

Town of Chelmsford
Master Plan Update Committee
50 Billerica Rd., Room 205 Chelmsford, Ma 01824
Regular Meeting
MINUTES
July 25, 2019
Approved August 29, 2019

Attending: George Zaharoolis, Donald Van Dyne, Kenneth Lefebvre, Nancy Araway, Bill Murphy, Joseph Ready, Scott Rummel

Not Present:

Others Present: Evan Belansky, Community Development Director, Beverly Woods NMCOG, Jay Donovan NMCOG

Please note that all documents referenced in these minutes are on file at the Town Manager's Office, 50 Billerica Rd., Chelmsford, Mass. This meeting was hand recorded by Zaharoolis and Belansky.

This meeting was called to order at 7:02PM by Chairman Zaharoolis.

7:00- 7:15 Open Session

No one came forward at this time.

Vision Statement Discussion

There was nothing new to add to the Statement at this time.

NMCOG LAND USE SECTION UPDATE

Beverly Woods handed out the land use and zoning section that included updates made by NMCOG. Some sections still need to be updated as more information is gathered; those areas are highlighted in green. McConnell data was used but some of the data is old; NMCOG is obtaining some more updated data. Beverly Woods went thru each page of the plan and outlined changes.

Beverly Woods asked if build out analysis should be deleted or updated. Discussion took place on whether to keep. The general consensus is to have Evan Belansky review and provide comments and updates on this section.

Evan Belansky and Beverly Woods will work on potential development sites section to make it more current.

Discussion took place about scheduling and about public input. The MP board decided to try and combine sections Land use and Zoning, Economic Development and Housing for one public input section.

Discussion took place on have an online survey. Beverly Woods will send over what they have done for other towns.

Araway asked if there is a way of determining wet land areas and undevelopable areas. Woods said she can give you wet land areas. Araway asked about how much developable land exists in these areas.

Discussion took place on the issues and opportunities.

Evan Belansky: Should thought be given to defining what the word redevelopment means. Beverly Woods suggested maybe define what a redevelopment project would be. My defining redevelopment this may give a clear picture of what projects are considered development vs redevelopment.

Ready asked about merging zoning with an overlay to create new zoning districts; in order to make it easier for residents to understand zoning issues. Discussion took place on how to make zoning clearer for the public.

Beverly Woods continued to review issues and opportunity section. Evan Belansky most of the section has been adopted. Belansky suggested that the MP committee ask the PB if the overlays are useful. Ask who, what, where, and why. Try to articulate meanings of overlays and to figure a way to better educate the community on what the benefits of overlays are to the community.

Belansky: Since the town has met it is 10% requirement for affordable housing should the town consider reducing the 25% requirement to 15% or 10%. Discussion took place. If the number is reduced to 10% then new projects just keep place but do not keep a head as other projects that do not have affordable units come on line. Araway ask if the town has enough housing to meet housing needs of all income levels. Bill Murphy asked about housing and affordable units.

Discussion for future meetings

Next meeting Aug 8th to discuss the sections Belansky is working on.

August 29 NMCOG to come to go over Land Use and Zoning and thoughts from members. Members will review the changes and section and send comments back to Belansky and Woods.

Approval of July 11, 2019

Motion to Approve July 11, 2019 Minutes Motion BY: Kenneth Lefebvre Second By: Don Van Dyne
Unanimous

Adjournment

Motion to adjourn: Motion By: Ken Lefebvre Second By: Joe Ready Unanimous
Meeting Adjourned 9:00PM

Respectfully Submitted,
George Zaharoolis,
Chairman

Supporting Documents:

-2010 Chelmsford Master Plan Sections implementation plan

-Data projection tables

-Draft Minutes