

**TOWN OF CHELMSFORD  
VINAL SQUARE STRATEGIC ACTION PLAN  
COMMITTEE**

**Approved April 14, 2002**

**MEETING MINUTES**

**February 10, 2022**

**7:00 P.M. CALL TO ORDER VIA ZOOM**

**Members Present:** Joe Tierney, Bill Gilet, Brian Creamer, Janet Murphy  
Mike Walsh

**Others Present:** Evan Belansky; Community Development Director  
Gary Persichetti, Director of Public Works  
Christina Papadopoulos, Town Engineer  
Lauralynne Morey, representing North Congregational Church  
Virginia Timmins, Chair of Select Board

Mr. Tierney called the meeting to order at 7:00 PM.

**NMCOG Concept Plan for Vinal Square**

Christina Papadopoulos, Town Engineer, stated that she will be working with Howard Stein Hudson on plan implementation. The plan has been shown to District 4 of Mass. Department of Transportation (DOT). She said the project is a good candidate for the state's Transportation Improvement Program. DOT may be able to contribute significant funding as Tyngsboro Road is a state road. Ms. Papadopoulos has asked HSH for an estimate. The hope is to have an approved plan by June 2022. Public input is needed. There will be one or two input sessions. She stated that on street parking concerns remain and an access plan for Wotton Street should be included in any proposal. A comprehensive and complete plan and design is necessary for submittal to DOT, especially since changes after the plan's submittal will be very difficult to achieve. Mr. Persichetti emphasized that the property owners on Wotton Street will need to be contacted. Mr. Gilet said he will continue trying to reach the owners, even though he has had little if any success in getting a response from them in the past. The committee had hoped to hear from Mr. Garavanian regarding a concept plan for a housing project behind the municipal parking lot on land owned by him, but has not received anything to date.

Mr. Belansky reminded that the Town has a commitment from the State Legislature for a sidewalk to be built from the Square to Wellman Avenue, and we cannot lose the momentum for this project. We have to be certain it doesn't go forgotten in the midst of the NMCOG traffic

improvement work. It must be part of the project, and not deferred to another time, since DOT did not plan to include this sidewalk, but received a directive from the State to build it.

It was noted that the HSH plan includes trees and utilities are underground. Mr. Persichetti said signs cannot be placed on a state road without permission from the state.

Ms. Papadopoulos said she is ready to meet with HSH to move the project forward, with a projected date of June 2022 for submittal.

#### North Congregational Church Owned Parcel of Land

Mr. Gilet reported on information received that the Church is again trying to sell a parcel of land in North Chelmsford that it owns measuring 200,000 sq. ft. to a potential warehouse developer. This is a land locked parcel with no access to a road and which borders on Town Conservation land. Mr. Belansky stated that building on this land is almost impossible. Ms. Morey, speaking on behalf of the Church, reported that they are continuing discussions as to what options are feasible for the parcel.

#### Other

Mr. Tierney reported that he attended the most recent Community Preservation Committee meeting. North Town Hall needs \$75,000, the MacKay Library needs \$150,000. Mr. Creamer reported that the CPC approved funding for Varney Playground in the amount of \$200,000 for soil, grading and site work including fencing.

#### Traffic Issues

Ms. Timmins told the committee that the Select Board is considering issuing a truck exclusion on Swain Road to eliminate cut through traffic to Groton Road. Truck traffic would remain on Dunstable Road and into Vinal Square.

#### Business Relations

The State has instituted another round of grant applications, due June 3, for approximately \$100,000 in total. Mr. Belansky is looking for expressions of interest, and noted that the state will be provided technical support to assist in the application process.

#### Meeting Minutes Approval

Mr. Creamer moved to approve the draft minutes for January 6, 2022, seconded by Mr. Walsh. Unanimous.

The next meeting will be Thursday, March 10, via Zoom.

There being no further business, Mr. Gilet made a motion to adjourn. Mr. Walsh seconded. Unanimous. Meeting adjourned 8:20 p.m.

Respectfully submitted,

Janet Murphy

