Meeting Minutes
Thursday, August 1, 2019

Members Present: Brian Reidy, Erin Drew, Jamie Brown, Charlie Wojtas, Nancy Morency, Ida Gates
Members Absent: Mark Carota, Steve Mendez
Others Present: Colleen Stansfield, Department Assistant, Shaun Shanahan, Building Commissioner, Paul Haverty, Town Council

The Chair opened the meeting and stated that the Board will take the first hearing out of order.

23 Seventh Lane, Quality Green Homes, for a special permit under 195-8 E (1.D) to re-construct 3 grandfathered dwelling units on one lot which will meet all the setback and height requirements and any other relief that may be deemed necessary.

Atty. Melissa Robbins, appeared before the Board and described the request. She showed the map of the area and the photos of the existing structures. She stated that this is the first year that the family has not been able to enjoy the property. Atty. Robbins showed the plan for the new structures and pointed out that the new structures will be placed further away from the wetlands and will also meet all the current zoning setbacks. She asked the Board to consider if the additional square footage of the 3 units will be detrimental to the neighborhood. The lot would be subject to a homeowners association since the lot will be shared by 3 owners. The
question is to the size of the structures and not the use. The Chair read the letters into the record.

Atty. Philip Eliopoulos, representing the direct abutter, stated that the use of the property had been abandoned back in 2012. He argued the structures are not grandfathered because they were abandoned. Gary Baker, direct abutter, stated he is strongly opposed to the density that is being proposal. He stated this will adversely affect the neighborhood. He would support responsible development. Run Ron, Parkerville Road, stated he opposes the proposal but would support a single unit development. Maureen Baker, 24 Seventh Lane, stated this is a seasonal use and has not been used at all is several years. Wojtas made a motion to continue until the next meeting, September 5, seconded by Brown, unanimous.

New Public Hearings:

21 Chelmsford Street, Andrea Dollet, for a special permit under 195 attachment 1-D (33) to conduct a massage business and any other relief that may be deemed necessary. https://www.townofchelmsford.us/DocumentCenter/View/10132/21-Chelmsford-Street-Massage-application

Andrea Dollet appeared before the Board and stated that she had a massage business over the Sal’s Pizza in Chelmsford for 9 years and then moved to Tyngsboro. She is looking to come back to Chelmsford and will have her business at 21 Chelmsford Street in Michael and Joanne Sargent’s building. The Chair read the department letters into the record and there were no concerns raised. The Chair opened the hearing to the public. Anita Tanini, 8 Columbus Ave., stated that she was a client of Ms. Dollet’s and was referred to her by her doctor due to a diagnosis. She stated that she has had great success with the lymphatic massages by Ms. Dollet. She supports this application. Laura Kinsella, 144 Parker Road, stated she has known the applicant for many years and has been aware of her business since she is also a massage therapist and thinks this business will be a benefit to Chelmsford. Ralph Nelson, Bishop Street, stated he is a client of Ms. Dollet and a 3 time cancer survivor. He found the applicant through referrals from Lowell General and has had great success with her oncology massage and supports this application. There was no one else from the public to speak. Morency made a motion to close the public hearing, seconded by Gates, unanimous. Morency made a motion to approve the application as submitted, seconded by Gates, unanimous. 5-0

35 Westlands Ave., Emanouil Enterprises, LLC for a special permit under 195-8 E 2, to construct a new single family dwelling that meets all zoning setbacks but is over the 20% allowable by right and any other relief that may be deemed necessary. https://www.townofchelmsford.us/DocumentCenter/View/10133/35-Westland-Ave-195-8-E-2

Katie Enright appeared before the Board and described the application which includes the demolition of a pre-existing, non-conforming structure and new construction of a home that will meet the current setbacks. It will be a colonial style and approximately 50% bigger since this structure will have a second floor and the topography allows for the garage to be under.
The Chair read the department letters into the record. Bonnie Witts, 10 Dorrance Ave., stated that her property was affected when the applicant came to clear and level the lot. She would like her land restored. Dave Guiney, 31 Westland Ave., stated his land was also affected and would like to be sure it is restored. Mr. Wojtas made a motion to close the public hearing, seconded by Ms. Drew, unanimous. Mr. Wojtas made a motion to approve the application as submitted with the condition that the abutters affected be made whole, seconded by Morency, unanimous. 5-0

**Administrative:**

**Proposed Zoning Articles for Fall Town Meeting** –
https://www.townofchelmsford.us/DocumentCenter/View/10156/Pre-existing-Non-conforming-195-8

The Board discussed the warrant articles being proposed by the Planning Board. The Board supported the warrant articles.

Morency made a motion to adjourn, unanimous.