



Office of the Town Clerk

Town of Chelmsford
 50 Billerica Road
 Chelmsford, MA 01824
 978 250 5205
 tdzuris@chelmsfordma.gov

Patricia E. Dzuris, CMC, CMMC
 Town Clerk

CERTIFICATE OF VOTE
ARTICLE 31: Amend Chapter 195 Zoning,
Section 195-108 Definition of "Boarding House"
2026 Spring Annual Town Meeting
Session II – Thursday, April 30, 2026

I, Patricia E. Dzuris, Town Clerk of Chelmsford, Massachusetts, do hereby certify the following vote taken under Article 31 at the second session 2026 Spring Annual Town Meeting on Thursday, April 30, 2026, held at the Chelmsford Senior Center, 75 Groton Road Chelmsford, MA 01863. The meeting was called to order at 7:30 PM by Moderator Lawrence MacDonald. There were 107 Town Meeting Representatives present which satisfied the quorum requirement of 83 Representatives.

ARTICLE 31. To see if the Town will vote to amend the Town Code, Chapter 195 Zoning, Section 195-108 to revise the definition of "Boarding House" by deleting the ~~striketrough~~ text and inserting the underlined text as follows:

Current**BOARDINGHOUSE**

~~A building, whether residential or commercial or any part thereof in which lodging is provided by the owner or operator to more than four boarders. The boardinghouse must provide for shared/common facilities consisting of either bathing or cooking and therefore shall not contain individual dwelling units consisting of complete living facilities. Meals may or may not be provided. A dwelling unit where more than four unrelated individuals rent shall be considered a boardinghouse. A boardinghouse shall not be deemed a multifamily dwelling.~~

[Amended 4-30-2012 ATM by Art. 25; 10-15-2012 ATM by Art. 17]

Proposed

A facility licensed under M.G.L. c.140 §§22–31 and all facilities in which temporary or semi-permanent lodging is provided for rent to four or more lodgers who do not live together as a single housekeeping unit and who occupy individual rooms. Occupants may share bathroom or kitchen facilities, but such shared use does not constitute a single housekeeping unit. Occupancy is on an individual-room basis, with separate agreements or fees. The building does not contain self-contained dwelling units and is not considered a single-family, two-family, or multifamily dwelling.

; or act in relation thereto.

MOTION UNDER ARTICLE 31. I move that the Town amend the Town Code, Chapter 195 Zoning, Section 195-108 to revise the definition of "Boarding House" by deleting the ~~striketrough~~ text and inserting the underlined text as follows:

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~~A building, whether residential or commercial or any part thereof in which lodging is provided by the owner or operator to more than four boarders. The boardinghouse must provide for shared/common facilities consisting of either bathing or cooking and therefore shall not contain individual dwelling units consisting of complete living facilities. Meals may or may not be provided. A dwelling unit where more than four unrelated individuals rent shall be considered a boardinghouse. A boardinghouse shall not be deemed a multifamily dwelling.~~

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SUBMITTED BY: Planning Board
Two-Thirds Vote

Recommendations:

- Finance Committee: Unanimously recommends approval of Article 31.
- Select Board: Unanimously recommends approval of Article 31.
- Planning Board: Unanimously recommends approval of Article 31.

The electronic voting devices registered the following votes:

YES: 111 NO: 5 Abstentions: 2

MOTION UNDER ARTICLE 31: Carries by two-thirds vote.

A motion to adjourn was heard and seconded from the floor, and the Moderator recognized a majority in favor and adjourned the 2026 Spring Annual Town Meeting at 10:50 PM.

Respectfully Submitted,



Town Clerk