Members Present:
- Pamela Armstrong, Emily Antul, Virginia Crocker Timmins, Nance Gillies, Mike Walsh
- Nancy Araway arrived at 8:45pm

Members Absent: Donald Van Dyne

Pam Armstrong called the meeting to Order at 7:07pm.

Attachments:  
(1) Draft Route 40 Study Committee Final Report Dated June 18, 2019  
(2) Draft Route 40 Study Committee Presentation for Planning Board Dated June 18, 2019

MINUTES:
- Nance Gillies motioned to approve the June 4, 2019 meeting minutes. Emily Antul seconded. All others were in favor.

REVIEW OF DRAFT REPORT:
The Committee reviewed the next Draft of the Final Report provided in Attachment (1). Comments included:
- Editorial modifications
- Corrections to some of the maps
- Checking the Minutes section to make sure the amended version of the 9/27/18 minutes is included.

FINAL REPORT PRESENTATION
The Committee reviewed the Draft of the presentation for the Planning Board provided in Attachment (2). Comments included:
- Editorial modifications
- Corrections to some of the maps
- Content additions and adjustments

Current plans are to provide the presentation at the June 26, 2019 Planning Board meeting.

PUBLIC INPUT SESSION
Wenlan Lu, NorthStar Realty: Asked when the final presentation would be available. The Committee deferred to the Planning Board. Virginia Timmins will request that the Clerk’s office post the final presentation with the rest of the Committee materials posted on the Town’s Agenda Center web site page after the presentation is given to the Planning Board.

MEETING ADJOURNMENT: The meeting was adjourned at 9:03pm. Nance Gillies motioned for adjournment. Emily Antul seconded. All in favor.

NEXT MEETING: There is not another Route 40 Study Committee meeting planned at this time.
Route 40 Study Committee

Final Report & Recommendation

June 18, 2019
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<td></td>
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<td>▪ List all 7 Alternates with Discussion and vote results</td>
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<td>Final Recommendation of Zoning Change with Rationale</td>
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<tr>
<td></td>
<td>▪ Discuss in detail why we are recommending leaving the south side RC and</td>
<td></td>
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<tr>
<td></td>
<td>Change the North Side to all IA, with the Overlays</td>
<td></td>
</tr>
<tr>
<td></td>
<td>▪ Show proposed Map</td>
<td></td>
</tr>
<tr>
<td>#8</td>
<td>Unique Overlay – Continuing Care Community Overlay District</td>
<td>34</td>
</tr>
<tr>
<td></td>
<td>▪ Insert the final overlay of the CCCOD as final approved by Study Committee</td>
<td></td>
</tr>
<tr>
<td>#9</td>
<td>Copy of all Meeting Minutes</td>
<td>TBD</td>
</tr>
<tr>
<td></td>
<td><strong>Appendix:</strong> Proposed Zoning Change by the Town August 2018</td>
<td></td>
</tr>
<tr>
<td></td>
<td>▪ Maps (Proposed Zoning Change)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>▪ Planning Board Notice of Public Hearing (August 8\textsuperscript{th}, 22\textsuperscript{nd} &amp; 29\textsuperscript{th}, 2018)</td>
<td></td>
</tr>
</tbody>
</table>
TAB 1

Executive Summary
Executive Summary:

Committee Creation:

The Route 40 Study Committee was formed at the recommendation of the Planning Board from the August 29, 2018 public meeting. The first meeting of the committee was held on September 27, 2018. The committee had 16 meetings over a 9-month period.

Mission Statement:

Early in the process, the committee developed a mission statement to keep the meetings focused on a direction with keeping the best interest of the Town of Chelmsford in mind. The mission statement that was developed was a basis of alignment for the entire committee during all our meetings. The mission statement is:

“Review Current Zoning, consider the impact of the area, the neighborhoods, the local business and the Town of Chelmsford, recommend the best use of the land for development considering changes in the future”

Committee Recommendation:

The committee reviewed in detail 7 options of potential rezoning districts for both the north and south sides of Route 40 Groton Road. All seven options are discussed in detail in this report, see tab 6.

The following is the final recommendation that the committee is submitting to the Planning Board:

South Side:

The recommendation for the South Side is to leave it zoned as RC – Residential C District-Medium Density general residence district

- RC would allow a proper transition between the North Side of Route 40 and the residential neighborhoods currently zoned RB that abut and surround the South Side area.
- Zoning conflict is avoided
- RC would allow any development of two-family housing such as town houses to be built.
- RC zoning would not enable or encourage future zoning creep into the other neighborhoods. This is consistent with other parts of town, ie: Westlands and Route 110.
**North Side:**

The recommendation for the North Side is to zone the entire north side all IA and include a special overlay.

IA – Limited Industrial District, would be extended south from the current location which is 200 feet north of Route 40. The new zone of IA would extend all the way to the street. The overlay which would be custom for the Route 40 area would be friendly to assisted senior living. The overlay would also include other housing besides age in place housing, giving a potential developer and the community more flexibility on options that would be aligned with residential neighborhoods. The committee also decided that the overlay would have the buildings on the front side of Route 40 for 200 feet back to be height restricted to 2 stories. Then after 200 feet from the street the height on the north side of the lots to increase to 5 stories.

- Zoning conflict on the North Side will be cleared up.
- The senior housing shortage could be helped if this scenario is developed
- Current zoning of IA allowable uses is not too far off from the intent of the committee
- The Overlay will allow amenities to help with the overall vision of the North Side Development
- Multi-Family housing will also be allowed in the overlay to the North.

**Unique Overlay:**

The Committee reviewed many different versions of a custom overlay for the north side of route 40, to go along with the recommendation to rezone the north side IA. The name of the proposed overlay is:

*Continuing Care Community Overlay District (CCCOD)*

This overlay is being proposed to help create an age in place community. Please see the draft version of the Article in Tab 8 of the report.

In closing the Route 40 Committee would like to thank the Town of Chelmsford and the Planning Board for the opportunity to research and discuss different opportunities for the Route 40 Groton Road area.

Sincerely:

Emily Antul, Nancy Araway, Donald Van Dyne, Pamela Armstrong, Nance Gilles, Virginia Crocker Timmins, Michael Walsh
Route 40 Committee Members

The following people have been appointed to be part of the Route 40 Study Committee after applying for the positions online through the town website in September of 2018. These positions are for a one-year period at the discretion of the Planning Board. Official start date by the Town Clerks Office was September 12, 2018.

Emily Antul  
Board of Selectmen

Nancy Araway  
Planning Board

Donald Van Dyne  
Planning Board

Pamela Armstrong  
Resident Member 1

Nance Gillies  
Resident Member 2

Virginia Crocker Timmins  
Resident Member 3

Michael Walsh  
Resident Member 4

Michael Raisbeck *  
Planning Board Chair (Participated in an ex officio capacity but did not vote)

*At the January 8, 2019 meeting it was noted that Michael Walsh was sworn in as a full member of the Planning Board. At this time Michael Raisbeck stepped down from sitting with the committee and was now attending in the public section.
TAB 3

Mission Statement
Mission Statement

During the October 5, 2018, the committee thought it would be good to discuss ideas on what the mission of the committee would be. The following statement was agreed upon by all members of the Route 40 Study Committee. Please see the meeting minutes in tab 9.

“Review Current Zoning, Consider the impact of the area, the neighborhoods, the local business and the Town of Chelmsford, Recommend the best use of the land for development considering changes in the future”
List of Invited Guests
The Route 40 Committee in order to understand the vision of the Town of Chelmsford and its future needs, agreed to invite relevant town committee members and town officials to present their thoughts to the Committee.

Here is a list of all invited guests that presented in front of the Route 40 committee during our public meetings. Please refer to the meeting minutes of the meeting date in Tab #10 to see the detailed record of the conversations.

<table>
<thead>
<tr>
<th>Committee / Position</th>
<th>Invited Guests</th>
<th>Meeting Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Commission</td>
<td>Linda Prescott</td>
<td>10.5.18</td>
</tr>
<tr>
<td>Vinal Square Committee</td>
<td>Kenny Pantuso</td>
<td>10.5.18</td>
</tr>
<tr>
<td>Chelmsford Housing Authority</td>
<td>David Hedison</td>
<td>10.30.18</td>
</tr>
<tr>
<td>Chelmsford Advisory Committee</td>
<td>John Edwards</td>
<td>10.30.18</td>
</tr>
<tr>
<td>Assistant Town Manager</td>
<td>Michael McCall</td>
<td>11.20.18</td>
</tr>
<tr>
<td>Community Development Director</td>
<td>Evan Belansky</td>
<td>11.20.18</td>
</tr>
<tr>
<td>Conservation Commission</td>
<td>(Letter to Committee)</td>
<td>11.20.18</td>
</tr>
<tr>
<td>Director of Business Development</td>
<td>Lisa Marrone</td>
<td>11.29.18</td>
</tr>
<tr>
<td>Town Manager</td>
<td>Paul Cohen</td>
<td>11.29.18</td>
</tr>
<tr>
<td>Chelmsford Water Department</td>
<td>(Letter to Committee)</td>
<td>1.8.19</td>
</tr>
<tr>
<td>Community Development Director</td>
<td>Evan Belansky</td>
<td>3.5.19*</td>
</tr>
<tr>
<td>Community Development Director</td>
<td>Evan Belansky</td>
<td>3.12.19 *</td>
</tr>
</tbody>
</table>

*Please note at both of these meetings, Evan Belansky was present at the request of the committee as a subject matter expert.
TAB 5

Current Zoning Allowable Uses
Current Zoning Allowable Uses

Currently the Zoning District under discussion for the Route 40 Area per the Zoning Chapter 195 of the General code book is:

**Per 195-2 Establishment section:**

RC- Residential C District. These are medium-density general residence districts

IA- Limited Industrial District. These are areas that are primarily used for office, research development, manufacturing and warehousing.

The current zoning for the north side of Route 40 west of Route 3:

RC for the first 200 feet from Route 40.

After the 200 RC District, IA is the remaining area north of Route 40 Groton Road.

The current zoning for the south side of Route 40 west of Route 3:

RC is the area south of Route 40.

Abutting the RC area on the south side of Route 40 is a neighborhood that Zoning District is RB- Residential B District- These are low-density single-family residence districts.

In this document the “South Side” and the “North Side” refer to the lots in the tables below.

<table>
<thead>
<tr>
<th>South Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot #</td>
</tr>
<tr>
<td>-----</td>
</tr>
<tr>
<td>1</td>
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<tr>
<td>2</td>
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<td>3</td>
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<td>10</td>
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<tr>
<td>11</td>
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<tr>
<td>12</td>
</tr>
<tr>
<td>Total Acres</td>
</tr>
<tr>
<td>Lot #</td>
</tr>
<tr>
<td>------</td>
</tr>
<tr>
<td>1</td>
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<tr>
<td>2</td>
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<tr>
<td>3</td>
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<td>12</td>
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<td>13</td>
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<tr>
<td>14</td>
</tr>
</tbody>
</table>

**Total Acres:** 51.37
<table>
<thead>
<tr>
<th>RC – Residential C District (South &amp; North Side)</th>
<th>IA -Limited Industrial District (Northside)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Dwelling</td>
<td>Alzheimer’s Facility (PB)</td>
</tr>
<tr>
<td>Two Family Dwelling</td>
<td>Assisted Living (PB)</td>
</tr>
<tr>
<td>Conversion Dwelling</td>
<td>Independent Living (PB)</td>
</tr>
<tr>
<td>Boarding House Owner Occupied (BA)</td>
<td>Congregate Living (PB)</td>
</tr>
<tr>
<td>Boarding House Non-Owner Occupied (BA)</td>
<td>Accessory to residential Uses</td>
</tr>
<tr>
<td>Accessory to residential uses</td>
<td>Exempt Uses (Family day care etc.) (PB)</td>
</tr>
<tr>
<td>Exempt Uses (Family day care etc.)</td>
<td>Cemetery</td>
</tr>
<tr>
<td>Municipal Facilities, except garages</td>
<td>Municipal Facilities, except garages</td>
</tr>
<tr>
<td>Essential Services (BA)</td>
<td>Municipal Garage, storage or repair shops (BA)</td>
</tr>
<tr>
<td>Commercial Non-Exempt Agricultural use</td>
<td>Essential Services (BA)</td>
</tr>
<tr>
<td>Commercial Non-Exempt Farm stand</td>
<td>Hospital (PB)</td>
</tr>
<tr>
<td>Funeral Home (PB)</td>
<td>Hospital Helipad accessory to Hospital (PB)</td>
</tr>
<tr>
<td>Wireless Communications Facility (BA)</td>
<td>Commercial Non-Exempt Agricultural use</td>
</tr>
<tr>
<td>Family day-care Home (nonexempt) BA</td>
<td>Commercial Non-Exempt Farm stand</td>
</tr>
<tr>
<td>Animal Clinic or Hospital</td>
<td></td>
</tr>
<tr>
<td>Kennel (PB)</td>
<td></td>
</tr>
<tr>
<td>Nursing / convalescent or rehab Home (BA)</td>
<td></td>
</tr>
<tr>
<td>Funeral Home (PB)</td>
<td></td>
</tr>
<tr>
<td>Motel or Hotel (PB)</td>
<td></td>
</tr>
<tr>
<td>Parking garage / Structure (BA)</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Medical office or center</td>
<td></td>
</tr>
<tr>
<td>Medical Clinic (PB)</td>
<td></td>
</tr>
<tr>
<td>Indoor Commercial entertainment or recreation</td>
<td></td>
</tr>
<tr>
<td>Wireless Communications Facility</td>
<td></td>
</tr>
<tr>
<td>Fairs, Carnivals and similar outdoor events (BA)</td>
<td></td>
</tr>
<tr>
<td>Health Club (PB)</td>
<td></td>
</tr>
<tr>
<td>Family Day Care Home (Nonexempt) (BA)</td>
<td></td>
</tr>
<tr>
<td>Solar Photovoltaic Facility Commercial</td>
<td></td>
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<tr>
<td>Medical Marijuana Treatment Center (PB)</td>
<td></td>
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<tr>
<td>Light Manufacturing</td>
<td></td>
</tr>
<tr>
<td>Earth Removal (BA)</td>
<td></td>
</tr>
<tr>
<td>Contractors Shop Outdoors (PB)</td>
<td></td>
</tr>
<tr>
<td>Indoor Contractors Shop</td>
<td></td>
</tr>
<tr>
<td>Wood Operation</td>
<td></td>
</tr>
<tr>
<td>Retail sale of goods produced in premises</td>
<td></td>
</tr>
<tr>
<td>Self Storage (PB)</td>
<td></td>
</tr>
<tr>
<td>Bakery</td>
<td></td>
</tr>
<tr>
<td>Research &amp; Development</td>
<td></td>
</tr>
<tr>
<td>Parking garage / Structure (PB)</td>
<td></td>
</tr>
</tbody>
</table>
Tab 6

Alternate Zoning Options
Alternate Zoning Options

The following is a recap of the discussions that the committee has reviewed regarding the potential rezoning of the Route 40 Area. There were seven options reviewed by the committee. Each option considered the North and South Side.

When reviewing these options in detail, each member of the committee kept in mind the overall Mission Statement that was agreed upon on the October 5th, 2018 meeting. We are using what the Town of Chelmsford proposed for the zoning change last August as a reference which is in the appendix for review.

ALTERNATIVES DISCUSSION
Discussion points on the seven alternatives identified at the December 11, 2018 are noted below. Where overlays were suggested, it was acknowledged that we can adopt existing overlays or create a unique overlay for this area. For the overlay discussion please refer to Tab 8.
Alternative 1: Do Nothing. Leave the South side RC and leave the North side a mix of RC and IA. The RC zoning on the North side is the first 200 feet.

- The Committee decided to consider this option in the context of discussing the other options.
Alternative 2: Re-zone according to the recommendations provided at the Meetings in August, which had full Commercial CC on the North Side, 300 feet of CC on the South side, and RM for the remainder of the South side.

- IA was preferred over CC from a traffic perspective
- There was a question about whether the residents would like a supermarket in the area which CC zoning would enable
- Most members felt this option is not viable or desired based on the town resident’s response in August.
- Most members did not see a compelling advantage of CC in this area.
- South side leave as RC vs. Change to RB or RM discussion and clarification points:
  - Recent data shows properties have sold and will sell at market value including a recent property sale on Groton Road, 4 lots from the highway. There was some discussion about market trends and values selling a little below asking price. General preference was to leave the south side residential.
  - RM zoning is 3 stories max above ground. If parking is at grade, that is the first story.
  - The area is currently functioning as RB; there are no two-family homes in the area.
Alternative 3: Leave the south side alone as RC. Modify the north side to be IA with a BAOD or unique overlay.

- Westford has not gone over two stories or a similar height limit. We would like to see a 2-story or height limit contiguous with Westford.
- BAOD Clarification – The BAOD was developed for the Route 129 area. If an overlay is required, we can modify this existing one or write a new one. Current trends are to provide amenities in business areas in order to get more industrial tenants. For example, many companies are no longer providing cafeterias.
- A concern was expressed that brick and mortar businesses will continue to be less popular in the future and that we will be creating more vacant space. Service oriented businesses (medical, etc.) like those on the Westford corridor of Route 40 might make more sense. There was an observation that we have had excess retail space in Chelmsford since the 1980s and that we are not filling existing spaces.
- Regarding retail restaurants and recreation – There was discussion about the level of services needed in this area being less than those in the Route 129 corridor.
- Industrial use: One view is that we have low intensity use industrial businesses on Route 40. Another view is there are already a lot of industrial businesses in other parts of Chelmsford and in Nashua. The question of whether we really need or can sustain more was raised. It appears that Tyngsboro may be struggling with similar attempts at Exit 34.
- If current owners sell, the 20 acres on the North Side might be amenable to something like a life sciences park with a campus environment enabled by an overlay. This is likely not feasible on Route 129 because of the number of high value properties that would have to be purchased. Businesses are being priced out of areas like Cambridge.
- The need was acknowledged for senior housing, nursing homes and memory care units.
- It was requested that if we have an overlay then we consider our vision for the area and be mindful that there have been and will likely be residents in this area for decades.
**Alternative 4:** Change the South side back to RB as it originally was; there are no two-family homes in this area. Make the North side all IA, possibly with a BAOD or unique overlay.

- The South side is still functioning as RB. After the 2011 Town Meeting vote to change it to RC to accommodate a resident who wanted to convert to a two-family, there were no two-family homes built.
- If the North side becomes all IA, the homes on the North side become pre-existing non-conforming and are grandfathered. Their current use has the right to remain until the homes get torn down and rebuilt, at which point the properties would be subject to the IA zoning.
- Because of regulations put in place in 1938, properties built prior to 1938 maintain their ability to expand to two family homes.
- Existing houses would not be affected. Houses built prior to 1938 could convert to two family with special permits.
Alternative 5: Change the North side to CC. Leave the South side RC or change the South side to RB.

- Covered by previous Alternatives discussions.
Alternative 6: *Make the South side RM. Make the North side IA with a BAOD or unique overlay.*

- Covered by discussions above.
- Consensus to leave South Side RC or move back to RB.
Alternative 7: Change the zoning to CC on both the North and South sides.

- Majority consensus not to zone either side CC.
  - Recommendations are leaning toward keeping South side residential (RC or RB) and changing North Side to all IA with possible overlay, see tab 8.

- There was a question asked and clarification given about the downside of leaving the 200 feet of RC on the North side instead of making it all IA. Keeping the RC zone would eliminate the ability of businesses to have visibility at the road, do roadside landscaping, etc. Current homeowners will likely have property value appreciation by being in an IA zone because developers will pay premium for their properties.

- The consensus of the committee is to leave South Side RC or move back to RB.
TAB 7

Final Recommendations
Final Recommendations

After careful review of all the alternate zoning options and understanding the needs of the Town of Chelmsford, the Route 40 Study Committee developed the following final recommendations and rationale.

- Do not change the South Side zoning. Leave the South Side zoned RC.
- Zone the entire North Side IA
- Create a Continuing Care Community Overlay District (CCCOD) to enable an age-in-place community

South Side:

The South Side of the Route 40 Groton road area in question involves 12 separate properties listed in Tab 5. Presently all of these properties are single family residences. The current zoning district for this area is RC. This is a medium-density general residence district.

In 2011, at the request of a property owner who lived on the South Side, Town Meeting approved changing the zoning from RB (single family) to RC (two-family) to allow this individual to build an in-law residence. The zoning was changed but the property owner who initiated this request never built the in-law residence. Currently the homes in the South Side RC zoning area are all single family residences. The total number of acres involved on the South Side is 16.67 acres.

Directly abutting the RC Zoned area to the south is a National Grid easement that is 100 feet wide with no trees in this area. This area abuts the neighborhoods to the south, which is zoned RB, single family residences.

On January 22, 2019, during our Committee meeting the Committee decided to split the conversation of the area into two different discussions. The South Side and the North Side. The Committee reviewed all the alternate zoning options presented in Tab 6 of this report. The committee decided against the rezoning of the South Side to CC, due to the zoning conflict that would be created and the desire to retain the residential character of the area. The committee then discussed RM, RC and RB options for the South Side. Considerations included transition zones between the North Side zoning developments and the South Side RB abutting lots. The committee considered the potential loss of appropriate buffering due to the National Grid easement on the South Side as discussed above. RM was also discussed as a possibility and the committee reviewed examples of RM abutting a RB zone in other parts of town.

The Committee’s in-depth discussions about the alternatives during several meetings are documented in the meeting minutes in Section 9 of this report. On January 22, 2019 the Committee voted 6 to 1 in favor of leaving the RC Zone on the south side with the rationale including the following points:
• RC would allow a proper transition between the North Side of Route 40 and the residential neighborhoods currently zoned RB that abut and surround the South Side area.
• Zoning conflict is avoided
• RC would allow any development of two-family housing such as town houses to be built.
• RC zoning would not enable or encourage future zoning creep into the other neighborhoods

During the January 22, 2019 meeting, the Committee voted 6 to 1 to recommend the South Side be left as RC in order to create a transition buffer between the abutting RB lots on the South Side and the higher density utilization on the North Side.

North Side:

The North Side of Route 40 Groton road area in question involves 14 separate properties. There are two zones in the North Side. The first 300 feet from Route 40 is zoned RC and the area to the north of that is then zoned IA. The homes in the RC area are currently all single-family residences. The total number of acres involved in this area is 51.37 acres. Please refer to Tab 5 for the breakdown of properties.

The committee noted that there is currently a zoning conflict on the North Side. There are industrial businesses operating directly behind single family residences. Similar to the South Side, all the homes on the North Side are also single family and have not changed to two family. Traffic in and out of the IA district seems to be a concern for the residences living on the North Side. Traffic is a concern all over town. The traffic counts on Route 40 from recent vehicle traffic counts performed by the town, show the overall vehicle count per day on Route 40 is approximately 15,000 vehicles. In comparison to Route 4 North Road area, currently there are 45,000 vehicles daily. The Route 4 area is zoned RB, single family residential.
It is the decision of the committee to recommend zoning the entire north side all IA and include a special overlay. IA would be extended from its current border 300 feet north of Route 40, to the Route 40 line. This extension of the IA would enable businesses to implement street side landscaping and signage and would improve the value of existing homes. The overlay is customized for the North Side of Route 40 west of Route 3 and enables a senior living, age in place community with services and amenities suitable to that geographic region. The overlay would also include other housing besides age in place housing, giving a potential developer and the community more flexibility on options that would be aligned with residential neighborhoods. The committee also decided that the overlay would have the buildings on the front side of Route 40 for 200 feet to be height restricted to 2 stories. Then after 200 feet from the street the height on the north side of the lots could increase to 5 stories.

Please refer to the Meeting minutes of 2/5/19, 3/5/19, 3/12/19 and 4/11/19 to see the discussion regarding the development of the overlay. The committee voted 6 to 1 on the North Side on April 11, 2019.

- Zoning conflict on the North Side will be cleared up.
- The senior housing shortage could be helped if this scenario is developed.
- Current zoning of IA allowable uses is not too far off from the intent of the committee.
- The Overlay will allow amenities to help with the overall vision of the North Side Development.
- Multi-Family housing will also be allowed in the overlay to the North.

Please refer to Tab 8 for the final overlay.
Westford Town Line

State Owned Property

IA, with CCCOD Overlay

North Side

Route 40 Groton Road

RC
South Side

RB

Recommendation of Re-Zoning Area

N
Unique Overlay

Continuing Care Community Overlay
Overlay Discussion:

The Committee then discussed two options for the north side, acknowledging input we have received during this process about the dire need for senior housing in Chelmsford as well as the need for multi-family housing.

Option 1: Zone the North Side IA with an overlay. Example components of the overlay discussed were multi-family housing, anything required for senior housing not covered in the IA use tables, and size limited restaurants or retail.

Option 2: Zone the North Side RM with an overlay that would allow for things like medical, financial or other service businesses, limited size retail, or adult/child day care facilities.

During the March 5, 2019 meeting, there was a follow up to previous discussions about whether extending IA to the street on the North Side would enable construction of more road(s) for industrial large truck access to Route 40. Evan Belansky received input from Town Counsel that this would not be a concern. It would have to go before the Planning Board to be accepted and approved.

Evan Belansky clarified the set-back requirements in IA zones. IA allows for 4-story buildings with setbacks 40 feet front, 40 feet rear, and 30 feet side. RC zone setbacks are 20 feet front, 12 feet rear, and 30 feet side. The Committee discussed extending the IA zoning on the North Side to the street and expanding the overlay to include other housing besides age in place housing, giving a potential developer and the community more flexibility on options that would be aligned with residential neighborhoods.

After reviewing all the alternates / options and hearing the need by the Town for Senior housing. The committee on January 29, 2019 decided to look at the possibility of creating an overlay that would allow the North Side amenities to support Senior Housing Development.

The Committee began by reviewing draft language for a Senior Housing Overlay District (SHOD) on the north side of Route 40. Discussion included structure related parameters as well as amenities that would enhance, complement and be applicable to senior living facilities and the surrounding area.

The Committee then discussed the trades between having the underlying zoning be RM or IA. The Committee unanimously voted to recommend converting the North Side an all IA district.

- This would resolve the current zoning conflict on the North Side between the RC and the IA districts.

The overlay discussion then evolved over a couple of meetings into an overlay called Continuing Care Community Overlay District (CCCOD).
AGE IN PLACE VILLAGE / CONTINUING CARE COMMUNITY OVERLAY:
The Committee discussed in detail and then created a draft overlay for a Continuing Care Community Overlay District CCCOD on the North Side of Route 40 Groton Road. Evan Belansky attended one of the meetings to participate in the discussions.

Discussion points included:

- Making the purpose and intent stronger for the vision of an integrated, self-contained Age in Place Village or a Continuing Care Community with complementary amenities and services.
- How to assure that the language accommodates non-seniors (e.g. brain trauma victims) who might need a continuing care community. Facilitated and independent living as defined in our by-laws is for senior living only. Our by-laws do not define “senior”.
- Town Counsel would need to review for guidance on federal Fair Housing Act and use of age restricted language.
- The committee discussed in detail that they would like open space considerations for any such development.
- During the discussion the committee reviewed all of the property lots listed in the overlay, subdivision road implications where the overlay is applied to an RC zoned lot, and assuring we have all lots intended to be included identified.
- Developer(s) considerations. The vision is sound. The vision is a master planned development, but different developers could participate at different times. A segmented market strategy does not guarantee that the result will be integrated.
- The committee also discussed whether a developer would build multi-story mixed-use buildings because the zoning with the overlay allows them.
- Balancing dimensional flexibilities with things like height and set-back requirements.
- The committee then considered a developer could build duplexes on the south side RC zone aligning with the continuing care strategy on the North Side.

The following Articles were drafted to enable the Continuing Care Community Overlay District, which is part of Committee’s recommendation for the North Side:
Town Meeting Article x1 – Revise Zoning of Area along Rt. 40

To revise the zoning of properties directly abutting and north of Rt. 40 and west of Rt. 3, from RC to IA, to include properties identified by Book and Lot as 10-22-1, 16-22-1, 16-22-2, 17-22-2, 17-22-3, 17-22-4, 17-22-5, 17-22-6, 17-84-1, 17-84-2, 17-84-3, 17-84-4, 17-84-5, 17-84-6.

Town Meeting Article x2 – Create new Zoning Continuing Care Community Overlay District

To create a new overlay district focused on elder housing and continuing care services, as follows:

Zoning Article XXV – Continuing Care Community Overlay District (CCCOD)

§ 195-148 Establishment of overlay district

The Continuing Care Community Overlay District (CCCOD) addresses changing Town and regional market conditions, specifically the need to provide housing opportunities to the growing population of senior citizens. The CCCOD defines the framework for an Aging-in-Place Community that provides individual and multi-family housing opportunities, facilitated and independent senior living facilities, and graduated healthcare support service, with readily available Personal Care Services.

Plans submitted under the CCCOD are required to meet these basic requirements and objectives:

A. Promotes orderly, effective and quality development and redevelopment;
B. Provides housing opportunities that will be compatible and complementary with the surrounding area;
C. Enhances the aesthetic qualities and characteristics of the area, such as architectural style, streetscape character, open space, connectivity, and overall setting in a manner that protects and enhances the value of surrounding real property; and
D. Does not disturb residential neighborhoods or detract from the appearance of the Town and results in the maintenance of a balance and workable relationship between the existing area and use, the new utilization and adjacent residential neighborhoods.

§ 195-149 Establishment of overlay district

The location and boundaries of this overlay district are hereby established and made part of this bylaw as shown on the Continuing Care Community Overlay District Map, dated mm/dd/yyyy. [1]

[1] Editor’s Note: Said map is on file in the Town offices.

§ 195-150 Use regulations.

A. The existing use Regulation Schedule (Chapter 195, Attachment 1) shall be applicable within the underlying zoning districts.
B. Within the overlay the following uses are permitted by right:
   (a) Attached and detached Independent Senior Living Facilities up to a density of 20 units per acre; Facilitated living facilities (law Article XVII), and (exempt and nonexempt) Adult Day Care facilities.
   (b) Nursing/convalescent facilities.
   (c) Restaurants no larger than 3000 sq. ft. (drive-throughs are not permitted)
   (d) Medical Offices, Clinics and Centers
   (e) Parking garages / structures as an accessory use / structure only.
C. The following are permitted by special permit:
   (a) Commercial Uses supporting the purpose of the CCCOD and not exceeding 2000 square feet, including:
i. Personal Care Services, such as but not restricted to barber, salon, laundry/dry cleaner, financial services agency, and pharmaceutical supplies

ii. Pharmacy and Banks; (drive-throughs are permitted).

iii. Retail stores and services

(b) Reduction of residential unit size in multifamily housing dwellings limited to 55 and over occupancy, below the limits established in ss 195-113 Residential Uses.

(c) Independent Senior Living Facility density in excess of 20 units per acre, subject to ss 195-63 Density Bonus for affordable housing, excepting that in the CCCOD, one unit for each 5 units set aside for Affordable Housing may be permitted.

(d) Buildings that exceed the height of the underlying zoning district, as provided in ss195-152.

(e) Maximum Building Coverage and Floor Area Ratio (FAR) may be increased by up to 50% above that required by the underlying Zoning District, for 55 and over housing, facilitated and independent senior living facilities, and graduated healthcare support services.

§ 195-151 Special provisions for all CCCOD.

A. Parking garages / structures shall not be counted towards the floor area ratio.

B. New construction of Restaurants, Banks, Pharmacies, Personal Care Services and other Retail and Services (law 195-150 B 3-5 and C2) shall not be single tenant free standing structures.

C. All new construction shall maintain a minimum of 20% landscaped area on the lot.

D. Except as specifically defined in Article XXV, the dimensional standards of the underlying zoning district shall apply.

§ 195-152 Special provisions for CCCOD implementation in specific areas.

A. Building height. For lots in the IA District north of Rt. 40, buildings that are set back from Rt. 40 by more than 200 feet may be up to 5 stories tall and 60 feet high.

B. For lots in the IA District north of Rt. 40, new construction in the 200 feet adjacent to Rt. 40 shall not exceed 3 stories and 35 feet in average height above ground level.

§ 195-153 Applicability of CCCOD to overlay district.

A. All provisions in Article XXV shall have precedence over other sections of the Zoning Bylaw.

B. The Requirements detailed in Article XXV – Continuing Care Community Overlay District are intended to modify the basic requirements of the district to which they are applied. Unless otherwise stated in this Article, exceptions and modifications provided by any other Overlay District are not intended to be combined with the application of the CCCOD.

Town Meeting Article x3 – Apply Overlay Zoning to Area along Rt. 40

To apply the new Continuing Care Community Overlay District (CCCOD), zoning by- law Article XXV, to the area north of Route 40 and west of Route 3, to include properties identified by Book and Lot as 10-22-1, 16-22-1, 16-22-2, 17-22-1, 17-22-2, 17-22-3, 17-22-4, 17-22-5, 17-22-6, 17-84-1, 17-84-2, 17-84-3, 17-84-4, 17-84-5, 17-84-6
Route 40 study Committee Report

June 26, 2019
Committee Members

Emily Antul
Nancy Araway
Donald Van Dyne
Pamela Armstrong
Nance Gillies
Virginia Crocker Timmins
Michael Walsh

Board of Selectmen
Planning Board
Planning Board
Resident Member 1
Resident Member 2
Resident Member 3
Resident Member 4
Committee Mission Statement

“Review Current Zoning, Consider the impact of the area, the neighborhoods, the local business and the Town of Chelmsford, Recommend the best use of the land for development considering changes in the future”
**Invited guests**

<table>
<thead>
<tr>
<th>Committee / Position</th>
<th>Invited Guests</th>
<th>Meeting Date</th>
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<tbody>
<tr>
<td>Historic Commission</td>
<td>Linda Prescott</td>
<td>10.5.18</td>
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<tr>
<td>Vinal Square Committee</td>
<td>Kenny Pantuso</td>
<td>10.5.18</td>
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<tr>
<td>Chelmsford Housing Authority</td>
<td>David Hedison</td>
<td>10.30.18</td>
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<tr>
<td>Chelmsford Advisory Committee</td>
<td>John Edwards</td>
<td>10.30.18</td>
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<tr>
<td>Assistant Town Manager</td>
<td>Michael McCall</td>
<td>11.20.18</td>
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<tr>
<td>Community Development Director</td>
<td>Evan Belansky</td>
<td>11.20.18</td>
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<tr>
<td>Conservation Commission</td>
<td>(Letter to Committee)</td>
<td>11.20.18</td>
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<tr>
<td>Director of Business Development</td>
<td>Lisa Marrone</td>
<td>11.29.18</td>
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<td>Town Manager</td>
<td>Paul Cohen</td>
<td>11.29.18</td>
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<tr>
<td>Chelmsford Water Department</td>
<td>(Letter to Committee)</td>
<td>1.8.19</td>
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<tr>
<td>Community Development Director</td>
<td>Evan Belansky</td>
<td>3.5.19*</td>
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<tr>
<td>Community Development Director</td>
<td>Evan Belansky</td>
<td>3.12.19 *</td>
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*Please note at both of these meetings, Evan Belansky was present at the request of the committee as a subject matter expert.*
Existing Route 40
Groton Zoning

South Side – RC

North Side First 200 Feet – RC

Remainder of the North Side – IA
Alternate Zoning Options Reviewed
• Alternate Zoning Option #1
  • North Side IA
  • North Side RC (200 Feet)
  • South Side RC

* Current Zoning
• Alternate Zoning Option #2

• North Side CC
• Southside first 300 feet CC
• South Side RM for the remainder
• Alternate Zoning Option #3
  • North Side IA
  • North Side BOAD or Unique Overlay
  • South Side RC
• Alternate Zoning Option #4
  • North Side IA
  • North Side RC (200 Feet)
  • South Side RB
• Alternate Zoning Option #5
  • North Side CC
  • South Side RC or RB
• Alternate Zoning Option #6
  • North Side IA
  • South Side RM
• Alternate Zoning Option #7
  • North Side CC
  • South Side CC
CCCOD
Continuing Care Community Overlay

- Age-in-place village
- Multi-Family zoned
- Balancing height dimensions
- Facilitated and independent living
- Complementary amenities & services
Final Recommendation

- Leave the South Side Zoned RC
- Zone the North Side all IA
- Create a Continuing Care Community Overlay District (age – in-place community)
Current Zoning  Vs. Recommendation

Current Zoning Map

Recommendation of Re- Zoning Area
In closing the Route 40 Committee would like to thank the Town of Chelmsford and the Planning Board for the opportunity to research and discuss different opportunities for the Route 40 Groton Road area.

Route 40 Committee
Emily Antul, Nancy Araway, Donald Van Dyne, Pamela Armstrong, Nance Gilles, Virginia Crocker Timmins, Michael Walsh
Route 40 study Committee Report

Questions & Answers