

**TOWN OF CHELMSFORD
PLANNING BOARD**

MEETING MINUTES

May 8, 2019

Members Present: Glenn Kohl, Michael Raisbeck, Henry Parlee, Donald Van Dyne, Henry Houle, Tim Shanahan, Nancy Araway, Mike Walsh
Members Absent: None
Others Present: Evan Belansky, Community Dev. Dir., Colleen Stansfield

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

Administrative Review:

21-29 Drum Hill Road

PB# 2019-01

Request to sign Mylars

Chelmsford Retail Management, LLC, Katie Enright requests endorsement of the mylars for the project at 21-29 Drum Hill Road. The Clerk read a letter from the Town Engineer recommending the endorsement of the Mylars. Raisbeck made a motion to endorse the mylars for the project at 21-29 Drum Hill, seconded by Parlee, unanimous. 7-0

Discussion: **Attorney Douglas Hausler**, preliminary informal discussion of Charles Way subdivision
Atty. Douglas Hausler appeared before the Board and presented a preliminary subdivision for Charles Way. He asked the Board for input on finishing Charles Way, which was never completed for various reasons beyond the control of the Town or the developer. The Board was amenable with what he explained as negotiations with the Town. His proposal is to contribute to the completion of the road but the details are still to be worked out.

New Public Hearings: **NONE**

New Business

- **Town Meeting debrief** - Parlee advised the Board that there may be a change coming from the Governor making zoning changes a simple majority vote. NMCOC will keep us updated.
- **Future Zoning initiatives** - The Board discussed negotiations with developers and the general feeling was to try to be more proactive during the review process and advocate for affordable housing.
- **Discussion of options to address pre-existing, non-conforming neighborhoods** - The Board discussed the "Blue Book" which has the historic zoning by year. Mr. Belansky suggested this may help guide the Board/Staff in making determinations about the character of neighborhoods and may also benefit homeowners that want to invest in their properties.

Raisbeck made a motion to accept the minutes of March 27, 2019, seconded by Parlee, unanimous. 7-0

Raisbeck made a motion to accept the minutes of April 10, 2019, as amended, seconded by Parlee, unanimous. 7-0

Araway suggested a liaison to the Board of Health. The Board generally did not think this was needed.

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