

**TOWN OF CHELMSFORD
PLANNING BOARD**

**MEETING MINUTES
April 10, 2019**

Members Present: Michael Raisbeck, Henry Parlee, Donald Van Dyne, Tim Shanahan,
Nancy Araway, Mike Walsh, Glenn Kohl
Members Absent: Henry Houle
Others Present: Colleen Stansfield

The Chair opened the meeting and stated that the meeting is being videotaped, recorded and broadcast by Chelmsford Telemedia.

Board Reorganization & Committee Representatives 2019-2020

Chair - Glenn Kohl
Vice Chair - Henry Parlee
Clerk - Mike Raisbeck

Community Preservation Committee - PB Rep – Henry Parlee
Housing Advisory Committee - PB Rep – Tim Shanahan
Donald Van Dyne
Vinal Square Strategic Action Plan Com. - PB Rep – Mike Walsh
Northern Middlesex Council of Governments - PB Rep – Henry Parlee

Liaison/non voting

Bicycle and Pedestrian Advisory Committee - Hank Houle
Economic Development Committee - Donald Van Dyne
Center Village - Donald Van Dyne
Historical Commission - Nancy Araway

Master Plan Update Citizen Rep - Scott Rummell
Citizen Rep - Joe Ready

156 North Road**ANR #658****Request for Endorsement**

156 North Road, Kelly Rie Ally, requests endorsement of an approval not required plan for the property at 156 North Road. Attorney Douglas Hausler, representing the applicant, addressed the Board and explained the lot line change. The town engineer asked to have the existing detention basin be placed on the plan. Parlee Made a motion to endorse the ANR for 156 North Road with not determination to zoning, seconded by Raisbeck, unanimous. 6-0, Van Dyne recused himself.

59-65 Princeton Street**PB# 2018-04****Endorse Mylars**

59-65 Princeton Street , Novus Properties, (Map 13, Block 48, Lot 5).

A letter was read from the Town Engineer was read into the record. Raisbeck made a motion to endorse the Mylars for 59-65 Princeton Street, seconded by Parlee, 6-0. Walsh votes nay.

Old Business-**152 Turnpike Road****PB#2019-06****Review and Ratify Decision**

JJN Realty Trust, 152 Turnpike Road for the **construction of a 6-unit multi-family development contained within six separate structures and associated site improvements.**

RM – Multi-family and contains 31,212 sq. ft. of lot area shown as Map 96, Block 328, Lot 10. Article XXIV, Business Amenity Overlay District” and Article XXI, **Community Enhancement and Investment Overlay District (CEIOD)** and associated Special Permits per Sections 195-143, 195-145 (C), 195-114, 195-138 (D),(2), 195-74, 195-104

Raisbeck made a motion to approve the language of the certificate of decision, seconded by Parlee. 6-1. Walsh votes nay.

278-282 Mill Road**Review and Ratify Decision**

278-282 Mill Road, Rainbow Builders, seeks **BAOD / CEIOD Applicability finding** for a 5,400 sf building that will include a restaurant and potential retail

Raisbeck made a motion to approve the applicability finding for 278-282 Mill Road, seconded by Parlee, unanimous. 7-0

Administrative Review:**Steve Jahnle – Street Acceptances**

Alyssa Way <http://www.townofchelmsford.us/DocumentCenter/View/9907/Alyssa-BOS>

Fay Street <http://www.townofchelmsford.us/DocumentCenter/View/9905/Fay-BOS>

Galloway Rd <http://www.townofchelmsford.us/DocumentCenter/View/9904/Galloway-BOS>

Hall Road <http://www.townofchelmsford.us/DocumentCenter/View/9903/Hall-BOS>

Mission Road <http://www.townofchelmsford.us/DocumentCenter/View/9902/Mission-BOS>

Signed letters <http://www.townofchelmsford.us/DocumentCenter/View/9906/BOS-street-accptances-Spring-TM-2019-signed-letters>

The letter from the BOS was read into the record. Raisbeck made a motion to recommend the acceptance of the above listed streets (Alyssa, Fay, Galloway, Hall, Mission), seconded by Parlee, unanimous. 7-0

Appointments to fill: **-Master Plan committee appointments**
 - 2 Citizen Representatives

Parlee made a motion to appoint **Scott Rummel** and **Joe Ready** to the Master Plan update Committee, seconded by Raisbeck. 7-0, unanimous.

Scott Rummell

Joe Ready

Parlee Made a motion to adjourn, seconded by Raisbeck, unanimous.