

Town of Chelmsford  
Route 40 Study Committee  
Meeting Minutes  
January 22, 2019

Members Present: Pamela Armstrong, Emily Antul, Nancy Araway, Virginia Crocker Timmins, Nance Gillies, Donald Van Dyne, Mike Walsh

Members Absent: None

Pam Armstrong called the meeting to Order at 7:02pm.

OPENING COMMENTS:

The Committee discussed timing and requirements for getting recommendations submitted to the Planning Board in time to process them for Spring Town Meeting Warrant Articles.

Mike Walsh stated that town officials attending the last Vinal Square/North Village Committee meeting suggested that the North Village Committee and the Route 40 Study Committees might consider a joint collaborative meeting. The majority of the Committee members did not feel this was warranted at that this time and that it would be unconventional relative to public meeting process and committee charters. The Route 40 Study Committee previously invited the Vinal Square/North Village Committee to present their inputs and they have been welcomed as part of the open meeting and public input sessions process.

Virginia Timmins stated that a resident requested we understand whether changing the north side to all IA will impact concessions that Westford's Newport Materials made for the asphalt plant in consideration of nearby residential areas. Emily Antul offered to follow up with Attorney Haverly.

SOUTH SIDE OF ROUTE 40 DISCUSSION

The Committee 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, potential loss of appropriate buffering due to the power company easement on the south side, whether RM would better position for future development, and examples of RM next to RB in other parts of town.

Nancy Araway motioned that the Committee 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. Nance Gillies seconded. Motion carried 6 in favor, 1 against.

Nancy Araway will develop strawman recommended language for the south side for further review.

NORTH SIDE OF ROUTE 40 DISCUSSION

The Committee discussed two options, 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 and request legal input on the asphalt plant concessions. 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 services businesses, limited size retail, or adult/child day care facilities.

Nancy Araway will develop strawman recommended language for the north side options for further review.

**PUBLIC INPUT SESSION**

Kim Bennet, 25 Lovett Lane: Suggested the Committee have clarity on whether housing desired is senior housing, multi-family housing or both.

Tammy Arena, 3 Burton Lane: Asked if either of the options for the north side would affect existing businesses if they want to renovate or add on to their facilities. Suggested we consider addressing this scenario in the overlay language or new zoning language exceptions as appropriate.

**MEETING ADJOURNMENT:** Emily Antul motioned to adjourn at 9:30pm. Nance Gillies seconded. All in favor.

**NEXT MEETING:** January 29, 2019 at 7:00pm.

<b>Route 40 Study Committee Action Items</b>			
<b>Date</b>	<b>Assigned</b>	<b>Action</b>	<b>Status</b>
1/22/2019	E. Antul	Request inputs from Attorney Haverty on whether zoning the North Side all IA affects Westford Asphalt plant concessions made in consideration of residential areas.	
1/22/2019	N. Araway	Draft strawman zoning language options for further discussion	