maynard: received MassWorks grant for final design plans for non-motorized vehicle on the Power Mill Corridor. Partnered with Acton on MassDOT mobility management grant for shuttle service expansion between Acton and Maynard.
- Stow: PB and SB approved a new comprehensive plan- implementation with PB. Community supported strategies for ongoing workplan. Encouraging other depts to do the same. Adopted 3A in fall. Working with MAOC on economic feasibility. Received MassWorks grant to signalize intersection. Complete Streets grant for construction of sidewalk segment. TIP project for segment of Assabet River Rail Trail. Received first mixed-use application.
- Sudbury: Construction of duplex on municipal owned parcel. AHT and reg boards come together, thanks to Keith Bergman, who shared what they do in Concord. Looking to host a Housing round table. Updating wireless overlay bylaw, off routes 20 and 27

Other Business Not Known at Time of Posting: None

Closing

A motion was made to adjourn and seconded. Meeting adjourned by a show of hands.