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

Pam Armstrong called the meeting to Order at 6:10pm.

MINUTES: Emily Antul motioned to approve the March 5, 2019 minutes. Nance Gillies seconded. All in favor.

Evan Belansky, Community Development Director, attended the meeting in the public section and provided subject matter expertise.

OPENING DISCUSSION:

Pam Armstrong asked the public in attendance to identify any issues they had with the North Side overlay approach.

- Nancy Loiselle, 7 Doris Drive business address: Nancy and her husband feel that the underlying IA zoning on the north side is acceptable. If condos or apartment buildings are built, they would want to have fences installed to prevent children or other individuals from unintentionally coming into the business lot.

- Andrea Gauntlet, 264 Groton Road: Lives on the South Side. Stated that her home is valued at $280K and, if the south side is rezoned, she knows she will be offered more money for her home.
  - Evan Belansky offered that he had advised residents who came to him requesting rezoning of the south side to wait for the Committee recommendations to go to the Planning Board and to then take their request through the Planning Board process.
  - Pam Armstrong suggested that residents ensure they have the correct information about market value of their homes under the existing zoning. A rough estimate example offered is that if someone sold their home on an RC lot in this area for $250-350K with connection to town sewer lines the market value of a new home built on the lot would likely be $350-400K.
  - Pam Armstrong asked how Ms. Gauntlet would like the south side rezoned. Ms. Gauntlet replied that she would like it rezoned to increase her property value for selling her home. Pam Armstrong and Committee members clarified that the Committee’s role is not to establish a recommendation that will give residents who want to leave the most money for their homes, but to establish recommendations with the residents and businesses in the area who will be there at the outcome in mind and with consideration to town-wide stakeholder inputs.
  - Evan Belansky offered that, if changes were to be made to the South side in the future, they would need to be customized for South Side considerations (duplex vs. multi-family such as a “mini Scotty Hollow”, abutting neighborhoods, available land area, electrical company easements, etc.).
  - Committee members reminded the attendees that the major reasons for not changing the South Side zoning included ensuring adequate buffering to other neighborhoods and ensuring that we are not enabling creep into other neighborhoods in North Chelmsford over the years that would fundamentally change the character of that section of town in a manner counter to why people have chosen to live there.
COMMITTEE DISCUSSION:
The Committee stepped through the current draft of the recommended Overlay. Some major comments not inclusive of the total line-by-line review included:

- Whether the article should be split into multiple articles. One example addressed was to keep the Zoning Area identification separate from the Overly District parameters description. Zoning areas include all the North Side lots.
- Strengthen clarity that when using the Continuing Care Community Overlay District (CCCOD) overlay, no other overlays can be applied.
- Reconciling “Independent Senior Living” (not defined) with “Facilitated and Independent Senior Living” as defined in the by-laws and adjusting specific line items accordingly.
- Moving personal care services to the Special Permit section and removing special permitting of retails stores and services not in support of the Senior population.
- Validating the recommended minimum percentage of area to remain as landscaped green area.
- Removing the minimum height requirement for new construction
- Addressing the setback requirements for buildings 3 stories and 5 stories in height.

PUBLIC INPUT SESSION

Doug Gordon, 2798 Rumney Route 25, Rumney NH (wife owns four acres on the south side that are land locked without access roads): Asked what happens to “the gas station” on the south side if the south side is “taken out” of the rezoning. The Committee explained that the south is not being “taken out” of anything, to the Committee’s knowledge there was never a gas station under consideration and the south side recommendations were formulated after a review of several options in prior months.

Tammy Arena, 3 Burton Lane: Asked Emily Antul to provide clarification on the recent report made to the Board of Selectmen by the Massachusetts Department of Transportation regarding traffic volumes and routing in North Chelmsford including Ledge Road and Swain Road. More information can be found in the video and meeting minutes for the BOS Meeting on March 11, 2019.

Wenlan Lu, NorthStar Realty: Requested that the committee remove the language about “retail focused on the Senior Population” and leave it as stated with size restrictions and other parameters. The rationale is that defining what retail for the senior population means is not clear. The Committee agreed with Ms. Lu’s request.

MEETING ADJOURNMENT: The meeting was adjourned at 8:38pm.

NEXT MEETING: Initially planned April 3, 2019 at 7:00pm during this meeting. Subsequently rescheduled to April 11, 2019. Focus is to review next revision of Overlay language and outline for Final Report.