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 7:01 pm.

MINUTES: Mike Walsh motioned to approve the January 29, 2019 minutes. Nancy Araway seconded. All others present were in favor. Emily Antul arrived late to the meeting and did not participate in the vote to approve the minutes.

AGE IN PLACE VILLAGE / CONTINUING CARE COMMUNITY OVERLAY:
The Committee reviewed the next revision of the draft language for a Continuing Care Community Overlay District on the north side of Route 40. Evan Belansky attended the meeting to facilitate review and understanding of his comments to the draft.

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 review for guidance on federal Fair Housing Act and use of age restricted language.
- Open space considerations.
- Review of 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 end result will be integrated.
  - Whether a developer would build multi-story mixed-use buildings because the zoning allows them.
  - Balancing dimensional flexibilities with things like height and set-back requirements.
  - One could consider duplexes in the south side RC zone aligned with the continuing care strategy.

PUBLIC INPUT SESSION

Jeff Gilles, 248 Groton Road: Suggested one consideration might be to stop the overlay at Doris Drive

Kim Bennett, 25 Lovett Lane: Consider involving subject matter experts in senior housing.

Tammy Arena, 3 Burton Lane: The underlying zoning plus the overlay incorporates some of the CIEOD bonuses but not all of them. Usage is not the main concern. The fundamental issue is about density and set-backs. Residents do not want anything as big on the south side as we are considering on the north side.
Wenlan Lu, NorthStar Realty: Asked why the Committee is not recommending an overlay on the south side. The Committee reviewed the previous rationale discussed in meetings up to and including the January 22nd vote to leave the south side as RC to ensure a transition buffer between the abutting RB lots and the higher density utilization on the north side. Ms. Lu stated that if the south side is left as RC, she will plan duplexes with building placements all the way back to the National Grid easement. She has calculated that 19 duplexes could be built on the south side. If senior housing is allowed on the south side, she would consider a 2-3 story development with a buffer zone before the easement.

MEETING ADJOURNMENT: The meeting was adjourned at 9:42pm.

NEXT MEETING: March 5, 2019 at 7:00pm.

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<th>Date</th>
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<tr>
<td>1/22/2019</td>
<td>E. Antul</td>
<td>Request inputs from Attorney Haverty on whether zoning the North Side all IA affects Westford Asphalt plant concessions made in consideration of residential areas.</td>
<td>Closed 2/5/2019. Westford Asphalt plant settlement did not include anything for Chelmsford. The concessions made were for Westford residents.</td>
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