

**TOWN OF CHELMSFORD  
PLANNING BOARD**

**MEETING MINUTES**

**May 22, 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., Paul Haverty, Town Counsel

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

**Administrative Review:**

**Bond Release -** **Alyssa Way, Emile Houle** requests release of the Bond for Alyssa Way

The Chair read a letter from Christina Papadopoulos, Town Engineer, recommending the release of Bond for Alyssa Way. Raisbeck made a motion to release the remaining funds in the Bond for Alyssa Way, seconded by Shanahan. Unanimous. 6-0 (Araway came in after this vote)

**23 Seventh Lane** **ANR #660** **Request for Endorsement**

23 Seventh Lane, Quality Green Homes, LLC, Brian Milisci, Whitman and Bingham, requests endorsement of the ANR for the property at 23 Seventh Lane.

Paul Haverty, Town Counsel, stated that he spoke with the applicant today and this ANR was withdrawn.

**New Public Hearings:**

**6 Regina, Sean And Theresa Flahive**, are seeking a special permit under 195-11, Accessory Structures, to construct a 30'x36' garage addition that is over 900 sf on a non-conforming lot and will not meet zoning setbacks and any other relief deemed necessary.

Mike DeSalvo, representing the applicants, appeared before the Board and explained the project which was to construct a 2 car detached garage that is over 900sf. The Board asked if the area over the garage will be used as living space. DeSalvo stated that there will be a shed dormer on the back of the structure but that area will be used for storage only. The Board asked that to be in the decision. John Polychrones, 4 Regina Drive, spoke in favor of the application. He stated that the applicants have been good neighbors and have done many upgrades to their property. He feels this will be a good addition to the property.

There was no one else from the public to speak. Raisbeck made a motion to close the public hearing, seconded by Parlee, unanimous. Raisbeck made a motion to approve the application with the conditions discussed, seconded by Shanahan. Unanimous 7-0

**New Business**

**Cluster Subdivisions**

The Board discussed reducing the 10 acre requirement for cluster subdivisions. The Board requested a map of the parcels that fit this criteria so they could see where the opportunities would be located in town. Araway asked if the Board should consider applying this to redevelopment since there is not a lot of larger parcels left.

**Discussion of options to address pre-existing, non-conforming neighborhoods**

Belansky passed out copies of the "Blue Book" that contains the historical zoning by year. The Board discussed using this as a grandfathering tool. There was also discussion about changing zoning to match what is on the ground.

Raisbeck made a motion to adjourn the regular meeting and enter into executive session for the purposes of discussing recent litigation, 152 Turnpike, and 53 Parkhurst, not to return to regular session. Seconded by Shanahan, Araway – yea, Raisbeck – yea, Parlee – yea. Kohl – yea, Shanahan – yea, Van Dyne – yea, Walsh – yea, Motion carries.

**Executive Session:** Paul Haverty, Town Counsel, for purposes of discussing recent litigation (53 Parkhurst – 152 Turnpike)

**Meeting Minutes:** -TBD  
**Next Meeting** - June 12, 2019