



BOARD OF SELECTMEN MEETING AGENDA
February 26, 2018
Town Offices, 50 Billerica Road
Chelmsford, MA 01824
Dennis Ready Meeting Room 204

1. 7:00 P.M. CALL TO ORDER - NOTIFICATION OF LIVE BROADCAST

2. PUBLIC SERVICE ANNOUNCEMENTS

- Nashoba Valley Technical High School Committee Applications due by March 7, 2018

Documents:

NVTHS COMMITTEE APPLICATIONS.PDF

3. OPEN SESSION

4. COMMITTEE VACANCIES

Documents:

COMMITTEE VACANCIES AS OF 02-26-18.PDF

5. PUBLIC HEARINGS

- National Grid: Underground Conduit Petition, Riverneck Road

Documents:

NATIONALGRID PETITION-RIVERNECK RD.PDF

6. REPORTS AND PRESENTATIONS

- Evan Belansky, Community Development Director and John Edward, Housing Advisory Committee Chair: Status Report on Town's Affordable Housing Inventory
- Evan Belansky, Community Development Director: Center Village Master Plan Committee Wayfinding Signage Phase II
- Evan Belansky, Community Development Director: Route 129 Site Readiness Grant
- Michael McCall, Assistant Town Manager: 101 Mill Road Restrictive Covenant

Documents:

SUBSIDIZED HOUSING INVENTORY.PDF
HAB-LETTERTOBOS-LOOKINGAHEAD.PDF
CHELMSFORD PHASE II DESIGN PROPOSAL.PDF
COMMONWEALTH SITE READINESS PROGRAM_ FY17 APPLICATION -
CHELMSFORD.PDF
EOHED SITE READINESS GRANT APPROVAL.PDF

7. TOWN MANAGER REPORTS

8. SIGN SPRING ANNUAL TOWN MEETING WARRANT

Documents:

2018 SPRING ATM LIST OF WARRANT ARTICLES.PDF

2018 SPRING ANNUAL TOWN MEETING WARRANT FINAL.PDF

9. SELECTMEN LIAISON REPORTS & REFERRALS

10. PRESS QUESTIONS

NEXT REGULAR MEETING DATE: March 12, 2018

The Chelmsford Board of Selectmen and School Committee will be meeting on March 12, 2018 to appoint one representative to the Nashoba Valley Technical High School Committee to fill a 3-year term. In the event that the current alternate is appointed as a full member, one alternate member will also be appointed to fill an unexpired term ending March 31, 2019. Applications are available on the Town of Chelmsford website or in the Town Manager's Office. Applications should be forwarded to the Town Manager's Office, 50 Billerica Road, Chelmsford, MA 01824 by 4:00 PM on Wednesday, March 7, 2018.

Committee Vacancies as of 02/26/2018

Board of Appeals

- (1) Associate Member 1 year term ending 6/30/2018

Center Village Master Plan Implementation Committee

- (1) 2 year term ending 6/30/2019

CIVIC Committee

- (2) unexpired 3 year terms ending 6/30/2018,
- (1) unexpired 3 year term ending 6/30/2019,
- (1) 3 year terms ending 6/30/2020

Community Action Program Committee

- (2) 1 year terms ending 6/30/2018

Cultural Council

- (up to 21 total members) 3 year terms ending 6/30/2020

Energy Conservation Committee

- (2) unexpired 3 year terms ending 6/30/2019

Holiday Decorating Committee

- (4) 1 year terms ending 12/31/2018

Parade Committee

- All Applicants Welcome - 1 year terms ending 7/06/2018

Public Celebrations Committee

- (5) 1 year terms ending 6/30/2018

Recycling Committee

- (1) 1 year term ending 6/30/2018

Sign Advisory Committee

- (2) 3 year terms ending 6/30/2020

Skate Park Committee

- (2) 1 year terms ending 6/30/2018

TREE Committee

- (1) unexpired 3 year term ending 6/30/2019

Vinal Square Strategic Action Plan Committee

- (1) 1 year term ending 6/30/2018

Committee Application

If you are interested in serving on a Town board or committee, please **apply on the town website**. [Click Here](#)

For more information, please contact:

Town Manager's Office
50 Billerica Road
Chelmsford, MA 01824
TMOffice@townofchelmsford.us
978-250-5201

nationalgrid

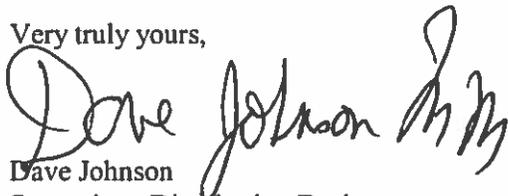
RECEIVED
2018 FEB 13 AM 11:16
TOWN OF CHELMSFORD
PATRICIA E. DZURIS
TOWN CLERK

February 6, 2018
Office of Town Clerk of Chelmsford MA
To Whom It May Concern:

Enclosed please find a petition of NATIONAL GRID covering the installation of underground facilities
If you have any questions regarding this permit please contact:
Dave Aguiar 978 725 1419
If this petition meets with your approval, please return an executed copy to:

National Grid Contact: Maureen Miloro; 1101 Turnpike Street; North Andover, MA 01845

Very truly yours,



Dave Johnson
Supervisor, Distribution Design

Enclosures

Questions contact – Dave Aguiar 978 725 1419

Petition of the NATIONAL GRID
Of NORTH ANDOVER, MASSACHUSETTS
For Electric conduit Location:

To the Board of Selectmen of Chelmsford Massachusetts

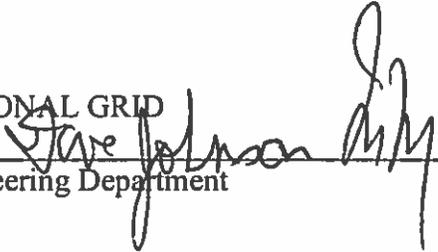
Respectfully represents the NATIONAL GRID of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked – Riverneck Road-Chelmsford Massachusetts

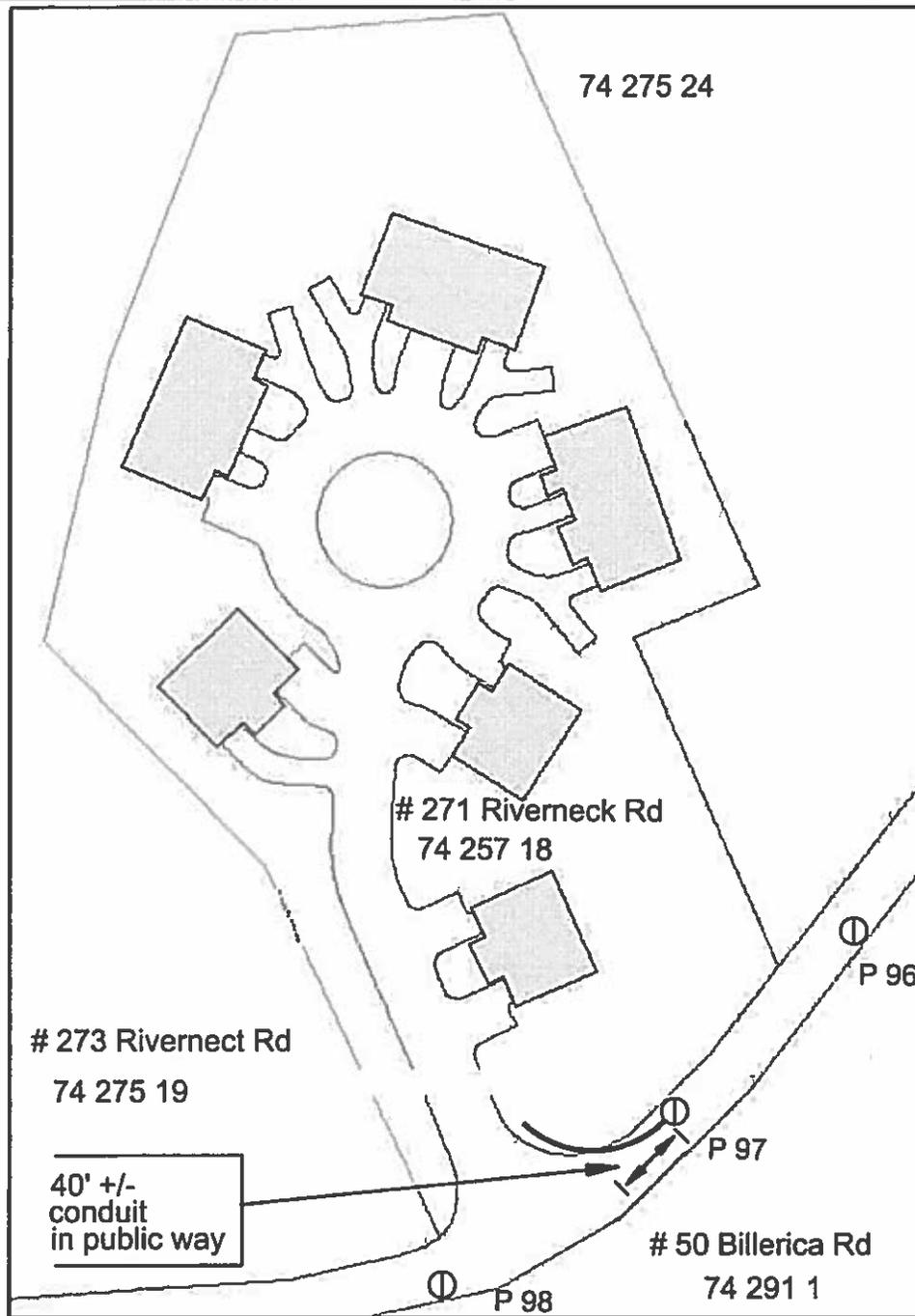
The following are the streets and highways referred to:

23966996-Riverneck Road-National Grid petitions for 2 3" conduits 40 feet +/- along Riverneck Road to feed multifamily housing development @271 Riverneck Road.

Location approximately as shown on plan attached

NATIONAL GRID
BY 
Engineering Department

Dated: February 6, 2018



UNDERGROUND PETITION

nationalgrid

⓪ POLE EXISTING

Date: 2/1/18

— PROPOSED CONDUIT 2-3"

WORK REQUEST: 23966996

Job description

Petition for 2 3" conduits 40' +/-
Along Riverneck Rd to feed
Multifamily housing development
271 Riverneck Rd

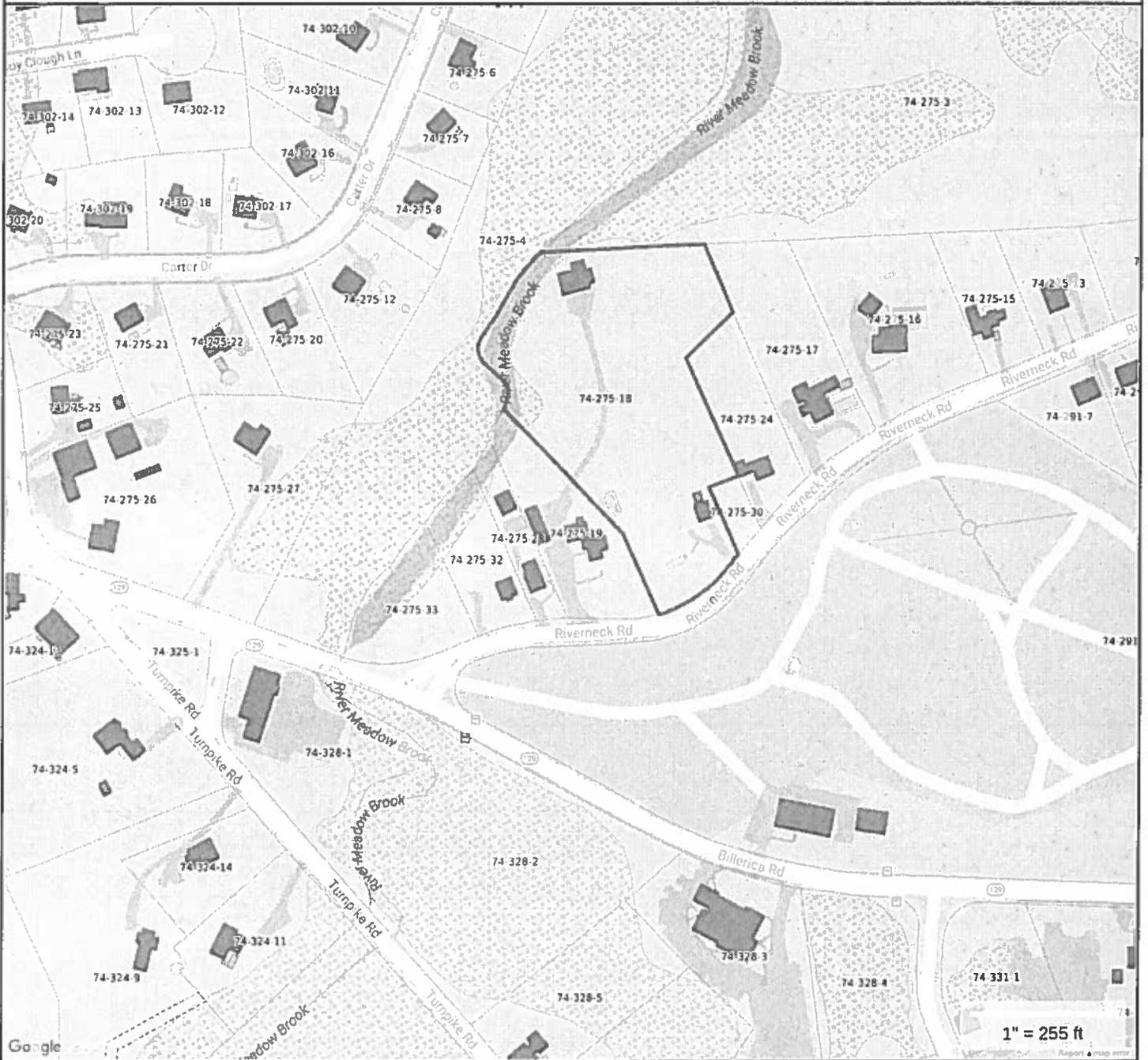
To The: town of Chelmsford

For Proposed: Conduit Location: Riverneck Rd

Drawn By: D J Aguiar

DISTANCES ARE APPROXIMATE

271 RIVERNECK RD



Property Information

Property ID 74-275-18
 Location RIVERNECK RD
 Owner H & L PIONEER 40B LLC



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town of Chelmsford, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 06/01/2017
 Properties updated 02/15/2018

TOWN

ORDERED:

Notice having been given and public hearing held, as provided by law, that the NATIONAL GRID be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 6th day of February 2018.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked -Riverneck Road-Billerica Massachusetts

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

23966996-Riverneck Road-National Grid petitions for 2 3" conduits 40 feet +/- along Riverneck Road to feed multifamily housing development @271 Riverneck Road.

I hereby certify that the foregoing order was adopted at a meeting of the
.....
....., held on the day of, 20

....., 20

Received and entered in the records of location orders of the City/Town of
Book Page

Attest:
.....

..... hereby certify that on20....., at o'clock,M
at, a public hearing was held on the petition of
NATIONAL GRID for permission to construct the underground electric conduits described in the
order herewith recorded, and that I mailed at least seven days before said hearing a written notice
of the time and place of said hearing to each of the owners of real estate (as determined by the last
preceding assessment for taxation) along the ways or parts of ways upon which the Company is

permitted to construct the underground electric conduits under said order. And that thereupon said order was duly adopted.

.....

.....

.....

ENGINEERING 978-250-5228
FACILITIES 978-244-3379
HIGHWAY 978-250-5270



PARKS 978-250-5228
SEWER (OFFICE) 978-250-5233
(OPERATIONS) 978-250-5297

DEPARTMENT OF PUBLIC WORKS

9 Alpha Road
Chelmsford, MA 01824

Gary J. Persichetti, CFM
Director

Telephone: 978-250-5228
Fax: 978-250-2416

Memorandum

February 22, 2018

To: Chelmsford Board of Selectmen

From: Stephen Jahnle – Assistant Director of Public Works

A handwritten signature in black ink, appearing to be "S. Jahnle", written over a horizontal line.

RE: Conduit Petition – 271 Riverneck Road

Dear Board members,

This office has reviewed the above referenced conduit petition. Based on our review of National Grid plan 23966996 dated February 1, 2018 and field observation of proposed location, this office recommends for approval of the petition.

Please do not hesitate to call if you have any questions.

mailed 2/15/18



BOARD OF SELECTMEN
Town Offices
50 Billerica Road
Chelmsford, MA 01824-2777
(978) 250-5201 FAX: (978) 250-5252

Patricia Wojtas, Chair
Laura A. Merrill, Vice Chair
Kenneth Lefebvre, Clerk

George R. Dixon, Jr.
Albert Glenn Diggs

To: Abutters of Riverneck Road
From: Board of Selectmen
Subject: National Grid Underground Conduit Petition
Date: February 15, 2018

Notice is hereby given that a Public Hearing will be held by the Board of Selectmen on **Monday, February 26, 2018 at 7:00 p.m.** in Room 204, Town Offices, 50 Billerica Rd. on the petition of National Grid for permission to excavate the public way and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may deem necessary for the transmission of electricity:

Riverneck Road - Place two 3" conduits 40 feet +/- along Riverneck Road to feed multifamily housing development @271 Riverneck Road

Location approximately as shown on Plan attached

National Grid Plan #23966996
Dated 02/01/2018

cc: National Grid

Map	Block	Lot	Unit	Owner's Name	Co Owner's Name	Address	City	ST Zip	Parcel Location
74	275	3		PRINCETON RIVERMEADOW LLC		1115 WESTFORD ST	LOWELL	MA 01851	RIVERNECK RD
74	275	4		CHELMSFORD WATER DISTRICT		20 WATERSHED LN	CHELMSFORD	MA 01824	BILLERICA RD
74	275	6		MACDONALD RONALD &	JENNIFER MACDONALD	17 CARTER DR	CHELMSFORD	MA 01824	17 CARTER DR
74	275	7		MENDEZ STEVEN &	APRIL MENDEZ	15 CARTER DR	CHELMSFORD	MA 01824	15 CARTER DR
74	275	8		WETZELL MARGARET H	MARY C KRANCE	11 CARTER DR	CHELMSFORD	MA 01824	11 CARTER DR
74	275	12		GOYETTE NORMAN J ETALS TRUSTEES	OF ROBERT J GOYETTE IRREV TRUST	9 CARTER DR	CHELMSFORD	MA 01824	9 CARTER DR
74	275	16		SULLIVAN TRAVIS &	KATHRYN ANN SULLIVAN	261 RIVERNECK RD	CHELMSFORD	MA 01824	261 RIVERNECK RD
74	275	17		TEIXEIRA CHRISTOPHER M &	LINDSAY M TEIXEIRA	263 RIVERNECK RD	CHELMSFORD	MA 01824	263 RIVERNECK RD
74	275	19		CARROLL CHARLENE M &	THOMAS S GIBSON	273 RIVERNECK RD	CHELMSFORD	MA 01824	273 RIVERNECK RD
74	275	20		GERVAIS MATTHEW M &	COURTNEY L GERVAIS	7 CARTER DR	CHELMSFORD	MA 01824	7 CARTER DR
74	275	24		SOUSA JAMES JR		265 RIVERNECK RD	CHELMSFORD	MA 01824	265 RIVERNECK RD
74	275	27		ZAMAN HASAN UZ		286 ALPINE DR	PARAMUS	NJ 07652	112 BILLERICA RD
74	275	28		CASTLE JANE &		277 RIVERNECK RD	CHELMSFORD	MA 01824	277 RIVERNECK RD
74	275	30		WRIGHT CHARLES P		271 RIVERNECK RD	CHELMSFORD	MA 01824	RIVERNECK RD
74	275	32		BROLL AUDREY S		279 RIVERNECK RD	CHELMSFORD	MA 01824	279 RIVERNECK RD
74	275	33		BURNHAM JOHN E TRUSTEE		P O BOX 3571	NASHUA	NH 03061	283 RIVERNECK RD
74	291	1		CHELMSFORD TOWN OF	M.M.M.REALTY TRUST PINE RIDGE CEMETERY	50 BILLERICA RD	CHELMSFORD	MA 01824	130 BILLERICA RD

Subsidized Housing Inventory: Summary Status With Gorham St., Riverneck, dalton (61 units)

Total Housing Units (2010 Census)	13,741	
Ten percent goal under Chapter 40B	1,374	
Subsidized Housing Inventory (as of 10/19/17)	1,264	1,325
SHI Percentage	9.20%	9.64%
Units short of goal	110	49
Units required for one-year certification	69	
Current Certification expires:	8/24/2018	

Status/Event	Total Housing Units (40B Basis)	Subsidized Housing Inventory (Projected)	40B Status (Goal is 10%)	Note
2010 Census	13,741			
Current Status (DHCD SHI)	13,741	1,264	9.20%	
New units approved and pending for SHI:				
271 Riverneck		4		15 total units ownership
104 Turnpike		168		rental
7 Gorham		52		rental
73 Dalton		5		rental
	13,741	1,493	10.87%	
New units pending approval:				
61 Carlisle	13,741	7	10.92%	rental
2020 Census Projections				
New (non SHI) 1F & 2F units already built:	182			2011-2017 (26 x 7)
New units approved (non-SHI):	101			241 Littleton/Cushing/ 191 Princeton
New units approved (SHI):	608			Above + Mill/ChelmWoods/Hunt/Hillside/Manahan
New units pending approval (SHI):	7			61 Carlisle
New (non SHI) 1F & 2F units proj. (thru 2020):	78			based on historical data (26 x 3)
	14,717	1,500	10.19%	
safety net (units above 10%)			28	
Potential SHI pipeline project:	124	124		Brick Kiln
	14,841	1,624	10.94%	
safety net (units above 10%)			140	
2020-2030 Projections				
New single family units projected (2020-30):	260	1,624	10.75%	
safety net (units above 10%)			114	



Chelmsford Housing Advisory Board

January 9, 2018

Dear Members of the Board of Selectmen,

Based on projects that are pending approval, the Town of Chelmsford will finally achieve the long-standing goal of meeting the Chapter 40B goal of 10 percent of housing units being designated as affordable. This achievement will earn the town certification status and thus much more control over future development of 40b projects.

However, as illustrated in the analysis by the Community Development Department, our certification status, or "safe harbor" is not permanent. Absent further provision of affordable units, the town will fall below the 10 percent threshold when the 2020 census numbers become the basis for total housing units. There are pending projects in the "pipeline" that include affordable units, but for now pending is the operative word. Policy and regulatory boards in Chelmsford should bear in mind a goal to avoid forfeiting the control we have achieved.

Furthermore, the job is not done. When the 2020 census numbers come out they will no doubt show that thousands of Chelmsford residents continue to live in housing units considered unaffordable. The Housing Advisory Board will continue to review proposals for affordable housing projects -- balancing the town's well-earned control, with consideration for retaining control going forward, while also considering the Master Plan Vision 2020 goal for Chelmsford: "There are diverse and affordable housing opportunities for people of all income levels."

The Housing Advisory Board will also be considering initiatives regarding regulatory and preservation strategies as guided by the Housing Production Plan. Look for us to be back before you in the coming months with specific proposals.

Respectfully Submitted by the Housing Advisory Board,

John Edward, Board Chair

George Dixon, Board Vice Chair

Deb Taverna, Board Clerk

Connie Donahue-Comtois, CHA Rep.

Monica Gregoire, Planning Board Rep.

To: Jim Lane, CFM
Senior Vice President & General Manager
EMCOR Facilities Services &
Building Technology Engineers
105 Central Street, Suite 2100
Stoneham, MA 02180

Fr: Mark Favermann
Favermann Design

Re: *Proposal for Phase II Design Services for Town of Chelmsford, MA*

Dt: 1/29/18



cc.: Evan Belansky, Director of Community Development, Town of Chelmsford, MA

As per our conversation with Evan Belansky, Community Development Director for the Town of Chelmsford, Favermann Design is proposing to provide design and planning services for work in the Center Village. The Scope of Services will include design, specifications, cost estimates, and bid documents as well as fabricator/vendor review. Please base our agreement with the Town of Chelmsford on the following description.

The project components will include the following:

1. Design and placement of Phase 2 and 3 Wayfinding Design Elements for Chelmsford which are additional signs and markers.
2. Design of Kiosks to be strategically placed in the Center Village
 - A. Two sided
 - B. Three Sided
 - C. Appropriate locations will be sited
3. Design and site specification of appropriate street furniture. These will include:
 - A. Benches
 - B. Tree grates
 - C. Tree Guards
 - D. Bollards
 - E. Bike Racks
 - F. Artwings
 - G. Drinking Fountain (optional)
4. Site selection for furniture components, kiosks and potential Public Art

Timeframe: Based upon previous experience with similar projects, we understand the time to complete this project to take 8 to 10 months.

Meetings: During the course of the project, Favermann Design expects to have up to three (3) committee/community meetings and up to three (3) individual meetings with Jim Lane and/or Evan Belansky.

Design Fee Budget: \$20,000

Entry #: 33

Date Submitted: 3/17/2017 11:31 AM

Thank you for your interest in the [Commonwealth Site Readiness Program](#). Completing this online form is the first step in the application process for the FY17 funding round. Applications for FY17 funding must be received by March 17, 2017. Shortlisted applications may be asked to provide additional information prior to award decisions. Applications will be evaluated on a rolling basis with the first awards announced in April.

The form may also be used to submit "Expression of Interest" applications which will help MassDevelopment assess future demand for the program.

If you have any questions about the program or the application form, please do not hesitate to contact our team:

Ed Starzec
Director of Land Entitlement and Master Planning
Direct: 617-330-2035
Email: estarzec@massdevelopment.com

Laura Barrett
Project Manager, Real Estate
Direct: 617-330-2051
Email: lbarrett@massdevelopment.com

Instructions:

1. Prior to beginning your Site Readiness Program FY17 application, please review the [program guidelines](#) located on the Site Readiness Program website: <http://www.massdevelopment.com/what-we-offer/real-estate-services/site-readiness/>. These guidelines include a description of review criteria and applicant eligibility by category.

2. The following application may be used to submit applications for FY17 Site Readiness funding as well as Expression of Interest applications for future Site Readiness funds.

3. Applicants interested in submitting multiple applications, please note:

- Separate applications must be submitted for each site or study area. *For example, a municipality that would like to submit three sites for consideration must complete three separate applications.*
- Interest in multiple categories of Site Readiness Assistance on one site may be noted within one application. FY17 funding applicants will have the ability to note plans to seek additional Site Readiness Program funds for future project phases in Section 6. Path to Readiness "Existing and Anticipated Funding Sources." Expression of Interest applicants who choose to complete components of the application beyond the four sections required of them will also have the option to add this level of detail in Section 6.

4. [FY17 Funding Applications](#) may be submitted for the following technical assistance categories:

- Category A. Strategic Consulting for Existing Sites and Industrial Parks:

Funding is intended to be used for planning and pre-permitting work. Sites of all sizes are eligible for funding through this category of assistance. Except in the case of "Workshops and Regional Studies" assistance, in which primary applicant entities must belong to the public sector, both public and private entities are eligible to apply for assistance through this category.

- Category B. Predevelopment on New Significant Sites:

Funding is intended to be used for planning, design and pre-permitting work that will prepare large sites to meet the needs of modern industrial and commercial users. Sites of approximately 40-50 acres are sought but sites of all sizes including non-contiguous sites will be considered. Both public and private sector entities are eligible to apply.

5. In order to be eligible for FY17 funds, applicants must complete all required fields, Sections 1-7.

6. Applications must be received by March 17, 2017 in order to be eligible for Fiscal Year 2017 funding.

7. [Expression of Interest Applications](#) may be submitted for the following categories:

- Category C. Strategic Site Acquisition:

Future funding may be used to acquire land to expand or improve marketability of existing industrial parks or industrial sites. Funding focus will be on small-scale acquisitions that could unlock development potential. Applicants will need to demonstrate control of land adjacent to the acquisition property. Both public and private sector entities will be eligible to apply for funding.

- Category D. Site Preparation and Improvements:

Future funding may be used to prepare well-located, zoned sites with utilities for market, primarily through the following activities: demolition, aboveground remediation, construction level design for on- and off-site improvements, and construction of on-site capital projects. Funding will require a 30% contribution from the landowner/applicant. Both public and private sector entities will be eligible to apply for funding.

- Category E. Downtown/Urban Core Revitalization:

Future funding may be used to provide for technical assistance related to enhancing and/or supporting mixed-use development opportunities in downtown settings, including but not limited to industrial uses. Funds may also be used for the acquisition of land to expand or improve marketability of key downtown redevelopment parcels. This category of assistance will be made available only to public sector entities.

8. Expression of Interest applicants are responsible for completing all required fields, Sections 1-4.

9. Expression of Interest applicants are encouraged to submit applications by April 30, 2017 to be included within the first round of project pipeline review.

10. There are 7 application sections included in this application. The first four application sections (required of all applicants) are immediately shown in the top navigation bar. The next three sections will become accessible, and appear on the navigation bar, after FY17 funding applicants have completed Section 1. Application Details. Expression of Interest applicants will be given the option, at the end of Section 4. Public Benefit, to work through these same remaining sections.

11. Applicants have the ability to save their work on every page of the application. To do so, please navigate to the bottom right of your current form page. You will be given a unique url with which to access your in-progress application. You may copy this url or email it to yourself through the online interface.

12. The Commonwealth Site Readiness Program: FY17 Application was designed using "conditional logic," meaning that the form changes based upon the answers an applicant provides. Depending upon the responses to certain gating questions, applicants are shielded from irrelevant questions and prompted to provide further detail as is appropriate to the current status project planning and implementation.

13. Required short-answer essay questions will be noted as such in the italicized help text below the text-entry fields. Except in the cases of single-line text, number, or choice selection fields, requirements will not be enforced by the online application form itself. This is intended to allow for applicants to review and complete the application in whatever order is most convenient for their team, however it also means that the form will allow for the submittal of incomplete applications. To prevent this sort of oversight, we recommend that you appoint one person to review the application in total prior to submission, to make sure that all desired responses are complete and that all of the supporting material you wish to share with us is attached.

14. Applicants are advised that MassDevelopment is subject to the Public Records Law, MGL. c. 66, Section 10 and MGL c. 4, Section 7 (26), and that information provided by applicants is subject to disclosure by MassDevelopment. For more information, visit: <https://malegislature.gov/Laws/GeneralLaws/PartI/TitleX/Chapter66/Section10>

15. Depending on your project's stage of development you may be prompted to upload or link to the following material, if it is available. Required attachments are noted with an *asterix.

- Municipal Letter of Commitment* (The required content for this attachment is available for download on the program website. Please copy the content and provide information as prompted.)
- Site Plan* (note: aerial image with parcel clearly delineated may be substituted if site plan is unavailable)
- Letter of Intention* (Required for joint applications only)
- Parcel Map Delineating Site and Area(s) of Planned Expansion* (Required for applications for sites requiring assembly only)
- Assessors Card
- Proposed Scope of Work

- Regional and Local Impact: Supporting Documents (including Market Studies)
- Relevant Completed Studies (Planning, Engineering, Construction)
- Transportation Infrastructure Map (Map that shows the location of transportation infrastructure in relationship to the property)
- Supplemental Files (up to 5 MB)

Application Details

Application Type

Single-Entity Application

Applicant Entity

Town of Chelmsford

Applicant Sector

Public Sector

Primary Applicant Contact Information

Evan Belansky

Title

Director of Community Development

Email

ebelansky@townofchelmsford.us

Phone

(978) 244-3341

Website

<http://www.townofchelmsford.us>

Address

50 Billerica Road, Chelmsford, Massachusetts 01824

Project Partners

Site Readiness Program: FY17 Request

Please refer to the [program guidelines](#) for further detail regarding funding focus areas, eligibility, and application review criteria. The Site Readiness Program categories of assistance are as follows:

Technical Assistance (FY17 Funding Available)

- Category A. Strategic Consulting for Existing Sites and Industrial Parks:

Funding is intended to be used for planning and pre-permitting work. Sites of all sizes are eligible for funding through this category of assistance. Except in the case of "Workshops and Regional Studies" assistance, in which primary applicant entities must belong to the public sector, both public and private entities are eligible to apply for assistance through this category.

- Category B. Predevelopment on New Significant Sites:

Funding is intended to be used for planning, design and pre-permitting work that will prepare large sites to meet the needs of modern industrial and commercial users. Sites of approximately 40-50 acres are sought but sites of all sizes including non-contiguous sites will be considered. Both public and private sector entities are eligible to apply.

Expression of Interest Categories (for Future Funding)

- Category C. Strategic Site Acquisition:

Future funding may be used to acquire land to expand or improve marketability of existing industrial parks or industrial sites. Funding focus will be on small-scale acquisitions that could unlock development potential. Applicants will need to demonstrate control of land adjacent to the acquisition property. Both public and private sector entities will be eligible to apply for funding.

- Category D. Site Preparation and Improvements:

Future funding may be used to prepare well-located, zoned sites with utilities for market, primarily through the following activities: demolition, aboveground remediation, construction level design for on- and off-site improvements, and construction of on-site capital projects. Funding will require a 30% contribution from the landowner/applicant. Both public and private sector entities will be eligible to apply for funding.

- Category E. Downtown/Urban Core Revitalization:

Future funding may be used to provide for technical assistance related to enhancing and/or supporting mixed-use development opportunities in downtown settings, including but not limited to industrial uses. Funds may also be used for the acquisition of land to expand or improve marketability of key downtown redevelopment parcels. This category of assistance will be made available only to public sector entities.

Application Type

FY17 Funding Request (Categories A and B)

Funding Request

In its pilot year, the priority focus of the program will be funding technical assistance projects. Please select one of the categories below, and an assistance type listed therein, to be considered for FY17 funding:

Funding Category

Category A. Strategic Consulting for Existing Sites and Industrial Parks

"Category A" Assistance

Marketing – Including broker consultation, market analysis, and development of marketing materials.

Basic Site Data

Project Name

Chelmsford Rt. 129 Industrial park - Rt. 3 / Rt .495 Market Analysis

Address

Rt. 129 Industrial Area, Chelmsford, Massachusetts 01824

Property Owner

Not applicable

Owner Type

Private

Site Plan*

Applicant entity is in control of property

No



rt. 129 - ind zoned area - commercial exclusion zone.pdf
389.52 KB

Please describe relationship between site owner and the proposed project.

No relationship per this application. The Town has excellent working relationships with private property owners related to the Rt. 129 economic development initiatives. Private property owners with existing vacancy are available to participate in the market analysis if determined to be beneficial.

Assessors Card

[Link to Assessors Card](#)

Existing Parcel Acreage

623.00

Developed Acreage (on Existing Parcel)

Developable Acreage (on Existing Parcel)

Planned Acquisition Acreage

Is the site currently vacant?

Partially

Existing Uses

The rt. 129 industrial area is a first generation 623 acre ind / office park built out since the early 1990's. It consists of 4.7 million sq. ft. on 70 separately owned properties. An average of 500,000 sq. ft. of primarily traditional office sq. ft. has been perennially vacant over the last decade. An additional 500,000 sq. ft. is scheduled to become vacant this spring 2017. Over the last decade the area has experienced an incremental decline related to data points such as assessed values, depreciation rates, lack of private investments, increased vacancy which has led to a concern related to the areas competitiveness within the regional marketplace. Over the last year the Town has undertaken a dedicated process to engage stakeholders (commercial brokers, property owners and businesses) to see what the Town can do to address deficiencies. The clear message was that the area lacked amenities such as retail and restaurants that businesses seek to retain and attract talent and developers seek mixed use opportunities. In October 2016 the Town adopted the rt. 129 Business amenity overlay district and has since been working with existing stakeholders to advance implementation.

Does current zoning allows for industrial uses?

Yes

Does current zoning allows for commercial uses?

Yes

Past Uses on Site (Impact to Development)

over a ten years period from 2006- 2016 this area averaged over 500,000 sq. ft. of vacant sq. ft. most of which has been traditional office buildings built in the mid 1980's for single tenant buildings. The 500,000 sq. ft. has been consistently comprised of single tenant office buildings ranging from 80-100K sq. ft. The rt. 129 area is home to a diverse group of business types ranging from world and regional headquarters, to locally owned and operated and uses ranging from office, industrial, manufacturing, R &D and warehouse / distribution.

Utilities Available

Water, Sewer, Gas, Electric, Fiber

Please note: FY17 funding applicants will be asked to provide further detail regarding utility capacities and deficiencies within Section 6. Path to Readiness

Describe Site Access (include distance to nearest highway and interchange as well as description of rail and transit access if relevant).

The rt. 129 Industrial area has direct frontage and access from rt. 3 and is with 1/2 mile of the rt. 3 / rt. 495 interchange. The Lowell regional Transit Authority provides dedicated bus service to this area.

Additional Existing Site Condition Details

The Rt. 129 Industrial area is a circa 1985 industrial / office park. There are no site characteristics that would have impact to site readiness related to the conversion from traditional office sq. ft. to industrial type uses.

Is the site being actively marketed?

No

Please describe any active or recent interest in the property. If applicable, please note reasons why past interest did not result in development. Unlike nearby regional highway interchanges such as rt. 93 / rt/ 495 in Andover and rt. 3 / rt. 128 in Burlington where large ind / office areas exist, there has been little or no market pressure / interest in the rt. 129 area and for unknown reasons to the Town, historically this area does not appear to be attractive to higher value industrial uses such as Bio-tech, R & D and advanced manufacturing. With markets trends showing interest in suburban locations and the recently adopted rt. 129 Business Amenity Overlay it is Town's interest to attract these types of industrial uses.

Project Overview**Envisioned End Use**

In accordance with the Town's 2010 Master Plan and recently adopted rt. 129 Business Amenity Overlay, the Town's economic development goals and objectives are to attract high value industrial uses to fill the perennial office building vacancy of over 500,000 sq. ft. "High Value" has been identified to mean industrial type uses that are characterized by increased levels of "personal property", higher assessed values and higher wages. In addition, based upon Town analysis of assessor information, industrial sq. ft. has a higher assessed value per sq. ft. than office sq. ft. The attraction of high value industrial uses is complementary to the Town's recent adoption of the rt. 129 Business Amenity Overlay District which permits mixed use with a focus on retail & restaurants.

Description of Proposed Scope to be Funded*

Contract with a consultant to conduct a market analysis to determine if there exists a market interest / demand for high value industrial uses such as bio-tech, R & D and advanced manufacturing and if so what actions the town can take to effectuate such as interest / demand and if not explain why. The Town is aware that other economic development entities have contracted for similar type studies / analysis in an effort to identify a potential market niche and / or strategic industry cluster / type that would be attractive to the market place.

Proposed Scope or Work Attachment**Public Benefit****Community Support**

The purpose of this section is to confirm that the purpose of the funding application is consistent with municipal plans and policies. Successful applicants will need to demonstrate alignment with local zoning and master planning. Where the purpose of the funding application is not consistent, please explain what steps the municipality is taking to amend zoning and/or plans.

Is the proposed project in alignment with current municipal or regional planning?

Yes

Comprehensive Plan / Master Plan available for review

Yes

Current Comprehensive Plan/ Master Plan<http://www.townofchelmsford.us/DocumentCenter/View/13>**Please briefly describe how the vision for the site aligns with municipal planning and zoning.***

The Town's 2010 Master Plan, specifically the Economic Development chapter (starting on page 63) identified the deficiencies of the rt. 129 industrial area (page 109) , specifically a 1st generation suburban office / industrial park, built out in mid to late 1980's, with elevated depreciation rates, lack of private investment and long term elevated vacancy rates. The master Plan recommended specific zoning actions to address deficiencies (page 117, 123-125). Major recommendation was to rezone area to permit mixed uses with focus of providing day time amenities (restaurants, retail) to attract higher value businesses to fill the perennial 500,000 sq. ft. of vacant office space. After the Town's Economic Development Commission conducted extensive outreach with existing property owners, commercial brokers and existing businesses, in October 2016, Town Meeting adopted the rt. 129 Business Amenity Overlay District. While the proper zoning is now in place, and we are confident in the market interest and demand to provide business amenities, the Town would now like to explore the market interest / demand in locating high value industrial uses to this area.

Municipal Letter of Commitment*



Letter of committment - Town of Chelmsford.pdf
289.91 KB

Local and Regional Impact

Describe the anticipated outcomes or next steps enabled by the completion of the scope of work for which you are applying.

if the market analysis determines that there is a market interest / demand to locate high value industrial uses to this area then the next step would be twofold 1) share the market analysis with existing property owners / commercial brokers and 2) incorporate these findings into the Town's marketing materials for the redevelopment of the rt. 129 area. Anticipated outcomes are that the implementation of the business amenity overlay with the development of retail and restaurants within the industrial area will make the area more attractive to high value industrial uses which will result in the tenancy of the perennial 500,000 sq. ft. of vacant office space.

Describe additional private investment that may be anticipated following the completion of the scope of work for which you are applying.

In combination of development of business amenities (retail and restaurants) and a positive market analysis, it is anticipated that private property owners will market their properties beyond traditional office re-tenancy and in cooperation with the Town's marketing efforts that these vacant properties will be attractive to high value industrial uses that will be willing and able to sign long term leases the result in significant private investments related to tenant fit up upgrades and improvements.

Describe the benefit of the envisioned end use to the local and regional economy.

The rt. 129 industrial area is a major suburban economic development center with over 4.7 million sq. ft. located at one of a handful of strategically located inter-state interchanges. within the market pressures related to suburban expansion due to lower costs, available sq. ft. and proximity to labor force, maximizing the utilization of existing sq. ft. in existing industrial areas is consistent with local, regional and state economic development goals.

Supporting Documents

Supporting Documents

Project History

The purpose of this section is to document the momentum behind the proposed or in-progress project, including prior public actions, studies, and investments made within the past 10 years.

Participation in Public Programs

Please list any municipal, state or federal programs through which the site has received funding and/or designations that are supportive of the proposed site development. For example: funding through the MassWorks Infrastructure Program, Brownfields Redevelopment Fund, EPA, ULI TAP; designation as a 43D site, designation as a Priority Development Area. Please list only programs that the site has participated in to-date or pending funding applications.

Program 1

Program Name	Program Type	Year of Award
		2012

Notes:

The area was a Massworks recipient for a new signalized intersection with pedestrian improvements and the entire is designated as a priority development area.

Recent Investments

Please list recent investments made on-site in the last 10 years that are supportive of the proposed site development.

Investment 1

Funding Source or Program	Investment Source	Year of Investment
	Public Sector	

Brief Description

The Town's continues to invest, via capital planning, in infrastructure maintenance and expansion related to water, sewer, roadways and sidewalks. Several Transportation Improvement projects are in the pipeline for this area.

Funding Amount

The amount is an

Additional Significant On-Site Investments that Support Proposed Development

While not a traditional investment, the recently adopted Rt. 129 Business Amenity Overlay District can and should not be overlooked as a significant public sector investment.

Significant Off-Site Investments that Support Proposed Development

The Town is an active member of the Middlesex 3 Coalition and as such as is a participant in the Transportation Management Association effort which is in place to provide dedicated shuttle service from Lowell / Billerica Commuter rails stations and other "last mile" services.

Relevant Studies

Provide a summary, including basic findings, of all planning, engineering and construction studies that have been completed to date. Describe any additional studies that are in progress or are planned for the site and/or relevant surrounding area.

Study 1

Name of Study

Rt. 129 Business Amenity Overlay District

Study Status

Complete

Description

The powerpoint was prepared by the Town's Economic Development Commission, in consultation with internal stakeholders such as property owners, commercial brokers, businesses as well as the Town's Chief Assessor and Community Development Director. It was presented to the Board of Selectmen, Finance Committee, Planning Board and ultimately Town meeting as part of the re-zoning process.

Year of Completion

2016

Key Findings

Documented fundamental deficiencies of the 623 acre industrial area related to decreasing assessed values, increased depreciation rates, long term persistent vacancy rates. also validated 2010 Master Plan recommendations related to the need to re-zone to permit amenities that will serve to retain and attract high quality businesses.

Consultants/ Primary Authors

In house by Town's Economic Development Commission and staff.

Available for review

No

Relevant Files

Path to Readiness

The purpose of this section is to assess the site's location on the site readiness continuum. By filling out the matrix below, applicants will identify areas where a site is ready for development and areas where additional work (including advisory services and/or capital investments) is required before a site is ready.

All criteria included within the readiness snapshot should be evaluated in the context of the requirements of desired end use(s).

Note that this matrix is not a scorecard. All sites have some limitations. The Commonwealth Site Readiness Program is looking to fund feasible projects at all stages of readiness in order to develop a sustainable pipeline of projects for the program.

Assessment of Project Needs

Please be aware: specific needs assessment questions will populate below the Readiness Snapshot matrix based upon the readiness rating (Unknown, Level 1-5) selected. As ratings are changed, different questions may be asked of the applicant. Please be aware of this function so as not to overlook any opportunities to provide relevant application details.

Please indicate the level at which your site meets the following readiness criteria.

Unknown: Further study needed to determine need

Level 1: Unmet, no plan for how to meet

Level 2: Plan to meet in future phase

Level 3: Plan to meet through this Site Readiness Program application

Level 4: In progress outside of this Site Readiness Program application

Level 5: Fully satisfied, no further work required

Readiness Snapshot

Site Control

Level 1

Site Assembly

Level 5

Appropriate End Use(s) Identified

Unknown

Pre-Permitting

Unknown

As-of-Right Zoning/ Special Permit

Level 5

Adequate Site Access

Level 5

Adequate Utility Infrastructure (Connections and Capacity)

Level 5

Demolition and Aboveground Remediation

Unknown

Belowground Remediation

Unknown

Off-site Impacts of Development Addressed

Level 5

Ready to be Marketed

Level 5

Site Control

If the site is not controlled by the applicant, please confirm that the following information is available within all FY17 funding applications:

The relationship between the site owner and the proposed project has been described in Section 2. Basic Site Data.

Pre-Permitting

Pre-permitting is the securing of state and/or local development approvals for a site in advance of identifying an end user. Typically, a flexible "development envelope" is permitted, not a specific design and/or program. This process reduces risk for the end user and can significantly shorten the pre-development phase.

Adequate Site Access

Existing site access and transportation infrastructure has been described in Section 2. Basic Site Data.

Yes

Transportation Infrastructure Map



rt. 129 - ind zoned area - commercial exclusion zone.pdf
389.52 KB



Adequate Utility Infrastructure (Connections and Capacity)

Describe existing utility infrastructure serving the site.

The entire industrial area is served by full public water, sewer, electric, gas, fiber, etc.

Existing utility infrastructure plans are available for review

Yes

Please describe any anticipated off-site impacts of the site's envisioned end use development.

Not applicable.

Ready to be Marketed

Please describe the current status of site marketing.

Town is currently marketing the area related to the new zoning opportunities provided for within the rt. 129 Business Amenity Overlay District. Also working with internal and external stakeholders

Existing and Anticipated Funding Sources

The questions immediately below seek to clarify the funding sources that may be used in tandem to support the pre-development activities necessary to prepare the property for competitive market-readiness.

Describe the availability of funds from landowner and/or local municipality to contribute to the completion of the applied for scope.

Not applicable.

Plan to seek Site Readiness Funding for future phases of pre-development

No

Additional Public Funding Sources

If applicable, please describe additional public funding sources that are committed or will be pursued.

Public Funding Source 1

Funding Source or Program

Rt. 129 Overlay - Branding & marketing

This source

will be pursued

Intended Timeline

The Town's Economic Development Commission has submitted a funding request for vote at the spring Town Meeting in April.

Estimated Funding Amount to be Pursued

\$50,000

Intended Use of Funds

to contract with a branding / marketing consultant to work directly with the EDC to develop a menu of marketing materials that promote the new mixed use zoning opportunities provided within the rt. 129 Overlay. Specifically, the creation of a brand name and logo for the industrial area, promo video, enhanced webpage, social, print and digital media, a powerpoint presentation and associated visual aids / simulations.

Please elaborate on any known relationship and/or dependencies between the public funding source and the applied for Site Readiness Scope.

While the above public funding for branding / marketing consultant work related to the NEW mixed use zoning opportunities can be viewed as a separate and distinct effort from the requested site readiness market analysis, both can also be viewed as complementary in the sense that if the rt. 129 overlay is successful in creating business amenities then the rt. 129 area may be a more attractive location for high value industrial uses and if so, the industrial use market study, could then be included in the Town's rt. 129 branding / marketing efforts as a coordinated message.

Supplemental Material

Please use this section to provide additional information or context .

In an effort to provide some additional perspective / context to this site readiness application, the following additional information is provided:

- Despite the zoning bylaw permitting industrial uses by-right in the rt. 129 area, defined as "light Manufacturing", and despite the zoning bylaw permitted "Research & Development" uses by right , defined per the Green Communities Act, and despite the Town being a "Silver" designation as Bio-tech ready from the Mass Bio-tech council, the Rt. 129 does not appear to be a target location for these types of uses based upon the lack of historical and current presence and a lack of inquiries received.
- Similar to other regional locations, characterized by major highway interchanges, such as rt. 93 / rt. 495 in Andover and rt. 495 / rt. 90 in Marlborough, where there is a presence of high value industrial type uses, the Town of Chelmsford believes that the rt. 129 area is also a viable location for these uses.
- It is important to note that the success of the above locations and others that have clusters of industrial type uses appear to be based upon market pressure, demands and interest...not necessarily some specific strategic action that a municipality has taken.
- some of the primary reasons for the Towns optimistic belief that there is a market for industrial type uses is that the Rt. 3 corridor continues to experience business expansion outward from Burlington, for those businesses seeking lower costs, the proximity of the rt 129 area to the UMASS Lowell campus and its associated high tech / ind incubators and the legacy of the rt. 129 area serving as an employment center for the mirco-computer and the telecommunications industries.
- Despite the above factors, and the Town's strategic desire to attract these high value industrial uses to the rt. 129 area, the Town is interested in determining why there is a lack of presence; is it market related if so what are deficiencies and what actions can be taken if any to make it more attractive, or is it some other factor such as a physical characteristics of the available for lease sq. ft.
- As mentioned, all of the perennial 500,000 sq. ft. and the additional 500,000 sq. ft. vacant sq. ft. is traditional office buildings consisting of 80-100K sq. ft. structures...many of which were designed and occupied for single tenants. The desire is to convert a significant portion of this traditional office sq. ft. to high value industrial type uses.
- "High value" refers to a business that creates additional "revenue potential" related to increased personal property and increased assessed value per sq. ft. It also refers to higher skilled labor force and higher wages / salaries.
- it is important to note that a handful of diverse industrial uses do exist in the rt. 129, ranging from a plastics ware manufacturing company, medical device manufacturing and robotics. The desire is to increase to the number of industrial type uses and associated sq. ft. thereby reducing the existing traditional office sq. ft.
- The uploaded supplemental file provides an overview of the data points collected by the Town's Economic Development Commission in support of the rt. 129 business amenity overlay. It speaks to the long term incremental decline of a 1st generation suburban ind / office park and the need to allow for retail / restaurant amenities in order to attract and retain high quality businesses that are concerned about attracting and retaining "talent".
- The rt. 129 business amenity overlay is the first step in re-positioning this area to be competitive in the regional marketplace. The second step, and truly the strategic vision for the Town is to then be in a position to market and branding the rt. 129 area as a viable location for high value industrial uses.

Supplemental Files



rt. 129 - powerpoint - multi-board mtg.ppt
948.00 KB



Supplemental Files

Submittal

Thank you for assembling a Site Readiness Program application. To finish your application please click the "Submit" button located towards the bottom left corner of your screen. You should receive a notice in your browser window as well as an email (to the address listed under Primary Applicant Contact Information) confirming your submittal.

To stay current on program updates, please refer to the [program website](#). Please feel free to reach out to our team with questions about the program or the application itself:

Ed Starzec
Director of Land Entitlement and Master Planning
Direct: 617-330-2035
Email: estarzec@massdevelopment.com

Laura Barrett
Project Manager, Real Estate
Direct: 617-330-2051
Email: lbarrett@massdevelopment.com

FY17 Application Process: Feedback

As a point of entry into the program, the application process is critical in building a strong pipeline of projects across the Commonwealth. We would like to build off of what works best in this initial application round, and address what doesn't, as we grow the Site Readiness Program in future years. Thank you for your input!

Tell us a bit about your experience...

Excellent experience....program staff were available and willing to discuss concept application prior to submission. The online application system is very user friendly.

... the time your team spent on the application...
10.00

...and the number of team members involved in its completion.
1



Commonwealth of Massachusetts
**EXECUTIVE OFFICE OF
HOUSING & ECONOMIC DEVELOPMENT**
ONE ASHBURTON PLACE, ROOM 2101
BOSTON, MA 02108
www.mass.gov/eohed

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

JAY ASH
SECRETARY

TELEPHONE
(617) 788-3810

FACSIMILE
(617) 788-3605

February 16, 2018

Dear representative from the Town of Chelmsford,

Thank you for submitting an application to the FY18 round of the Site Readiness Program. It is my pleasure to inform you that a grant in the amount of \$90,000 has been approved to support the Route 129 Industrial Area project.

The Site Readiness Program, created in chapter 219 of the Acts of 2016, *An Act Relative to Job Creation and Workforce Development*, aims to boost the Commonwealth's inventory of large, well-located, project-ready sites; accelerate private-sector investment in industrial and commercial projects; and support the conversion of abandoned sites and obsolete facilities into clean, actively-used, tax-generating properties.

This grant process was very competitive, with more than 20 applications and \$4.1 million worth of requests, so choosing your project should indicate to you that we believe strongly in the work you are doing and growth trajectory you are planning to undertake with this project.

On a logistical note, please be advised that this award letter does not constitute a contract with either the Executive Office of Housing and Economic Development or MassDevelopment for the grant award specified above. MassDevelopment administers the Site Readiness Program and will contact you directly with the specific requirements related to this award, as well as next steps.

Please know that we are proud to be able to support your project as we work together to support economic development opportunities in every corner of the Commonwealth.

Sincerely,

Handwritten signature of Charles D. Baker in black ink.

Charles D. Baker
Governor

Handwritten signature of Karyn E. Polito in black ink.

Karyn E. Polito
Lieutenant Governor

30 – YEAR RENEWABLE HISTORIC PRESERVATION
RESTRICTION AGREEMENT

between

THE TOWN OF CHELMSFORD,
acting by and through the Chelmsford Historical Commission

and

(INSERT NAME OF GRANTOR HERE)

Concerning

Joseph Adams House
101 Mill Road
Chelmsford, MA

RESTRICTIVE COVENANT

between

THE TOWN OF CHELMSFORD,

Acting by and through its Board of Selectmen~~acting by and through its Historical Commission~~

and

(INSERT NAME OF GRANTOR HERE)

THIS Restrictive Covenant, is made this _____ day of _____, 2018, by and between _____

_____ (“Grantor”) and THE TOWN OF CHELMSFORD, a Massachusetts municipality, acting by and through its Board of Selectmen~~Historical Commission~~ having an address of 50 Billerica Road, Chelmsford, Massachusetts 01824 (“Grantee”).

Comment [PH1]: BOS or Historical Commission?

WITNESSETH:

WHEREAS, Grantor is owner in simple fee of a certain parcel of real property located at 101 Mill Road in the town of Chelmsford, Middlesex County, Massachusetts known as the Joseph Adams House, (hereinafter referred to as “the Property”), and described in a deed dated January 29, 2015, recorded with Middlesex North Registry of Deeds, in Book 28790, at Page 288 (Exhibit A0, hereinafter “the Building”,

WHEREAS, the Property is depicted as “Lot 1” on the plan of land entitled “101 Mill Road in Chelmsford, Mass”, dated January 2017 prepared by the Town of Chelmsford Department of Public Works Engineering Division (Exhibit B) and it consists of approximately 40,839 square-foot, more or less. The Town of Chelmsford is retaining ownership of the approximately 40,122 square-foot, more or less, parcel identified as “Lot 2”.

WHEREAS, the house was originally constructed in 1816 and is a significant example of federal-style architecture in Massachusetts illustrating aesthetics of

design and setting, and possessing integrity of materials and workmanship, hereinafter “the Building”;

WHEREAS, Grantor and Grantee recognize the architectural, historic, and cultural values (hereinafter “conservation and preservation values”) and significance of the Property (Exhibit C), and have the common goal of conserving and preserving the aforesaid conservation and preservation values and significance of the Property;

WHEREAS, the Grantor and Grantee desire to continue the historic single-family residential use of the Property,

NOW, THEREFORE, for no consideration, as a gift, the Grantee grants the following Restrictive Covenant on the Property, subject to the following terms and conditions agreed to by the parties:

PURPOSE

It is the purpose of the Perpetual Restrictive Covenant to assure that the features and characteristics that embody the architectural, historic, and cultural significance of the Property will be retained and maintained substantially in their current condition for conservation and preservation purposes and to prevent any use or change in the Property that will significantly impair or interfere with the Property’s conservation or preservation values.

GRANTOR’S CONDITIONAL RIGHTS

1. The Grantor shall not make any changes or alterations to the Federalist-style façade of the building without the written approval of the Chelmsford Historical Commission. Such changes or alterations requiring approval of the Chelmsford Historical Commission shall include, but are not limited to: increasing or decreasing the height of, make addition to, change the exterior construction materials of, or move, improve, alter, reconstruct or change the facades (including fenestration), roofs, foundations and chimneys of the building. Such approval shall not be unreasonably withheld. ~~The Grantor shall have the right to appeal any determination of the Chelmsford Historic Commission to the Chelmsford Board of Selectmen, who may authorize such alteration by a majority vote of the Board.~~ In the event of catastrophic loss, Grantor and Grantee may agree to

Comment [PH2]: I’m not clear on whether the Board voted to allow this to be with the Historic Commission, or whether the Board still wants appeals to go to it.

extinguish the [historic preservation aspects of this Restrictive Covenant](#).
[The limitations on use shall remain even after a catastrophic loss](#).

2. The Grantor agrees that the Property shall be used for single- or two-family residential purposes only, no other uses shall be allowed on the Property (except customary accessory uses, as allowed under the Chelmsford Zoning [Bylaws](#)).
3. The Grantor and Grantee agree that this Restrictive Covenant shall be a covenant Grantor and Grantee agree that this Restrictive Covenant shall be a covenant running with the land comprising the Property. This Restrictive Covenant shall be a burden on said property and shall run to the benefit of the abutting property owned by the Town of Chelmsford known and unnumbered as 105 Mill Road, Chelmsford, Massachusetts 01824 and described in the deed recorded with said Registry of Deeds in Book 1993, Page 17. The Grantor and Grantee agree that this Restrictive Covenant shall be perpetual and is intended to be a perpetual restriction held by a governmental body within the meaning of G. L. c.184, § 26 and a gift for a public purpose within the meaning of G. L. c. 184, § 23. In the event that it is determined by a court of competent jurisdiction that this Restrictive Covenant is not perpetual, it may be extended by additional periods of not more than twenty (20) years by the recording with said Registry of Deeds of a written notice of restriction under M.G.L. c. 184, § 27 which is: (a) signed by a person then entitled of record to the benefit of the restriction and describes his/its benefited land, if any, (b) describes the subject parcel, (c) names one or more of the persons appearing of record to own the subject parcel at the time, and (d) specifies this Restrictive Covenant and its title reference at said Registry of Deeds.
4. If circumstances arise under which an amendment to or modification of this Restrictive Covenant would be appropriate, Grantor and Grantee may by mutual written agreement jointly amend this Restrictive Covenant. Any such amendment shall be consistent with the protection of the conservation and preservation values of the Property and the Purpose of the Restrictive Covenant; shall not affect its duration; shall not permit additional residential development on the Property other than the residential development permitted by the Restrictive Covenant on its effective date; shall not permit

Comment [PH3]: This would not allow a inn/B&B use as proposed. I suggested leaving this as-is and updating after the Town Meeting vote, if necessary.

Comment [PH4]: G. L. c. 184, s. 27 limits extensions to twenty (20) year periods if the restriction is not perpetual.

any private inurement to any person or entity, and shall not adversely impact the overall architectural, historic and natural habitat, protected by this Restrictive Covenant. Any such amendment shall be recorded in the land records of Middlesex Registry of Deeds.

Executed as a sealed instrument this ____ day of _____, 2018

GRANTOR:

_____, ss.

On this _____ day of _____, 2018, before me, the undersigned Notary Public, personally appeared _____, who proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

(Official Signature and Seal of Notary)

GRANTEE: TOWN OF CHELMSFORD, BY:

Its Board of Selectmen~~Historical Commission~~

Comment [PH5]: Need clarification on this.

Middlesex, ss.

On this _____ day of _____, 200__, before me, the undersigned
Notary Public, personally appeared

| _____, -who proved to me through
satisfactory evidence of identification, which were _____,
to be the person whose name is signed on the preceding or attached document, and
| acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

(Official Signature and Seal of Notary)

2018 Spring Annual Town Meeting Draft List of Warrant Articles

1. Reports of Town Officers/Committees
2. Funding for Collective Bargaining Agreements
3. Amend Fiscal Year 2018 Operating Budget
4. Fiscal Year 2019 Chelmsford Public Schools Operating Budget
5. Nashoba Valley Technical School District FY19 Assessment
6. Fiscal Year 2019 General Government Operating Budget
7. Finance Committee Reserve Fund
8. Accept & Fund MGL Chapter 40, Section 13E to Establish Special Education Reserve Fund
9. Fiscal Year 2019 Capital Budget
10. Fiscal Year 2019 Sewer Enterprise Fund Operating Budget
11. Miland Avenue and Western Avenue Sewer Pump Stations Upgrades
12. Establish Forum Enterprise Fund and Fiscal Year 2019 Forum Enterprise Fund Operating Budget
13. Fiscal Year 2019 PEG Access and Cable Related Enterprise Fund Operating Budget
14. Fiscal Year 2019 Golf Course Enterprise Fund Operating Budget
15. Annual Authorization of Departmental Revolving Funds
16. Cemetery Wreath/Floral Decorations Revolving Fund
17. Cemetery Improvement and Development Fund - \$50K
18. Community Action Program Fund - \$10K
19. Rescind Remaining Borrowing Authority for Schools Modular Building Project
20. Community Preservation Fund: FY18 Debt Service, Admin. Expenses, & Reserves
21. Community Preservation Fund: Funding for Recreational Use
22. Community Preservation Fund: Byam Elementary School Playground
23. Transfer 9.89-acre Parcel of Land Located off of Technology Drive to Conservation Commission
24. Transfer 1.72-acre Parcel of Land Located off of Oak Hill Road to Conservation Commission
25. Zoning Bylaw Amendment – Route 129 Commercial District Transitional Housing
26. Citizen Petition – Zoning Bylaw Amendment Multifamily Zone in Business Amenities Overlay District
27. Citizen Petition – General Bylaw Amendment Town Meeting Conflict of Interest
28. Citizen Petition – A Proposed Use of the Historic Adams House at 101 Mill Road, Chelmsford
29. Bylaw Amendment – Disabilities Commission – Large Font Menus
30. Bylaw Amendment - Disabilities Commission – Blue Painted Accessible Parking Spaces
31. Street Acceptances



**TOWN OF CHELMSFORD
WARRANT FOR
ANNUAL TOWN ELECTION
April 3, 2018**

MIDDLESEX, SS.

To the Constable, or any other suitable person of the Town of Chelmsford:

Greeting:

In the name of the Commonwealth aforesaid, you are hereby requested to notify and warn the legal voters of said Chelmsford to meet in their several polling places, VIZ:

- Precinct 1. McCarthy Middle School, Large Gymnasium, 250 North Road
- Precinct 2. Senior Center, 75 Groton Road
- Precinct 3. Senior Center, 75 Groton Road
- Precinct 4. McCarthy Middle School, Large Gymnasium, 250 North Road
- Precinct 5. McCarthy Middle School, Large Gymnasium, 250 North Road
- Precinct 6. McCarthy Middle School, Large Gymnasium, 250 North Road
- Precinct 7. McCarthy Middle School, Small Gymnasium, 250 North Road
- Precinct 8. McCarthy Middle School, Small Gymnasium, 250 North Road
- Precinct 9. McCarthy Middle School, Large Gymnasium, 250 North Road

On Tuesday, the **3rd day of April, 2018** being the first Tuesday in said month at 7:00 a.m. until 8:00 p.m. for the following purposes:

To cast their votes for the following officers:

Two Board of Selectmen Members for three years;

One School Committee Member for three years;

Three Planning Board Members for three years;

One Board of Health Member for three years;

One Board of Health Member for one year (unexpired term);

Two Trustees of Public Library Members for three years;

One Cemetery Commission Member for three years;

QUESTION 1:

Shall this Town approve the charter amendment proposed by the Town Meeting as summarized below?

Amend the Town Charter, Section 2-3 to provide that incumbent town meeting members may seek re-election within their current precincts by notifying the Town Clerk's office of their intent to do so by using the appropriate forms supplied by the Town Clerk rather than submitting nomination papers signed by not less than twenty-five voters of the precinct in which the candidate resides and from which the candidate seeks election.

YES
NO

QUESTION 2:

Shall this Town approve the charter amendment proposed by the Town Meeting as summarized below?

Amend the Town Charter, Section 2-5 (d) pertaining to town meeting member vacancies by eliminating the requirement that in order to be eligible to fill a vacancy as a defeated candidate a write-in candidate shall have received at least ten (10) votes in the most recent election.

YES
NO

QUESTION 3:

Shall this Town approve the charter amendment proposed by the Town Meeting as summarized below?

Amend the Town Charter, Sections 3-10 and 4-2 by eliminating the election of the constable and providing that the Town Manager shall appoint the constable from a list of candidates provided to him by the Chief of Police and that the duties and responsibilities of the constable shall be established by the Town Manager and the Chief of Police, subject to the provisions of state law and Chelmsford By-law and/or regulation.

YES
NO

QUESTION 4:

Shall this Town approve the charter amendment proposed by the Town Meeting as summarized below?

Amend the Town Charter, Section 4-1 to provide that a screening committee established by the board of selectmen to assist in the recruitment and selection of the town manager shall include selectmen and town residents.

YES
NO

QUESTION 5:

Shall this Town approve the charter amendment proposed by the Town Meeting as summarized below?

Amend the Town Charter, Section 4-5 to provide that an acting town manager who shall be appointed for a term not to exceed six months may be provided with a renewal not to exceed an additional six months.

YES
NO

QUESTION 6:

Shall this Town approve the following Board of Selectmen nonbinding public opinion advisory question?:

The Town of Chelmsford has a single property tax rate for both residential and commercial properties. The Board of Selectmen votes each year to continue with a single rate or to enact a dual rate. A dual rate would result in lowering taxes for residents, but increasing taxes for commercial entities.

Should the Board of Selectmen vote to split the rate?

YES
NO

QUESTION 7:

Shall this Town approve the following Board of Selectmen nonbinding public opinion advisory question?:

If the Selectmen approve a split property tax rate, should they also enact a small business exemption, which could lower the tax burden by up to 10% for small businesses which must have both less than ten employees and an assessed value of less than one million dollars.

YES
NO

and to cast their votes for the following:

Fifty-four Representative Town Meeting Members for three years in Precincts 1 through 9;

And various additional Representative Town Meeting Members:

Two Representative Town Meeting Members for an unexpired one year term in Precinct 2;

One Representative Town Meeting Member for an unexpired one year term in Precinct 5;

One Representative Town Meeting Member for an unexpired one year term in Precinct 6;

and to meet in the Senior Center, 75 Groton Road, North Chelmsford, on Monday, the thirtieth day of April, at 7:30 p.m. in the evening, then and there to act upon the following articles, VIZ:

ARTICLE 1. To see if the Town will vote to hear reports of the Town Officers and Committees; or act in relation thereto.

SUBMITTED BY: **Board of Selectmen**

ARTICLE 2. To see if the Town will vote to raise and appropriate, and/or transfer from available funds a certain sum of money to be used to fund employee contract agreements between the Town and its collective bargaining units; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 3. To see if the Town will vote to amend the Fiscal Year 2018 operating budget adopted under Articles 3, 4, and 5 of the Warrant for the Spring Annual Town Meeting held on April 24, 2017 and amended under Article 5 of the Warrant for the Fall Annual Town Meeting held on October 16, 2017; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 4. To see if the Town will vote to raise and appropriate, or transfer from available funds a sum of money as may be required to defray charges for the operations of the Chelmsford Public Schools for the fiscal period July 1, 2018 through June 30, 2019; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 5. To see if the Town will vote to raise and appropriate, or transfer from available funds a sum of money to fund the Town's Fiscal Year 2019 assessment to the Nashoba Valley Technical School District; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 6. To see if the Town will vote to raise and appropriate, or transfer from available funds such sums of money as may be required to defray charges of the Town's General Government operations for the fiscal period July 1, 2018 through June 30, 2019; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 7. To see if the Town will vote to raise and appropriate, or transfer from available funds such sums of money to be used as a Reserve Fund at the discretion of the Finance Committee for Fiscal Year 2019, as provided in General Laws Chapter 40, Section 6; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 8. To see if the Town will vote to: a.) accept the provisions of Massachusetts General Laws Chapter 40, Section 13E to establish a reserve fund for unanticipated or unbudgeted costs of special education, out-of-district tuition or transportation; and b.) raise and appropriate or transfer from available funds a sum of money to said special education reserve fund to be utilized in the upcoming fiscal years; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 9. To see if the Town will vote to: a.) appropriate a certain sum of money for the following capital projects:

FY2019 PROPOSED CAPITAL BUDGET

Department /Location	Project	Expenditure
<u>Information Technology</u>	Rack, Switch and Infrastructure Upgrades	\$90,000
	Fiber Optic Cable Extensions	\$59,000
	Security Camera Upgrades	\$30,000
	<i>Information Technology Subtotal</i>	<i>\$179,000</i>
<u>Administration/Library</u>	Town Clerk – Vault & Records Storage	\$115,000
	Adams Library – Carpet Replacement	\$50,000
	<i>Administration/Library Subtotal</i>	<i>\$165,000</i>
<u>Public Safety</u>	<u>Microwave Radio Network</u>	<u>\$235,000</u>
<u>Public Works</u>	Sidewalk Construction	\$325,000
	Road Improvements	\$325,000
	Drainage Improvements	\$100,000
	<i>Public Works Subtotal</i>	<i>\$750,000</i>
<u>Facilities</u>	Wide Area Mower/Snow Blower	\$93,000
	Senior Center Roof	\$110,000
	<i>Facilities Subtotal</i>	<i>\$203,000</i>
<u>Parker School</u>	Parking Lot and Curbing	\$190,000
<u>Chelmsford High School</u>	Parking Lot and Curbing	\$1,062,351
	<i>School Subtotal</i>	<i>\$1,252,351</i>
<u>School -Technology</u>	Upgrade Network Infrastructure	\$376,220
	Interactive Classroom Technology	\$75,000
	Security Camera Upgrades	\$45,000
	<i>School Technology Subtotal</i>	<i>\$496,220</i>
CAPITAL PROJECTS TOTAL		\$3,280,571

; and b.) raise and appropriate, transfer and appropriate from available funds, transfer and appropriate from the General Stabilization Fund, and/or borrow a certain sum of money (or any combination thereof) to fund said projects, and to further authorize the Town Manager to enter into lease and/or purchase agreements, on such terms and conditions as the Town Manager deems appropriate in the best interests of the Town, in excess of three years; or act in relation thereto.

SUBMITTED BY: **Town Manager**
Capital Planning Committee
Two-Thirds Vote

ARTICLE 10. To see if the Town will vote to raise and appropriate, transfer from available funds, and/or borrow a certain sum of money for the Fiscal Year 2019 budget to operate the Sewer Enterprise; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 11. To see if the Town will vote to transfer from the Sewer Enterprise Fund Free Cash a sum of money to upgrade the Miland Avenue and Western Avenue sewer pump stations weathertight buildings and pumps; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 12. To see if the Town will vote to: a.) accept the provisions of Massachusetts General Laws Chapter 44, Section 53F1/2 to establish a separate account classified as an “Enterprise Fund” for the Chelmsford Forum ice rink management and operations effective at the beginning of Fiscal Year 2019; and b.) raise and appropriate, transfer from available funds, and/or borrow a certain sum of money for the Fiscal Year 2019 budget to operate the Forum Ice Rink Enterprise; or act in relation thereto.

SUBMITTED BY: **Town Manager**
Two-Thirds Vote

ARTICLE 13. To see if the Town will vote to raise and appropriate, transfer from available funds, and/or borrow a certain sum of money for the Fiscal Year 2019 budget to operate the Cable Television Public, Educational, and Governmental (PEG) Access Enterprise; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 14. To see if the Town will vote to raise and appropriate, transfer from available funds, and/or borrow a certain sum of money for the Fiscal Year 2019 budget to operate the Golf Course Enterprise; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 15. To see if the Town will vote to authorize the following total amount of expenditures for Departmental Revolving Funds which have been established under the provisions of Chapter 35, Section 6 of the Code of the Town of Chelmsford:

- Dog Pound & Licensing: \$10,000;
- Senior Citizen Trip Program: \$75,000;
- Senior Citizen Respite Care Program: \$75,000;
- Police Cruiser Communications Equipment: \$20,000;
- Fire Life Safety Equipment: \$20,000;
- Sealer of Weights & Measures Inspections: \$40,000;

or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 16. To see if the Town will vote to: a.) amend Chapter 35, Section 6. Departmental Revolving Funds of the Code of the Town of Chelmsford by adding thereto a new Cemetery Wreath/Floral Decorations Revolving Fund with an authorization for the Cemetery Director to spend from the fund those receipts from the sale of wreaths and floral decorations to pay for the purchase of wreaths and floral decorations for Fiscal Years 2019 and subsequent fiscal years; and b.) authorize the total amount of expenditures in Fiscal Year 2019 from said revolving fund to be \$10,000; or act in relation thereto.

SUBMITTED BY: **Cemetery Commission**

ARTICLE 17. To see if the Town will vote to transfer a certain sum of money from the Sale of Graves and Lots to the Cemetery Improvement and Development Fund; or act in relation thereto.

SUBMITTED BY: **Cemetery Commission**

ARTICLE 18. To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money to fund the Community Action program established under Article 12 of the Warrant for the April 29, 1996 Spring Annual Town Meeting to provide matching funds to community improvement projects undertaken by individuals and/or organizations within the Town of Chelmsford; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 19. To see if the Town will vote to rescind the \$1,000,000 authorized, but unissued, balance of the \$7,900,000 borrowing authorized under Article 5 of the Warrant for the October 17, 2016 Fall Annual Town Meeting for the planning, purchase and positioning of modular classroom buildings at the Town's four elementary schools, which amount is no longer needed to pay costs of completing the project for which it was approved; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 20. To see if the Town will vote to:

- A. hear and act on the report of the Community Preservation Committee on the Fiscal Year 2019 Community Preservation budget;
- B. appropriate a certain sum of money from Fiscal Year 2019 Community Preservation Fund revenues and/or from Community Preservation Fund reserves for the payment of Fiscal Year 2019 debt service;
- C. appropriate from Fiscal Year 2019 Community Preservation Fund revenues a sum of money to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2019; and
- D. reserve for future appropriation amounts from Fiscal Year 2019 Community Preservation Fund revenues as recommended by the Community Preservation Committee:
 - (1) a sum of money for the acquisition, creation and preservation of open space,
 - (2) a sum of money for the acquisition and preservation of historic resources,
 - (3) a sum of money for the creation, preservation and support of community housing; and
 - (4) a sum of money for the Community Preservation Fund Fiscal Year 2019 Budgeted Reserve

; or act in relation thereto.

SUBMITTED BY: **Community Preservation Committee**

ARTICLE 21. To see if the Town will vote to appropriate a certain sum of money from the Community Preservation Fund Open Space Preservation Reserve and/or from the Community Preservation Fund General Reserve for the rehabilitation and restoration of land for recreational use, including the replacement of playground equipment and other capital improvements to the land or the facilities thereon which make the land or the related facilities more functional for their intended recreational use; or act in relation thereto.

SUBMITTED BY: Community Preservation Committee

ARTICLE 22. To see if the Town will vote to appropriate a certain sum of money from the Community Preservation Fund Open Space Preservation Reserve and/or from the Community Preservation Fund General Reserve for the construction of a playground at the Byam Elementary School; or act in relation thereto.

SUBMITTED BY: Community Preservation Committee

ARTICLE 23. To see if the Town will vote to transfer the care, custody, management and control of a parcel of land containing 9.89 acres, more or less, which is located off of Technology Drive, identified as Lot 19 on Assessors Map 21, Block 74, from the Board of Selectmen held for general municipal purposes to the Conservation Commission for conservation purposes; or act in relation thereto.

**SUBMITTED BY: Board of Selectmen
Two-Thirds Vote**

ARTICLE 24. To see if the Town will vote to transfer the care, custody, management and control of a parcel of land containing 1.72 acres, more or less, which is located off of Oak Hill Road, identified as Lot 46 on Assessors Map 7, Block 4, from the Board of Selectmen held for general municipal purposes to the Conservation Commission for conservation purposes; or act in relation thereto.

**SUBMITTED BY: Board of Selectmen
Two-Thirds Vote**

ARTICLE 25. To see if the Town will vote to amend the Town Code, Chapter 195, "Zoning Bylaw" Article XXI. Commercial Enhancement and Investment Overlay District, for the purposes of amending Section 195-113. Residential Uses by deleting the language shown in strikethrough and adding the language shown as underlining, with the text not being changed shown in regular type for informational purposes only, as follows:

Within the CEIOD Overlay, multifamily residential units are permitted, except ~~in~~ within certain portions of the IA Zoning District. Multi-family residential units are allowed in the portions of the IA Zoning District that fall within the BAOD in accordance with Section 195-145 (which allows multi-family units anywhere within the BAOD). Multi-family residential units are not allowed in the portions of the IA Zoning District that are not within the BAOD. Multifamily residential units may be allowed in a separate building or in combination with commercial uses by the Planning Board where the project is in keeping with the district and surrounding neighborhood and otherwise in compliance with this article. Single-family and two-family dwellings are not permitted. All multifamily dwelling units shall comply with the following minimum gross floor area requirements unless the Planning Board authorizes a reduction by special permit.

- A. Studio unit: 500 square feet.
- B. One-bedroom unit: 700 square feet.
- C. Two-bedroom unit: 900 square feet.
- D. Three-bedroom unit: 1,200 square feet.

; or act in relation thereto.

**SUBMITTED BY: Planning Board
Two-Thirds Vote**

ARTICLE 26. To see if the Town will vote to amend the Route 129 Business Amenities Overly District ("BAOD") Article XXIV, section 195-145(C)(1), Multifamily, that would provide as follows for Section 195-145, *Uses by Special Permit*:

C. The following uses are permitted by special permit:

(1) Multifamily Zone^[1] – transitional locations along Turnpike Road, Mill Road, and Billerica Road between residential neighborhoods and commercial districts, shall be a multifamily zone and subject to residential multifamily dwelling district (“RM”) dimensional standards with a maximum multifamily zone density criteria of 4-6 units per acre, with a minimum lot size of 5 acres, and residential house structure design that blends with the residential neighborhoods shall apply (shall be subject to 2011 Housing Production Plan multifamily zone principles, and shall be subject to Article XXIII, *Inclusionary Housing Bylaw*); and all commercial activity is prohibited in this multifamily zone, where existing commercial buildings, as of October 2016, are restricted to its established footprint and height.

; or act in relation thereto.

[1] *Reference Document: Chelmsford 2011 HPP, p. 60.*

SUBMITTED BY: **CITIZEN PETITION – Christine Bowman
Precinct 4 Representative & Brian Latina
Precinct 4 Representative
*Two-Thirds Vote***

ARTICLE 27. To see if the Town will vote to amend the Town Meeting Bylaw Section 154 by adding a new section, Section 154-18 Conflict of Interest, that would provide as follows, and further to amend the list of section titles to add “Section 154-18 Conflict of Interest”:

Section 154-18 Conflict of Interest.

- A. Reporting Requirement. A Town Meeting Representative or his or her immediate family member who has a financial interest or receives compensation in any matter that is the subject of a Town Meeting Warrant Article or serves as an officer, director, partner or employee in any business or organization that has an interest in any matter that is the subject of a Town Meeting Warrant Article, such Town Meeting Representative shall file a written Notice of Conflict of Interest with the Town Clerk as least seven (7) days prior to the start of a Town Meeting session indicating the Warrant Article and/or line item and the financial interest or compensation in which the relationship or financial interest/compensation exists.
- B. Definitions, for purposes of this Section:
- 1) “immediate family member” shall be defined as the spouse, parents, children, brothers and sisters of the Town Meeting Representative and the parents, children, brothers and sisters of the Town Meeting Representative’s spouse.
 - 2) “financial interest or compensation” shall be defined as, any money, thing of value or economic benefit directly or indirectly conferred on or received by any person or immediate family member for personal gain in return for services rendered or to be rendered by himself/herself or another.
- C. A Town Meeting Representative shall abstain from voting on any Article or line item in which he or she has a financial interest or compensation. Nothing in this Section shall prohibit a Town Meeting Representative from voting on the overall budget appropriation for his or her department or business or organization despite the inclusion of a line item where there is such a conflict, or from participating in the consideration of articles involving a determination of general policy where the interest of the Town Meeting Representative or his or her immediate family members is shared with a substantial segment of the population of the Town.

- D. The Town Clerk shall maintain a list of all Notices of Conflict of Interest filed by Town Meeting Representatives and make copies of it available on the Town Meeting literature table at least 30 minutes before the posted starting time of the first Town Meeting session.
- E. Town Meeting Representatives wishing to speak on an Article or line item shall first disclose any conflict of interest to Town Meeting.
- F. The Official Voting Record. Prior to publishing the Official Voting Record, the Town Clerk shall compare the Notice of Conflict of Interests (“NCI”) to the votes made, and ensure that those listed in the NCI are not voting on the Warrant Articles for which the NCI specifies. If there are contrary votes, the Town Clerk shall notify the Town Moderator in writing and how removing the contrary votes affect the tallied votes for the Warrant Articles specified in the NCI; and for the Official Voting Record, a notation shall be made on any adjustment required due to an NCI, and the Town Representative involved. If there are no contrary votes, the Town Clerk shall notify the Town Moderator in writing as such.
- G. Reporting Requirement Enforcement. The reporting requirement for conflict of interest with the Town Clerk and disclosing a conflict of interest at a Town Meeting before speaking on the affected Warrant Article or line items is an honorary or self-enforcing system. However, if later determined, and the Official Voting Record is adversely effected, meaning approval or disapproval of a Warrant Article will change, then failure to disclose such conflict of interest requires a public apology to the Town Representatives and People of the Town of Chelmsford at the next Town Meeting or Special Town Meeting, and the addition of a notation to the Official Voting Record of the failure to disclose with that person(s) name, district representing, and Warrant Article effected.

; or act in relation thereto.

SUBMITTED BY: **Citizen Petition
Brian Latina, Precinct 4 Representative**

ARTICLE 28. A Proposed Use of the Historic Adams House at 101 Mill Road, Chelmsford.

To see if the Town will vote to approve the Use of the Historic Adams House at 101 Mill Road as an INN, to be called, The Historic Adams Country INN of Chelmsford.

The Country INN, will bring a continual flow of revenue to the Town.

This small INN would be ideal for this Federal House, which has enough bedrooms, a large kitchen and live-in Quarters. Special small functions could also be planned.

A Colonial INN will emphasize special foods, recipes and décor. This special INN will maintain the History of the House, its Stories in a Library/Museum Area within the House. It is a place for Children to visit, to learn about the rich History of this House and Area.

An INN will align perfectly with the Historic Mill Stream at 99 Mill Road.

An INN will help the Town restore and preserve its very rich History regarding the Adams Family.

SUBMITTED BY: **Citizen Petition - Brian Latina**

ARTICLE 29. To see if the Town will vote to amend the Code of the Town of Chelmsford by adding thereto a new Chapter, Chapter 4 ACCESSIBILITY, that would provide as follows, and further to amend the Table of Contents to add Chapter 4, “Accessibility”:

Section 4.1 Provision of Large Font Menus

Any vendor that is licensed to serve food in the Town shall provide a menu in a large font size (16 point) format.; or act in relation thereto.

**SUBMITTED BY: Commission on Disabilities
Town Manager**

ARTICLE 30. To see if the Town will vote to amend Section 5 “Handicapped Parking” of Chapter 174 of the Code of the Town of Chelmsford by adding to Paragraph D, Subparagraph (2), thereof, a new subsection (e) which shall read as follows:

(e) painted OSHA handicapped blue if such parking space is paved with concrete, bituminous concrete, or other roadway surface material.

; or act in relation thereto.

**SUBMITTED BY: Commission on Disabilities
Town Manager**

ARTICLE 31. To see if the Town will vote to: a.) accept as town ways the following mentioned streets, as laid out by the Board of Selectmen and shown by reports and plans duly filed in the office of the Town Clerk:

Elm Street	Hunt Road	Locke Road	Park Road
Parker Road	Robin Hill Road	Alyssa Way	

providing all the construction of the same meets with the requirements of the Board of Selectmen, and subject to the withholding of any remaining bonds until such requirements have been met; b.) authorize the Board of Selectmen to acquire any and all temporary and/or permanent easements, and any property in fee simple, with the trees thereon, by purchase, eminent domain, gift or otherwise, for the purpose of securing traffic safety and road improvements; c.) raise and appropriate, transfer and appropriate from the Stabilization Fund, and/or borrow a certain sum of money to defray all necessary costs, fees and expenses in connection with the acquisition of said land and for paying any damages which may be awarded as a result of any such taking; and d.) authorize the Board of Selectmen to negotiate and execute all necessary and proper contracts and agreements thereto; or act in relation thereto.

**SUBMITTED BY: Board of Selectmen
DPW Director**

Hereof fail not and make return of this warrant with your doings at the time and place of said meeting.

Given under our hands this 26th day of February, 2018

BOARD OF SELECTMEN OF THE TOWN OF CHELMSFORD:

Patricia Wojtas, Chairman

Laura A. Merrill, Vice Chair

Kenneth M. Lefebvre, Clerk

George R. Dixon, Jr.

Albert Glenn Diggs

NOTICE OF PROPOSED DATES
AND TIMES FOR CONTINUED SESSIONS OF THE
SPRING ANNUAL TOWN MEETING

The Board of Selectmen shall propose the following dates and times for continued sessions of the Town Meeting of April 30, 2018:

Thursday, May 3, 2018 at 7:30 p.m.

Monday, May 7, 2018 at 7:30 p.m.

Thursday, May 10, 2018 at 7:30 p.m.

If additional continued sessions are necessary they shall take place on the Monday and Thursday of the next consecutive week until the meetings are concluded.

Pursuant to Town of Chelmsford Code Chapter 154-9, these dates and times are proposed and are subject to change by vote of the Town Meeting Representatives.

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

_____, 2018

Pursuant to the within warrant, I have notified and warned the Inhabitants of the Town of Chelmsford by posting up attested copies of same at the following places, to wit: Town Offices Building, 50 Billerica Road; North Chelmsford Fire Station, 35 Princeton Street; Senior Center, 75 Groton Road; East Chelmsford Fire Station, 115 Riverneck Road; Byam Elementary School, 25 Maple Road; Westlands School, 171 Dalton Road;

West Chelmsford Fire Station, 260 Old Westford Road; McCarthy Middle School, 250 North Road; and South Row Elementary School, 250 Boston Road.

Signed:

Charles Wojtas, Constable

A True Copy Attest:

Charles Wojtas, Constable