

Town of Chelmsford
Center Village Master Plan Implementation Committee
50 Billerica Rd., Chelmsford, MA 01824

MINUTES
March 10, 2022

Attending: Jack Handley, Michael Rigney (chair), Nancy Araway

Not Present: Janet Askenburg (vice-chair), Brian Milisci

Others Present: Evan Belansky (Community Development Director), Lisa Marrone (Director of Business Development),

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 the chair.

This meeting was called to order at 6:19PM by the chair.

1. Election of officers

Postponed due to small quorum.

2. Existing projects update

a. Art on the Brook

not addressed.

b. Town purchase of parking lot in Center

The Historic District Commission considered a preservation document presented by Attorney Faust and Robbins. The HDC will revise the document this weekend and then submit it to Americal for final review. N. Araway did not think the document needs Planning Board approval. The plan is ultimately for the HDC and Historical Commission to approve.

Americal's proposal is only for Fiske House, using an MHC template. The proposal brought forward to the HDC looks more like 160 Mill Rd document, and is more detailed. Any agreement from HDC/HC must be reviewed by TC.

E. Belansky advised there will be an article at April 25 TM to acquire the parking lot. Town counsel has determined that Town Meeting is required to vote to authorize Select Board to accept restriction on behalf of the Town, which would be true of any restriction. Town Meeting can authorize, but the Select Board approves. Presumably the Historical Commission would agree to any document approved by the Historic District Commission. So ultimately the sale

would require two warrant articles, and Americal will not sell without both being approved. The PB also requires both agreements in order to do the subdivision of the property.

Placement of building in Historic district ensures that everything visible from a public way must be reviewed by HDC. Concern is that buildings have been allowed to decay, despite location. Demolition by neglect is a concern.

c. 9 Acton Rd

E. Belansky advised the committee that an 18 unit plan was submitted by the applicant to the Planning Board which also reviewed the parking. He thought the majority of the Planning Board seemed inclined to approve but the hearing was left open to allow time for final engineering and technical review. Timeline is probably 1 month. N. Araway agreed, saying she thought there was widespread conceptual approval but needs final engineering.

d. VCOD language

Discussed as part of the Statement of Interest.

e. Other

Objectives for Statement of interest - Overlay, cleanup, market analysis, lighting were mentioned.

N. Araway thought the CVMPC should do a full review of zoning language but also need to think about what the final form should be. That means updating the CVMPC. She thought the current document doesn't fully address potential interest. It does prioritize connectivity and and brookwalk. She thought the usage should be reviewed and updated and market analysis should be a priority.

J. Handley suggested the brookwalk is only what we make it into. He thought it would be important for that final form to be a consensus one.

M. Rigney thought that cleanup of the brook area should be the first priority but market analysis and grounding in usage is helpful also. He thought it was important to consider what would be likely to be funded.

E. Belansky said the master plan contains a housing study as well as a review of commercial demand. Based on that, the VCOD overlay was created, but perhaps that vision and document had run it's course. He thought it could be a compelling story for the state to say that it's time to revisit market demand to update the overlay.

L. Marrone - Crystal cave ribbon cutting went well. No empty store front space right now. Fletcher St is perking up too.

3. Public input

No one came forward

4. New Business

N. Araway - Farmers market proposal is moving ahead. The Board of Health is aware. The intent is to hold it on the Town Common on Saturday afternoons from Memorial Day through Columbus Day. The CCA may have a presence. Looking for funding for a part-time manager.

5. Minutes

Not addressed.

6. Next Meeting Date

The next meeting will be on April 14 at 6pm.

7. Adjournment

J. Handley made a motion to adjourn at 7:42 pm, seconded by N. Araway, motion carries 3-0.