

**TOWN OF CHELMSFORD  
PLANNING BOARD**

**MEETING MINUTES  
July 10, 2019**

**Members Present:** Glenn Kohl, Michael Raisbeck, Henry Parlee, Donald Van Dyne, Henry Houle, Nancy Araway, Mike Walsh  
**Members Absent:** Tim Shanahan  
**Others Present:** Evan Belansky, Community Dev. Dir.

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

**Administrative Review:**

None

**Route 40 Study Committee:**

The Board invited Pam Armstrong, Chair of the Route 40 Study Committee, to the podium to answer a few questions. The Board asked about public comment on each of the seven alternative zoning configurations the Committee considered. Virginia Timmins came to the podium to answer and stated that public comment was held at the end of each meeting and all of the comments are captured in the minutes of the meeting. They explained that the property owners that wanted to sell were in favor of the re-zoning for financial reasons. One PB Member asked if the committee was confident of their outreach and if they felt their report and recommendation represented Chelmsford as a whole. Ms. Armstrong stated that most of the attendees were from the area of Route 40 and had a personal interest. She didn't think that they had a lot of interest from the rest of the town, but felt that some of the invitees like the Town Manager, did speak for the Town as a whole.

The Chair advised the Committee that EDC (Economic Development Committee) will be at the next Planning Board meeting for their input and invited this committee to come back to listen and comment.

**New Business**

- **Housing Advisory Board – Letter**

<https://www.townofchelmsford.us/DocumentCenter/View/10104/HAB-Letter-Rt-40>

The Board described the letter and stated that it was about how the Board determines the payment in lieu of affordable housing under the inclusionary bylaw. The Board discussed that they enjoy having the discretion project to project and so far, they have not waived the payment. They have

reduced the payment but are against having a standard formula because the feeling is that the Board would lose flexibility during negotiations.

- Cluster Subdivisions

<https://www.townofchelmsford.us/DocumentCenter/View/10089/Evan-map-cluster-subdivisions-6-26-2019>

Mr. Belansky presented a new map showing privately owned parcels over 5 acres. He clarified the lots listed as non-buildable were mostly wet. It was then asked of the Board to think about the fact that a cluster subdivision requires a special permit and do they think that may keep a developer from choosing to do a cluster rather a definitive subdivision.

- Master Plan update committee, resignation of Linda Prescott (Member of 2010 MP Committee)  
Staff was able to contact William Murphy and he has been sworn in and will attend the Committee Meeting this Thursday.

**Meeting Minutes - June 26, 2019**

<https://www.townofchelmsford.us/DocumentCenter/View/10100/6-26-2019>

Raisbeck made a motion to approve the meeting minutes of June 26, 2019, seconded by Parlee, unanimous. 6-0

**Raisbeck made a motion to adjourn, unanimous.**

**Next Meeting - July 24, 2019**