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CHELMSFORD FINANCE COMMITTEE
MINUTES

April 8, 2021

TOWN OF
CHELMSFORD
PATRICIA E.
DZURIS
TOWN CLERK



MEETING: A virtual meeting was held on Thursday, April 8, 2021 at 6:30 PM using Zoom Video Communications software.

PRESENT: J. Clancy, D. Goselin, E. Chambers, K. Duffett, A. Langford, and A. Tanini

ABSENT: V. Parks

ALSO PRESENT: P. Cohen, J. Sousa, P. Pedulla, and J. Johnson-Collins

HANDOUTS: None

The meeting was called to order at 6:30 PM.

J. Clancy read the following statement regarding the virtual meeting:

“Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor’s March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Town of Chelmsford Finance Committee will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Town’s website, at www.chelmsfordma.gov For this meeting, members of the public who wish to watch the meeting may do so by accessing the Chelmsford Telemedia website www.chelmsfordtv.org.

No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Town’s website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.”

Approval of Minutes:

March 25, 2021:

K. Duffett made a motion to accept the minutes of March 25, 2021 as written. E. Chambers seconded the motion. K. Duffett, J. Clancy, E. Chambers, D. Goselin, and A. Langford voted in

favor of the motion. V. Parks was absent, and A. Tanini was not yet at the meeting. The motion passed. The minutes were approved as written.

Public Comment:

None

Review, Discussion, and Vote on Recommendations on FY2022 Budget and Spring Town Meeting Warrant Articles:

The Finance Committee discussed and made recommendations on the Spring Town Meeting Warrant articles as follows:

Article 2 - Amend Fiscal Year 2021 Operating Budget:

J. Clancy asked if there would be any action requested on this article. P. Cohen replied that at this time there was no action but noted that as it became closer to Town Meeting this was likely to change. J. Clancy reported that the Finance Committee would take no action on this article subject to another meeting prior to Town Meeting.

Article 3 - Funding for Collective Bargaining Agreements:

P. Cohen stated that there would be no action on Article 3.

Article 4 - Nashoba Valley Technical School District FY22 Assessment:

K. Duffett made a motion that the Finance Committee recommend Article 4 to see if the Town will vote to raise and appropriate, or transfer from available funds a sum of money to fund the Town's Fiscal Year 2022 assessment to the Nashoba Valley Technical School District; or act in relation thereto; the sum being \$3,721,402. E. Chambers seconded the motion. E. Chambers commented that the Nashoba presentation was a relatively straight-forward budget presentation without a lot of abnormal items to discuss. J. Clancy asked for clarification as to if he was correct in that there was an increase in Chelmsford's enrollment but a decrease in enrollment overall. K. Duffett replied that this was correct resulting in Chelmsford's percentage share going up. D. Goselin commented that while Chelmsford's percentage went up Townsend had lower enrollment which Nashoba indicated was an anomaly and would change. He added that the teachers not only did not seek a raise but froze their salaries due to the circumstances which he thought was quite commendable. E. Chambers agreed saying that this was worth pointing out. J. Clancy called the vote. D. Goselin, A. Langford, E. Chambers, K. Duffett, and J. Clancy voted in favor of the motion. A. Tanini and V. Parks were absent for the vote. The motion passed. The Finance Committee will recommend approval of Article 4 by a unanimous vote with two absences.

Article 5 - Fiscal Year 2022 Chelmsford Public Schools Operating Budget:

K. Duffett made a motion that the Finance Committee recommend Article 5 to see if the Town will vote to raise and appropriate, or transfer from available funds a sum of money as may be

required to defray charges for the operations of the Chelmsford Public Schools for the fiscal period July 1, 2021 through June 30, 2022; or act in relation thereto; the sum being \$65 million. E. Chambers seconded the motion. J. Clancy stated that this was an adjusted number over the original number that was going to be in the budget. He added that it was nice to see all the state numbers coming in as they were with no big shortfalls. K. Duffett commented that she had read an article in *The Lowell Sun* about extra money being appropriated to the education fund to help those communities that were adversely affected by the pandemic. She said it was an interesting article and she did not know how it would “shake out”.

J. Clancy stated that the school budget was a pretty straight-forward budget, with no surprises and the only adjustment had been the initial adjustment on the total amount. E. Chambers said that it would be nice to get kids back in school. J. Clancy called the vote. D. Goselin, A. Langford, E. Chambers, K. Duffett, and J. Clancy voted in favor of the motion. A. Tanini and V. Parks were absent for the vote. The motion passed. The Finance Committee will recommend approval of Article 5 by a unanimous vote with two absences.

Article 6 - Fiscal Year 2022 General Government Operating Budget:

K. Duffett made a motion that the Finance Committee recommend Article 6 to see if the Town will vote to raise and appropriate, or transfer from available funds such sums of money as may be required to defray charges of the Town’s General Government operations for the fiscal period July 1, 2021 through June 30, 2022; or act in relation thereto; the amount being \$144,497,677. E. Chambers seconded the motion. P. Cohen stated that this amount would include all of the 20 line items which are voted at Town Meeting. K. Duffett withdrew her motion and made a new amended motion. K. Duffett made a motion that the Finance Committee recommend Article 6 to see if the Town will vote to raise and appropriate, or transfer from available funds such sums of money as may be required to defray charges of the Town’s General Government operations including the 20 line items as presented to the Finance Committee for the fiscal period July 1, 2021 through June 30, 2022; or act in relation thereto; the total amount for the 20 line items being \$144,497,677. E. Chambers seconded the motion. P. Cohen stated that the aggregate total includes the school budget and Nashoba assessment voted previously. He said that the amount for Article 6 was just over \$71 million. P. Cohen stated that the funding sources for this article were to raise and appropriate \$68,063,050, transfer \$6,000 from the wetlands protection act revolving fund, transfer \$2,326,128 from the sewer capital improvement fund, transfer \$668,671 from sewer user revenue, transfer \$290,595 from stormwater management user revenue, transfer \$74,651 from cable television license revenue, transfer \$46,476 from excluded debt bond premium reserve, and transfer \$174,700 from the childcare revolving fund to the 20 line items. J. Clancy asked if these numbers were included in any presentation. P. Cohen replied that they weren’t, but that J. Sousa could provide the number to the Finance Committee. J. Clancy stated that the Finance Committee members had met with all departments and they have made their budget presentations before the committee. He added that there had been a thorough discussion and he was fine with voting on this article. E. Chambers agreed. J. Clancy called the vote. D.

Goselin, A. Langford, E. Chambers, K. Duffett, and J. Clancy voted in favor of the motion. A. Tanini and V. Parks were absent for the vote. The motion passed. The Finance Committee will recommend approval of Article 6 by a unanimous vote with two absences.

Article 7 - Finance Committee Reserve Fund:

K. Duffett made a motion that the Finance Committee recommend Article 7 to see if the Town will vote to raise and appropriate, or transfer from available funds such sums of money to be used as a Reserve Fund at the discretion of the Finance Committee for Fiscal Year 2022, as provided in General Laws Chapter 40, Section 6; or act in relation thereto; the sum being \$400,000. E. Chambers seconded the motion. J. Clancy stated that this was the typical amount the reserve fund has been each year. He added that because the budget goes up the percentage of the budget becomes smaller. He stated that it has been used in past years and has been a good emergency source of funds and added that amounts not used are returned as free cash at the end of the fiscal year. E. Chambers said that the amount has not been an issue since he has been on the Finance Committee, but he wondered if the amount has been adjusted in the past. J. Clancy replied that it has been the same amount for the seven years that he has been on the Finance Committee. J. Sousa said that the amount has been \$400,000 for about 10 years. He said that before that the amount had been \$150,000 which they found to be inadequate. J. Clancy added that in the 7 years he has been on the committee the \$400,000 has not been exhausted. He said that usually issues can be addressed via upcoming Town Meeting or as part of a Special Town Meeting. He said that it was really for emergency and unexpected circumstances which may happen throughout the year. J. Clancy called the vote. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 7 by a unanimous vote with one absence.

Article 8 - Fiscal Year 2022 Capital Budget:

K. Duffett made a motion that the Finance Committee recommend Article 8 to see if the Town will vote to: a.) appropriate a certain sum of money for the following capital projects:

FY2022 PROPOSED CAPITAL BUDGET			
Function	Department /Location	Project	Expenditure
Administration/ Community Services	<u>Information Technology</u>	Security System	\$50,000
	<i>Municipal Administration Subtotal</i>		\$50,000
	<u>Senior Center</u>	Parking Lot Repaving	\$316,031
	<u>Adams Library</u>	Computer Replacement	\$37,920
		Carpet Replacement	\$25,000
		Generator	\$145,000
	<i>Community Services Subtotal</i>		\$523,951
Public Safety	<u>Police</u>	Electronic Traffic Signs	\$32,000
	<u>Fire</u>	Service 2 Plow Truck Replacement	\$76,078
		Staff Vehicle Replacement	\$61,000
		Mechanic's Hydraulic Lift	\$150,157
	<i>Public Safety Subtotal</i>		\$319,235
Public Works	<u>Highway</u>	Sidewalk Construction	\$350,000
		Roadway Improvements	\$400,000
		Sidewalk Snow Removal Equipment	\$170,000
	<u>Parks</u>	Truck Replacement	\$75,000
	<i>Public Works Subtotal</i>		\$995,000
Public Facilities	<u>Municipal Facilities</u>	Shop/Treatment Plant Upgrade	\$110,000
		Replace Vehicles with Hybrids (3)	\$165,000
		OSHA Roof Safety Ladders & Grates	\$45,000
		Center for the Arts Building Insulation	\$49,730
	<i>Municipal Facilities Subtotal</i>		\$369,730
	<u>Byam, Harrington, Westlands</u>	Door Hardware Upgrade	\$547,156
	<u>Harrington</u>	Flooring Replacement	\$29,184
	<u>Center</u>	Restroom Partitions	\$30,360
	<u>Westlands</u>	Kitchen Renovation	\$227,700
	<u>South Row</u>	Kitchen Ventilation	\$75,900
	<u>Parker Middle School</u>	Lift/ Elevator	\$127,000
	<i>School Facilities Subtotal</i>		\$1,037,300
	Public Education	<u>School Technology</u>	
<u>Byam, Center, Harrington & South Row</u>		Security & Surveillance Upgrades	\$598,758
<i>School Technology Subtotal</i>		\$598,758	
CAPITAL PROJECTS TOTAL			\$3,893,974

; and b.) raise and appropriate, transfer and appropriate from available funds, transfer and appropriate from the General Stabilization Fund, and/or borrow a certain sum of money (or any combination thereof) to fund said projects, and to further authorize the Town Manager to enter into lease and/or purchase agreements, on such terms and conditions as the Town Manager deems appropriate in the best interests of the Town, in excess of three years; or act in relation

thereto. E. Chambers seconded the motion. J. Clancy thanked A. Langford for serving as the Finance Committee liaison to the Capital Planning Committee and thanked J. Sousa for chairing that committee. He said that that it was a well thought out and thorough plan which addresses projects that can be addressed so that surprises were not seen in the future. He added that he was fine with all of the items on the list. K. Duffett stated that she was particularly pleased about the generator at the library. She said that this was a good forward-thinking plan to help citizens in case of some sort of catastrophe. D. Goselin added that he was pleased with the parking lot project at the Senior Center which was a major effort which he appreciates. E. Chambers said that he was fine with this list of projects. He asked if there was a multi-year list of upcoming capital projects. He said that next year he expected that there would be at least one big ticket item on the list such as a fire engine. He asked if J. Sousa could send out a multi-year list of upcoming projects. J. Sousa replied that he could send out this list to the Finance Committee. He added that in the second part of the budget book published for Town Meeting the FY2022 planned capital budget along with the following four years would be provided. He noted that FY2023 was going to look like a steep amount at over \$6 million. He said that it was a little skewed because each year department heads had to rebalance things. He gave the example of the resurfacing of the tennis court for \$1.2 million which may need to be rebalanced. He reported that after FY2023 it goes down to about \$4 to \$4.5 million. He said that he would send the 5-year plan out to the Finance Committee. J. Clancy called the vote. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 8 by a unanimous vote with one absence.

Article 9 - Chelmsford Public Schools HVAC Repairs and Upgrades:

P. Cohen stated that there was no action for Article 9. He said that they were hoping to fund the upgrades and repairs from the American Rescue Plan Act. He said that these monies would become available next month. J. Clancy asked if the first half of the funds or a portion of them would be sufficient to cover these costs. P. Cohen replied in the affirmative. He said that things were well under control with all systems balanced and meeting standards which was good with the elementary students coming back full-time this week. He added that the same would be true at the middle and high schools when the students come back later this month. D. Goselin asked if they would need to go back to Town Meeting in order to spend these funds. P. Cohen replied that this didn't appear to be the case. He noted that the guidelines for these funds would be released on May 10th. He said that he thought they would be treated as a grant similar to what had happened thirteen years ago with stimulus funding. E. Chambers asked if the funds were treated as a grant if they would then be directed by the Select Board. P. Cohen replied that this was correct, adding that with the amount of money involved it would be a community-wide effort involving the School Committee, Finance Committee, Select Board and others. D. Goselin asked if the wording for this article could say that the funding would come from this source and then be approved. P. Cohen replied that the full nature of the funding source was not known, and it was unclear how the funds would be treated by the state Department of Revenue. He added

that he would be hesitant to take action at this time. J. Clancy said that the Finance Committee would take no action on this article noting that the committee may need to have a meeting in June.

Article 10 - PFAS in Groundwater Monitoring Wells at 54 Richardson Road:

K. Duffett asked if the correct amount for Article 10 was \$112,000. P. Cohen replied that it would have been, but the problem keeps changing so he was going to ask for \$175,000 with the funding source being the FY2021 Finance Committee Reserve Fund. He reported that monitoring wells have been installed and when that work was being done hazardous materials were found on site which had to be removed and disposed of. He added that the Select Board has also asked that scanning of areas such as where the new temporary fire station was going and part of the property where an oil barrel had been found be done. He stated that this was a fluid situation, but he thought the \$175,000 amount was a sound number. J. Clancy asked if the scans for the temporary fire station location had started yet. P. Cohen replied that this was done a few days ago with preliminary results looking promising. He added that they would be going out next Monday to do some excavations. He said that the scanning identifies areas to investigate, but excavation was required to find out what was there.

K. Duffett made a motion that the Finance Committee recommend Article 10 to see if the Town will vote to transfer from the FY2021 Finance Committee Reserve Fund \$175,000 for the investigation, reporting, remediation, and other related costs pertaining to the presence of elevated levels of per- and polyfluoroalkyl substances (PFAS) that have been detected in groundwater monitoring wells located at the Town-owned property at 54 Richardson Road; or act in relation thereto. E. Chambers seconded the motion. J. Clancy called the vote. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 10 by a unanimous vote with one absence.

Article 11 - Fiscal Year 2021 Sewer Enterprise Fund Operating Budget:

K. Duffett made a motion that the Finance Committee recommend Article 11 to see if the Town will vote to raise and appropriate, transfer from available funds, and/or borrow a certain sum of money for the Fiscal Year 2022 budget to operate the Sewer Enterprise; or act in relation thereto; the amount being \$4,384,397. E. Chambers seconded the motion. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 11 by a unanimous vote with one absence.

Article 12 - Sewer Vacuum Truck:

K. Duffett made a motion that the Finance Committee recommend Article 12 to see if the Town will vote to raise and appropriate, transfer from available funds, and/or borrow a sum of money for the purchase of a vacuum truck for the DPW Sewer Division; or act in relation thereto; the amount being \$485,000. E. Chambers seconded the motion. He commented that S. Jahnle had done a good job at explaining the benefits of this article and a couple of the other articles coming

up. He said that it was a large amount, but the benefits were supportable, and he was in support of the article. J. Clancy called the vote. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 12 by a unanimous vote with one absence.

Article 13 - Sewer Utility Truck:

K. Duffett made a motion that the Finance Committee recommend Article 13 to see if the Town will vote to raise and appropriate, transfer from available funds, and/or borrow a sum of money for the purchase of a utility truck for the DPW Sewer Division; or act in relation thereto; the sum being \$60,000. E. Chambers seconded the motion. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 13 by a unanimous vote with one absence.

Article 14 - Fiscal Year 2022 Stormwater Management Enterprise Fund Operating Budget:

K. Duffett made a motion that the Finance Committee recommend Article 14 to see if the Town will vote to raise and appropriate, transfer from available funds, and/or borrow a certain sum of money for the Fiscal Year 2022 budget to operate the Stormwater Management Enterprise; or act in relation thereto; the sum being \$1,505,815. E. Chambers seconded the motion. J. Clancy commented that this would bring the Stormwater Enterprise up to “full swing”. He added that they had also been able to find some efficiencies in their budget. He called the vote. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 14 by a unanimous vote with one absence.

Article 15 - Dunshire Drive Culverts:

K. Duffett made a motion that the Finance Committee recommend Article 15 to see if the Town will vote to raise and appropriate, transfer from available funds, and/or borrow a certain sum of money for the replacement of the stormwater culverts on Dunshire Drive and related drainage and flood prevention improvements to Deep Brook; or act in relation thereto; the amount being \$500,000. E. Chambers seconded the motion. J. Clancy stated that it was clear that this work was needed. P. Cohen responded that they just opened the grant round under the mitigation program with a June 4th deadline so Chelmsford would submit a grant application for this project and may receive funding to cover some of this project under the municipal vulnerability grant program. J. Clancy called the vote. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 15 by a unanimous vote with one absence.

Article 16 - Stormwater Vacuum Truck:

K. Duffett made a motion that the Finance Committee recommend Article 16 to see if the Town will vote raise and appropriate, transfer from available funds, and/or borrow a sum of money for the purchase of a vacuum truck for the DPW Stormwater Division; or act in relation thereto; the sum being \$435,000. E. Chambers seconded the motion. J. Clancy stated that as G. Persichetti and S. Jahnle said you wouldn't want to use the same vacuum truck for sewer and stormwater and this truck was a very different truck from the sewer vacuum truck. D. Goselin asked if a service contract was included for both trucks. He guessed that to maintain these trucks might require outside help. P. Cohen replied that yes, the truck originally come with a warranty and then specialized service would be required. He explained that service on the truck would fall within the operational budget of the Stormwater Enterprise Fund and is not included in the article appropriation. J. Clancy added that the same was true for the sewer vacuum truck with each truck being maintained by the separate enterprise fund. J. Clancy called the vote. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 16 by a unanimous vote with one absence.

Article 17 - Fiscal Year 2022 Forum Ice Rink Enterprise Fund Operating Budget:

K. Duffett made a motion that the Finance Committee recommend Article 17 to see if the Town will vote to raise and appropriate, transfer from available funds, and/or borrow a certain sum of money for the Fiscal Year 2022 budget to operate the Forum Ice Rink Enterprise; or act in relation thereto; the amount being \$60,000. E. Chambers seconded the motion. J. Clancy asked if the management company foresaw any issues with shortfalls this year. P. Cohen replied that this was why the amount had been reduced to \$60,000 as normally it would have been \$90,000. He added that the state was advising municipalities to be conservative with their budgets. J. Clancy called the vote. D. Goselin, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks and A. Langford were absent for this vote. The motion passed. The Finance Committee will recommend approval of Article 17 by a unanimous vote with two absences.

Article 18 - Fiscal Year 2022 PEG Access and Cable Related Enterprise Fund Operating Budget:

K. Duffett asked if the amount for Article 18 was \$402,885. P. Cohen replied that the amount was \$604,012 with a part two requesting an additional \$60,000 transfer from the PEG Access Enterprise Fund free cash for the purchase and installation of two robotic cameras at McCarthy Middle School auditorium. He said that P. Pedulla was present at the meeting to explain. K. Duffett made a motion that the Finance Committee recommend Article 18 to see if the Town will vote to raise and appropriate, transfer from available funds, and/or borrow a certain sum of money for the Fiscal Year 2022 budget to operate the Cable Television Public, Educational, and Governmental (PEG) Access Enterprise; or act in relation thereto; including \$604,012 for the operating budget and an additional \$60,000 from the PEG Enterprise Fund free cash to purchase two robotic cameras for McCarthy's auditorium.

P. Pedulla said that the actual amount for the cameras was \$65,000 but he could make up the difference. He stated that the McCarthy auditorium was being redone and they had been involved with the AV portion of the project. He said that the schools did have some money for the cameras, but when they became involved they determined that they wanted to get better cameras. He said that they thought it was important for the schools, the town, and TeleMedia to have cameras that will really do the job and match the other equipment used in town. He added that they could bring their truck in for events at McCarthy and equipment would all match and they could do a good job. He explained that they would do this portion of the project out of the PEG Access budget. He said that the plan was to purchase two high quality cameras with robotic control which would match their current system. He explained, for example, that they could control a presentation at the McCarthy auditorium from the Parker Middle School. He said that this would allow them to mix and match equipment. He added that they also wanted to up the quality of the image and the robotic controls and these things were somewhat expensive. He added that they had an estimate for \$65,000 but reiterated that they could make it work with the \$60,000 amount. J. Clancy said that he was fine with amending the amount to \$65,000. J. Clancy asked what the current balance in free cash was. P. Pedulla replied that the balance was \$282,000 heading toward the end of the fiscal year. He noted that he expected to be able to put some funds in again at the end of the year. K. Duffett said that she was happy to amend the motion for \$65,000 as she would rather they had a little bit more that they may not use than not to have enough to get what they need. K. Duffett made a friendly amendment changing the \$60,000 amount previously mentioned to \$65,000. E. Chambers seconded the motion. J. Clancy called the vote. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 18 by a unanimous vote with one absence.

Article 19 - Fiscal Year 2022 Golf Course Enterprise Fund Operating Budget:

K. Duffett made a motion that the Finance Committee recommend Article 19 to see if the Town will vote to raise and appropriate, transfer from available funds, and/or borrow a certain sum of money for the Fiscal Year 2022 budget to operate the Golf Course Enterprise; or act in relation thereto; the sum being \$30,000. D. Goselin seconded the motion. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 19 by a unanimous vote with one absence.

Article 20 - Onsite Sewage Facility Revolving Fund:

K. Duffett made a motion that the Finance Committee recommend Article 20 to see if the Town will vote to: a) amend Chapter 35, Section 6. Departmental Revolving Funds of the Code of the Town of Chelmsford by adding thereto a new Onsite Sewage Facility Revolving Fund with an authorization for the Health Director to spend from the fund those receipts from the permitting, inspection, and monitoring of onsite sewage facilities to pay for personnel services and expenses related to plan review, field inspections, and monitoring of onsite sewage facilities for Fiscal

Years 2022 and subsequent fiscal years; and b) authorize the total amount of expenditures in Fiscal Year 2022 from said revolving account to be \$75,000; or act in relation thereto. E. Chambers seconded the motion. J. Clancy stated that when S. Rosa was in she had indicated that the \$75,000 amount was a target number, and an outside source would be doing the inspections. E. Chambers added that the fund was needed due to the timing difference as the Town would collect fees from the applicant which would go into the fund and the fees would be paid out to the inspection company. He said that there was no funding coming from the town for the article, but its purpose was simply to handle the timing difference. J. Clancy called the vote. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 20 by a unanimous vote with one absence.

Article 21 - Annual Authorization of Departmental Revolving Funds:

K. Duffett made a motion that the Finance Committee recommend Article 21 to see if the Town will vote to authorize the following total amount of expenditures for Departmental Revolving Funds for the Fiscal Year 2022 which have been established under the provisions of Chapter 35, Section 6 of the Code of the Town of Chelmsford:

- Dog Pound & Licensing: \$10,000;
- Senior Citizen Trip Program: \$75,000;
- Senior Citizen Respite Care Program: \$75,000;
- Police Cruiser Communications Equipment: \$20,000;
- Fire Life Safety Equipment: \$20,000;
- Sealer of Weights & Measures Inspections: \$40,000;
- Cemetery Wreath/Floral Decorations: \$10,000;

or act in relation thereto. E. Chambers seconded the motion. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 21 by a unanimous vote with one absence.

Article 22 - Cemetery Improvement and Development Fund:

K. Duffett made a motion that the Finance Committee recommend Article 22 to see if the Town will vote to transfer a certain sum of money from the Sale of Graves and Lots to the Cemetery Improvement and Development Fund; or act in relation thereto; the amount being \$50,000. E. Chambers seconded the motion. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 22 by a unanimous vote with one absence.

Article 23 - Community Action Program Fund:

K. Duffett made a motion that the Finance Committee recommend Article 23 to see if the Town will vote to raise and appropriate or transfer from available funds a sum of money to fund the Community Action program established under Article 12 of the Warrant for the April 29, 1996 Spring Annual Town Meeting to provide matching funds to community improvement projects undertaken by individuals and/or organizations within the Town of Chelmsford; or act in relation thereto; the amount being \$10,000. E. Chambers seconded the motion. J. Clancy said that this was the same amount every year and it was a good source for scouts and other organizations in town looking to do community projects. He called the vote. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 23 by a unanimous vote with one absence.

Article 24 - Affordable Housing Stabilization Fund:

K. Duffett made a motion that the Finance Committee recommend Article 24 to see if the Town will vote to transfer a sum of money that has been received by the Town under the Town's inclusionary housing zoning bylaw to the Affordable Housing Stabilization Fund; or act in relation thereto; the amount being \$11,250. E. Chambers seconded the motion. J. Clancy asked if any further funding was anticipated coming in prior to Town Meeting. P. Cohen replied that there should be nothing further coming in, adding that the current fund balance was \$618,750. He added that thus far no funds have been expended from this account. E. Chambers asked where these funds came from. P. Cohen replied that these funds were the final payment in lieu of funding for the Grist Mill I in the center. J. Clancy called the vote. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 24 by a unanimous vote with one absence.

Article 25 - Community Preservation Fund: FY22 Debt Service, Admin. Expenses & Reserves:

P. Cohen stated that the key amount for Article 25 was the budgeted \$142,000 for each of the three areas of open space, historic preservation, and community housing. He stated that the appropriations would be \$142,000 from the open space reserve, \$142,000 from the historic preservation reserve, and \$142,000 from the community housing reserve, and \$87,485 from the general reserve for the FY2022 debt service. He stated that the amount appropriated for FY2022 administrative expenses was \$50,000, and the budgeted reserve was \$250,000. K. Duffett made a motion that the Finance Committee recommend Article 25 to see if the Town will vote to:

- A. hear and act on the report of the Community Preservation Committee on the Fiscal Year 2022 Community Preservation budget;
- B. appropriate a certain sum of money from Fiscal Year 2022 Community Preservation Fund revenues and/or from Community Preservation Fund reserves for the payment of Fiscal Year 2022 debt service;

C. appropriate from Fiscal Year 2022 Community Preservation Fund revenues a sum of money to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2022; and

D. reserve for future appropriation amounts from Fiscal Year 2022 Community Preservation Fund revenues as recommended by the Community Preservation Committee:

- (1) a sum of money for the acquisition, creation and preservation of open space,
- (2) a sum of money for the acquisition and preservation of historic resources,
- (3) a sum of money for the creation, preservation and support of community housing; and
- (4) a sum of money for the Community Preservation Fund Fiscal Year 2022 Budgeted Reserve

; or act in relation thereto; the amounts as previously stated by the Town Manger. E. Chambers seconded the motion. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 25 by a unanimous vote with one absence.

Article 26 - Varney Playground and Southwell Park Playground Equipment:

K. Duffett made a motion that the Finance Committee recommend Article 26 to see if the Town will vote to appropriate and transfer a certain sum of money from the Community Preservation Fund General Reserve for the purchase and installation of new playground equipment at Varney Playground and Southwell Park; or act in relation thereto; the amount being \$340,000. P. Cohen indicated the amount for Varney Playground was \$285,000 and the amount for Southwell Park was \$55,000. E. Chambers seconded the motion. J. Clancy stated that it was great that both of these playgrounds were being taken care of. He added that there was a lot of work being done on the playgrounds by the DPW as well which was not represented here such as for grading and excavation work. He called the vote. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 26 by a unanimous vote with one absence.

Article 27 - Warren-Pohl Property Parking Lot:

K. Duffett made a motion that the Finance Committee recommend Article 27 to see if the Town will vote to appropriate and transfer a certain sum of money from the Community Preservation Fund General Reserve for the establishment of a parking area and other improvements for the public's use of the Warren-Pohl conservation land on a parcel of land located at 95 Boston Road, said parcel identified by the Chelmsford Board of Assessors as Map 94, Block 348, Lot 14; or act in relation thereto; the amount being \$30,000. E. Chambers seconded the motion. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 27 by a unanimous vote with one absence.

Article 28 - Climate Change Resolution:

K. Duffett made a motion that the Finance Committee recommend Article 28 as presented. E. Chambers seconded the motion. E. Chambers stated that he was opposed to this article for the reasons he has previously stated when this article was presented. J. Clancy asked for confirmation that E. Chamber's position was that these items were already covered by current standing boards and there was no need to form another committee. E. Chambers replied that this was correct. A. Langford stated that she agreed with E. Chambers that the article would result in an unnecessary redundancy and a level of bureaucracy that the Town didn't need. K. Duffett stated that she was in favor of this article. She said that perhaps there was an overlap, but it didn't cost the Town anything and it could keep the discussion going. She added that there seemed to be a lot of talk at the statehouse about this issue and anything that would put Chelmsford one step ahead of other towns such as for possible grants she was all for. A. Tanini stated that she was in agreement with K. Duffett. She added that if a citizen wanted to form a committee she didn't feel it was her right to tell them no. A. Langford pointed out that the citizen didn't want to form a committee, but rather he wanted the Select Board to form a committee and to charge that committee with making recommendations. She said that there could be studies which would cost the town money in the long run. A. Tanini said that this was a concern of citizens in town and they wanted a committee formed to look at this issue and there was no cost to the town, so she didn't see the harm in this. She added that if there was a study that would have a cost to the town it would go before Town Meeting to be voted. D. Goselin said that he didn't see any harm to this article either and he thought it would be good to know where the town stood regarding climate change. He added that down the road if there were possible costs they could be voted on. E. Chambers stated that Chelmsford already did this stuff. He stated that Chelmsford was a green community, used hybrid vehicles, and had energy efficient buildings. He stated that residents could form a committee, but this article was looking for the Town and Select Board to endorse that and he was opposed to that so he would be voting no. J. Clancy stated that he could see the arguments on both sides and has gone back and forth on this article. He said that he understood the concerns of possible costs in the future but noted that the presenter had mentioned that there were grants available for studies although the availability of these grants was not concrete. He added that other committees formed in the past did not initially have any funding, but then they have come before Town Meeting with presentations seeking funding for projects. He said that the climate resolutions were already being set at the state level, so it was appropriate for the town to monitor progress on the timeline and to the extent that it was redundant, it was redundant on a non-paid level at least in the current form. He said that if the committee is formed he hoped that enough people would come forward and this would offer another opportunity for people who may otherwise not be on other committees to be involved with the Town. He said that given that there was currently no financial impact he would most likely support this article. He called the vote. D. Goselin, K. Duffett, A. Tanini, and J. Clancy voted in favor of the motion. A. Langford, and E. Chambers voted against the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 28 by a majority vote (4 in favor, 2 opposed, 1 absent).

Article 29 - General Bylaw Amendment: Board of Selectmen to Select Board:

K. Duffett made a motion that the Finance Committee recommend Article 29 to see if the Town will vote to amend the Town's General Bylaws, Chapters 1 – 187 of the Town Code, by striking the words "Board of Selectmen" and "Selectmen" whenever they appear and inserting the words "Select Board" in place thereof; or act in relation thereto. E. Chambers seconded the motion. J. Clancy stated that this was a "clean-up" article. A. Langford asked what you would call one person on the board. J. Clancy suggested select person. J. Clancy said he didn't know if there would be any issues with pronouns or numbers when referring to one or several board members. K. Duffett pointed out that this article was about the bylaw and in the bylaw they were talking about the board in its entirety. P. Cohen added that the bylaw currently referred to either the "Board of Selectmen" or "Selectmen" and these would be replaced with "Select Board" in all instances. He noted that when referring to an individual the protocol was to say, "a member of the Select Board". P. Cohen stated that they had waited on this article in order to get the Town Charter approval done first before changing the bylaws. P. Cohen reported that he understood that there was going to be a motion to change the state constitution to change the reference of Board of Selectmen to Select Board to make the state constitution gender neutral. E. Chambers stated that he recognized that this was a clean-up article but since he had been opposed to the original change he would be voting against this article in order to be consistent. J. Clancy called the vote. D. Goselin, A. Langford, A. Tanini, and J. Clancy voted in favor of the motion. E. Chambers voted against the motion. K. Duffett abstained from voting as she had disagreed with the original article. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 29 by a majority vote (4 in favor, 1 opposed, 1 abstention, and 1 absent).

Article 30 - Zoning Bylaw Amendment: Board of Selectmen to Select Board:

K. Duffett made a motion that the Finance Committee recommend Article 30 to see if the Town will vote to amend the Town's Zoning Bylaw, Chapter 195 of the Town Code, by striking the words "Board of Selectmen" and "Selectmen" whenever they appear and inserting the words "Select Board" in place thereof; or act in relation thereto. E. Chambers seconded the motion. D. Goselin, A. Langford, A. Tanini, and J. Clancy voted in favor of the motion. E. Chambers voted against the motion. K. Duffett abstained from voting. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 30 by a majority vote (4 in favor, 1 opposed, 1 abstention, and 1 absent).

Article 31 - General Bylaw Amendment: Stormwater Management:

K. Duffett made a motion that the Finance Committee recommend Article 31 as presented. E. Chambers seconded the motion. J. Clancy stated that this was a comprehensive article which helps to codify what has been going on in the Stormwater Division. He said it was important, practical, and he saw no reason not to support it. He commented that this article may garner discussion at Town Meeting because there were portions which covered violations and offenses.

J. Clancy called the vote. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 31 by a unanimous vote with one absence.

Article 32 - General Bylaw Amendment: Grinder Pumps:

K. Duffett made a motion that the Finance Committee recommend Article 32 as presented. E. Chambers seconded the motion. E. Chambers said that the key from his perspective was that this article would codify in the bylaw what is essentially town policy. He stated that he thought it was a well thought out proposal. J. Clancy asked if there were any deviation in this article from what was current town policy. P. Cohen replied that there weren't. J. Clancy called the vote. D. Goselin, A. Langford, E. Chambers, K. Duffett, and J. Clancy voted in favor of the motion. A. Tanini abstained from voting. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 32 by a majority vote (5 in favor, 1 abstention, 1 absent).

Article 33 - Transfer Freeman Lake Parcels to the Conservation Commission:

K. Duffett made a motion that the Finance Committee recommend Article 33 to see if the Town will vote to transfer the care, custody, management and control of the parcels of land around Freeman Lake parcels and lots as listed from the Select Board held for general municipal purposes to the Conservation Commission for conservation purposes; or act in relation thereto. E. Chambers seconded the motion. J. Clancy stated that the parcels were mostly small parcels surrounding Freeman Lake and he was fine transferring them to the custody and control of the Conservation Commission. He called the vote. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 33 by a unanimous vote with one absence.

Article 34 - Grist Mill Easements:

K. Duffett made a motion that the Finance Committee recommend Article 34 to see if the Town will vote to accept an easement of land located at 11 Cushing Place/1A Central Square, identified by the Chelmsford Board of Assessors as Map 84, Block 336, Lot 5 as depicted on an easement exhibit plan entitled "Grist Mill Apartments at Beaver Brook", prepared by Howard Stein Hudson, dated 09-15-2020; a copy of said easement exhibit plan and the associated Easement Agreement is attached to this warrant; or act in relation thereto. E. Chambers seconded the motion. J. Clancy stated that this was part of the agreement when the Grist Mill Apartments went in for an easement which allows access around the property. He added that as the trails got cleaned up and cleared out this makes sense. He called the vote. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 34 by a unanimous vote with one absence.

Article 35 - Turnpike Road Sidewalk Easements:

K. Duffett made a motion that the Finance Committee recommend Article 35 to see if the Town will vote to acquire the listed parcels, and/or rights in land parcels as presented for the purposes of building sidewalks and further to authorize the Select Board to acquire these parcels and/or easements through any and all legal means available under the General Laws of the Commonwealth, including, without limitation, by donation, purchase, and/or eminent domain; or act in relation thereto. E. Chambers seconded the motion. J. Clancy stated that S. Jahnle had mentioned that they had started the process already in regard to this article. He asked if there was any indication regarding if the parcels would be acquired through gifting, taking, or other means. P. Cohen replied that he did not know at this time but added that there wasn't anything of significant value. J. Clancy called the vote. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 35 by a unanimous vote with one absence.

Article 36 - Ledge Road and Dunstable Road Intersection Easement:

P. Cohen asked that no action be taken on this article this evening. He said that it was going before the Select Board on Monday. He said that the article would be a reconfiguration of the intersection at Ledge Road and Dunstable Road and would require a significant easement from an individual property at that intersection. He suggested that the article be tabled and considered later perhaps at a June meeting should the Select Board move forward with it. D. Goselin asked when the June meeting would be. P. Cohen said that if Town Meeting is held on June 17th he would suggest holding a meeting two weeks prior on June 3rd. J. Clancy stated that no action would be taken on Article 36.

Article 37 - Zoning Bylaw Amendment: Village Center Overlay Parking Requirements:

K. Duffett made a motion that the Finance Committee recommend Article 37 regarding parking regulations for the Village Center Overlay District as presented. E. Chambers seconded the motion. K. Duffett stated that she would be voting "yes" on this article based on the presentation and follow-up provided by E. Belansky. She said that the article had potential for preserving parking in the Center Village. J. Clancy agreed saying the parking regulation was making it more restrictive rather than less restrictive by going from 50% to 20%. K. Duffett said that she hopes the town thinks about parking for handicapped people and giving violations for those inappropriately parking in these spaces. E. Chambers pointed out that this would not be a zoning or permitting issue, but rather a law enforcement issue. J. Clancy said that at the very least this parking requirement would provide more parking availability. E. Chambers pointed out that this article was prospective only and would only apply to new permits going forward. J. Clancy called the vote. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 37 by a unanimous vote with one absence.

Article 38 - Zoning Bylaw Amendment: E-Commerce:

K. Duffett made a motion that the Finance Committee recommend Article 38 regarding town zoning ecommerce bylaw as presented. E. Chambers seconded the motion. A. Tanini stated that in general she was in favor of most of this article other than the fulfillment centers. She said that fulfillment centers can have financial ramifications more than you would think. She said that the town has done a great job with the overlay district with businesses coming in such as Thermo Fisher and if fulfillment centers are allowed it will change what our priority will be. She added that if you look at MassBio, Chelmsford is a platinum community along with Cambridge, Waltham, and Lexington. She said that last year there was \$4 billion raised in IPO's and 50% of these were in Massachusetts and also 50% of those in Massachusetts were outside of Cambridge. She said that these companies are looking for office space as they need lab space. She said that the determination needed to be made as to if people wanted Chelmsford to be known for fulfillment centers or if they wanted businesses like Thermo Fisher. She added that fulfillment centers would come in and tear down existing buildings replacing them with facilities having few windows and trucks going in and out. A. Tanini stated that with the way that Chelmsford has been cut up in IA areas you run the risk of having unintended consequences in residential neighborhoods. She stated that fulfillment centers were different from warehouses. She said that fulfillment centers were about turning things around whereas warehouses were about storage. A. Tanini said that she would support this article if there was an amendment which would take away the fulfillment centers. She said that including fulfillment centers was looking for short-term money which would have long-term consequences to the town.

E. Chambers said that he thinks Article 38 is just a continuing trend to promote flexibility in zoning. He said that if it passes it gives the Town and Planning Board another option to consider. He said that any project would still need to go through the existing process and there would be plenty of opportunity for input and discussion prior to approval. He questioned if people would rather have an empty office building or a fulfillment center and added that he would rather have a fulfillment center. He reiterated that it was just an option and he will vote in favor of the article.

K. Duffett stated that she was torn by this article because she sees that as a community we want to increase our commercial base to give a healthier economy and different tax base and attract people who want to live here and work here. She said, however, that she thought that the fulfillment centers could bring significant issues. She added that tweaks should be made to zoning, but not huge zoning changes simply to accommodate a certain type of business. She said that there were "pocket" areas in IA such as Vinyl Square where maybe we couldn't foresee interest in putting a fulfillment center, but it could happen. She added that she thought there needed to more of a vision or master plan which would make sure that all boards were coordinating with what the vision was. J. Clancy stated that he believed that E. Belansky had indicated that fulfillment centers would not be allowed in Vinyl Square. A. Tanini stated that this was because during the Planning Board meeting the Vinyl Square Committee said that they

did not want fulfillment centers and wanted to be excluded. K. Duffett said that she applauds the forward thinking shown in this article, but the larger fulfillment centers are questionable so she will vote no and hope that it comes back in a reformatted manner.

D. Goselin stated that fulfillment centers didn't want to move where they would not work well or where they were not welcome. He said that Chelmsford needed to be as open as they could be because we need more business in town. He suggested that we may be overreacting a little bit. A. Tanini replied that there was already a business with interest in building a fulfillment center at the old Mercury location. She said that, if allowed, Chelmsford would be the place for fulfillment centers and businesses like a Thermo Fisher would not want to be located next door to a fulfillment center. E. Chambers stated that a fulfillment center would not only increase the commercial base but would bring a lot of jobs. He added that it was a bit of a false narrative to say if we pass this we will never attract biotech businesses. He said that it wasn't a choice of A or B. He said that the article was giving an option for things to be proposed and the town could then weigh in via the process and say "yes" or "no".

J. Clancy said that he understands the concerns, but the town has been trying to shift the CIP since he has been on the Finance Committee. He said that the town has been on this path with the crossroads rebranding, businesses with amenities, drive-thru's and he sees this as the next step. He said that the article defines uses such as ghost kitchens and co-located dark stores which is kind of where the town is heading and identifying these types of uses and where the uses can go is a wise decision. He said that he gets the concerns over fulfillment centers, but he wasn't convinced that it will be as big of a concern as suggested. He added that if there was a friendly amendment at Town Meeting to remove fulfillment centers from the article he wasn't sure that he would be opposed to this amendment. He said that the Finance Committee needed to vote on the full article as presented and he supports the article as the next logical step in the shift of the CIP. He called the vote. D. Goselin, E. Chambers, and J. Clancy voted in favor of the motion. A. Langford, K. Duffett, and A. Tanini voted against the motion. V. Parks was absent. The motion failed. (3 in favor, 3 opposed, 1 absent)

Article 39 - Zoning Bylaw Amendment: Recreational Marijuana Accessory Uses:

K. Duffett made a motion that the Finance Committee recommend Article 39 amending the town zoning bylaw regarding recreational marijuana accessory uses as presented. E. Chambers seconded the motion. K. Duffett stated that she spent some time on the state website and said she would like to make two points regarding her perspective regarding this article. First, she said that this article came from the Planning Board a little bit out of the blue. She said that as a whole the town voted against the legalization of marijuana and against the retail sale of recreational marijuana and based on the state website even towns that voted in favor of marijuana being legalized have a ban on sales. She reported that towns having a ban on marijuana sales included Carlisle, Concord, Lincoln, Lexington, Acton, and Westford while towns involved in marijuana sales and various marijuana aspects include Dracut, Lowell, and Tyngsboro. K. Duffett stated

that when this article was being discussed she asked the Planning Board what the genesis of the idea was, and they said they had no idea. She said that the Planning Board indicated that the idea came up at their December 9th meeting. She said that she reviewed this meeting and at the 56 minute mark when the floor was open for suggestions for Town Meeting it was proposed by M. Raisbeck. She said that it was not an idea which was just tossed out but was a well-thought out and detailed suggestion. She pointed out that M. Raisbeck was at the Finance Committee meeting when she asked the genesis of this article and he remained quiet and the response was that no one remembered. She added that when the Planning Board was voting on this article, M. Walsh asked the same question and at that time M. Raisbeck and N. Araway indicated that it was part of the Master Plan Committee. She said that M. Walsh said that he had not missed a Planning Board meeting and he said that he had not seen any presentation on this. K. Duffett said that she has some problems with how this idea came about.

K. Duffett said that another issue which she had was that the warrant article contained every possible option except direct retail sales. K. Duffett said that when she asked about the financial impacts to the town the response was a revenue estimate of \$5 million with an estimated \$150,000 going to the town. She said that if getting that \$150,000 in revenue requires just one police officer with salary and benefits the \$150,000 is pretty much wiped away. K. Duffett stated that a speaker who cultivates pot was at the Planning Board meeting and he listed some negative issues including impacts on water and sewer, a smell for up to 60 days, and certain security requirements. K. Duffett stated that when the Finance Committee asked if anyone had approached the town with interest in marijuana accessory uses the response was “no”, but this speaker said that he had spoken to the town in the past regarding this topic. She added that she believed he said that this had been within the past year

K. Duffett stated that her second area of concern is where craft cultivation sectors can happen. She said that she is primarily concerned with the IA zoning in two locations being the area near the Byam School and the rail trail and on Wotton Street in North Chelmsford near the public garden area. She said that it was completely wrong to her to have any of these operations near public walking trails and elementary schools.

K. Duffett said that the state web site contained a lot of information on craft cultivation sales. She pointed out that to do this one did not need to have one contiguous piece of property but could cobble together up to three separate locations to meet the area requirement to qualify. She said that other than the location you would just need to be established as a limited liability company (LLC) in an IA zone. She reported that she also learned that the local 3% tax was an option for retail sales only, but towns could charge fees for costs of traffic enhancement and mitigating other problems. She questioned if these fees have been established and/or suggested for Chelmsford. She added that the Guidance for Host Communities document on the state website also indicated that there has to be a public outreach within 6 months of a project.

K. Duffett stated that her final issue is the continuity in the community at large. She said that we should be moving in step with the Master Planning Committee, the Planning Board, the Center Village Committee, and Vinyl Square Committee. She said that she thought that this article should be withdrawn and reviewed thoroughly, and exceptions should be made for the IA Byam and Wotton areas.

E. Chambers said K. Duffett did a good job at providing a lot of information. He said that he would not fall back on the argument that this came up before and Town Meeting voted it down. He pointed out that three years ago the article to ban plastic bags had been voted down and then was brought back the very next year and approved. He said that Town Meeting could revisit and reassess topics. He said that this would be putting the topic before Town Meeting again and he added that it still would exclude the sale of recreational marijuana. He added that the article clearly spells out that this is not a green light for all marijuana activity since it is under state supervision with the Cannabis Control Commission. He said that it would require the Select Board and the Planning Board approval, so it gives a lot of control to the community to say “yes” or “no” on each individual application. He said that much like the previous article, this article is about options. E. Chambers said that the one concern he shares with K. Duffett is that he watched the Planning Board meeting as well and it is confusing that nobody knew who said what and when they said it. He added that E. Belansky had indicated that there was really no place in town that would allow for outdoor cultivation other than a town-owned lot and he would assume that the town could control what happens on these sites. E. Chambers said that he has driven by the Tyngsboro location regularly and it seems to be a thriving business though he pointed out that it was for retail sales which was not a part of this article. He said that like the previous article, this article provides flexibility with even more oversight, so he is in favor of the article.

A. Tanini said that she disagreed with E. Chambers in his statement that not a lot of space was available for cultivation. She stated that there was a lot of space along Route 129 and if the numbers work someone could tear down a building for a cultivation site. She said that there was a lot of empty space in town and because of the way the town was zoned and cut-up these locations could end up anywhere. She said that more controls could be built into the bylaw to specify where these uses could be located. She reiterated that there can be unintended consequences from changing the zoning to allow these things. She noted that selling may be less disruptive to the town than allowing cultivation. She said that with cultivation there was a smell and there could be high barbed-wire fencing. She questioned what the opportunity cost would be for businesses that would not want to come be next to this type of operation. She added that there was a true cost to “opening the floodgates” and she will be voting no on this article. She added that if it was presented in a manner with more specific controls such as where the locations could and could not be she may have a different opinion, but as presented she cannot support this article.

K. Duffett stated that according to the host community document the number of marijuana licenses can be limited. She noted that this bylaw had nothing regarding limits to the number of licenses. She added that fees from the impacts to the community were also not indicated in the bylaw. She said that she thought that the Town could have more control of this if the bylaw were revamped. She said that if this were to be implemented she would want the Town to be in a power position.

D. Goselin stated that several Finance Committee members have come out strongly on this matter and he respects their opinions. He said that he did not see this as being that dangerous in its current form. He said that there were plenty of hurdles to go through before anything would actually happen, so he was inclined to agree with E. Chambers and support this article.

J. Clancy stated that he understood the concerns expressed but pointed out that he hasn't even heard concerns expressed by Public Safety at this point. He said that a host community agreement would need to be entered into with the Select Board, special permits were needed from the Planning Board, and state approvals were required from the Cannabis Commission. He said that he sees himself supporting this article as he does not hold the same concerns that have been expressed by other members. He added that it was another option for a revenue source for the town with lots of failsafe's in position to address concerns that may be forthcoming.

J. Clancy asked if the public garden areas such as Wotton Street were publicly controlled or if they were leases. P. Cohen replied that they were town-owned properties under five year leases with private individuals. J. Clancy said that he did not believe that the town would grant grow licenses for marijuana cultivation at these locations. He asked if this was an accurate statement. P. Cohen replied that it was. He added that this would not have been contemplated in the license agreement. He added that the improvements that would need to be made for this could not be done without the Town's approval.

K. Duffett stated that she had a slight lack of confidence that an aggressive stance would be taken by the Planning Board and she would prefer that the details be elaborated in advance as part of the bylaw. J. Clancy asked if the concern was with the actions of the Planning Board and the Select Board rather than the bylaw itself. She replied that she would like the bylaw itself to take the strongest approach in protecting the town of Chelmsford and its citizens and she does not see that in this article. She said that if the details were not in the bylaw she didn't know if she would have confidence that the protections would happen. J. Clancy replied that we had elected officials for a reason and the two boards associated with this article are voted on. He said that at a certain point you had to look to the elected officials and trust that they will put the best interest of the town in place and if we don't think that they are doing that then that is what the next election is for. He added that there were a lot of safeguards in this zoning bylaw already. He said that he was looking at this article from a financial standpoint and he thinks it makes fiscal sense. He said that it did not include retail sales though he is not sure at this point if he

would be as opposed to retail sales as he has been in the past. He added that he had a problem with the thought that the bylaw was not strong enough because there was a lack of trust in other committees. K. Duffett said that she appreciates J. Clancy's perspective, but she would like this document to be as strong as possible to reflect what may happen in the future.

J. Clancy called the vote. D. Goselin, A. Langford, E. Chambers, and J. Clancy voted in favor of the motion. K. Duffett, and A. Tanini voted against the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 39 by a majority vote (4 in favor, 2 opposed, 1 absent).

Article 40 - Zoning Bylaw Amendment: Recreational Marijuana Sales:

K. Duffett made a motion that the Finance Committee recommend Article 40 the town's amendment to zoning bylaw Chapter 195 as presented. E. Chambers seconded the motion. J. Clancy noted that Article 40 becomes moot if Article 39 does not pass. He said that the article has the necessary changes in the zoning bylaw to define recreational marijuana sales. J. Clancy called the vote. D. Goselin, A. Langford, E. Chambers, and J. Clancy voted in favor of the motion. K. Duffett, and A. Tanini voted against the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 40 by a majority vote (4 in favor, 2 opposed, 1 absent).

Article 41 - General Bylaw Amendment: Delete Prohibition of Non-Medical Marijuana Establishments:

J. Clancy stated that Article 41 was the same as 40 but addressed the change necessary in the general bylaw. K. Duffett made a motion that the Finance Committee recommend Article 41 to see if the Town will vote to delete Chapter 89, Marijuana Establishments of the Town Code, which would eliminate the prohibition of non-medical marijuana establishments from the Town's General Bylaws; as described and presented in the Planning Board report, or act in relation thereto. E. Chambers seconded the motion. D. Goselin, A. Langford, E. Chambers, and J. Clancy voted in favor of the motion. K. Duffett, and A. Tanini voted against the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 41 by a majority vote (4 in favor, 2 opposed, 1 absent).

Article 42 - Street Acceptances:

K. Duffett made a motion that the Finance Committee recommend Article 42 to see if the Town will vote to: a.) accept as town ways the streets listed, as laid out by the Board of Selectmen and shown by reports and plans duly filed in the office of the Town Clerk and providing all the construction of the same meets with the requirements of the Select Board, and subject to the withholding of any remaining bonds until such requirements have been met; b.) authorize the Select Board to acquire any and all temporary and/or permanent easements, and any property in fee simple, with the trees thereon, by purchase, eminent domain, gift or otherwise, for the purpose of securing traffic safety and road improvements; c.) raise and appropriate, transfer and

appropriate from the Stabilization Fund, and/or borrow a certain sum of money to defray all necessary costs, fees and expenses in connection with the acquisition of said land and for paying any damages which may be awarded as a result of any such taking; and d.) authorize the Select Board to negotiate and execute all necessary and proper contracts and agreements thereto; or act in relation thereto. E. Chambers seconded the motion. J. Clancy stated that this article was skipped last year, but this is the continuation of street acceptances for Chapter 90 funding. He mentioned that we were down to “oddball” roads with not a lot of mileage. J. Clancy called the vote. D. Goselin, A. Langford, E. Chambers, K. Duffett, J. Clancy, and A. Tanini voted in favor of the motion. V. Parks was absent. The motion passed. The Finance Committee will recommend approval of Article 42 by a unanimous vote with one absence.

Review Reporting Schedule:

J. Clancy stated that it looks likely that the Spring Town Meeting will go forward on June 17, 2021. He said that it was a good idea to get the Finance Committee recommendations out sooner rather than later and then anything that needed to be amended could be addressed later. He requested that Finance Committee members with opposing positions should put together talking points or a paragraph for the warrant book. K. Duffett asked J. Clancy when he wanted this. J. Clancy replied that the committee should get this together next week. E. Chambers asked when the minutes for the meeting would be completed. P. Morrison said that they would be sent in about a week. J. Clancy suggested waiting for the minutes before having a Finance Committee final report run.

Discuss Plans for Upcoming Meetings:

J. Clancy said that there were a couple of articles with no action that may require action before Town Meeting and if Town Meeting is June 17th then June 3rd made the most sense to hold a meeting. He said that this would provide enough time for additional information. He added that he didn't think that there would be a need for any other meetings other than this one meeting prior to Town Meeting unless there was a need to do some type of adjustment with the close of the fiscal year. He added that since he has been on the Finance Committee this has not been needed which was a testament to the financial workings of the town. He said that the committee would then not meet again until August either in a tri-board setting or in the first meeting for fall preparation.

Public Comment:

A. Tanini asked if someone was traveling if they could still be zoomed into a meeting. She asked if this was allowed. P. Cohen replied that remote access has always been allowed even prior to the pandemic. He added that from what he is hearing even coming out of the pandemic the legislature probably will permanently alter state laws to allow this type of remote participation to continue in the future. He added that it has been well received and a lot of communities say that it enhances public participation in meetings. P. Cohen said that he thought that we would see more of this in the future. J. Clancy said that there was only a phone-in option before which worked to varying degrees. He added that Zoom or similar alternatives were here to stay. P. Cohen commented that TeleMedia was in the process of modifying rooms 204 and 205 to allow for members to be both in the room and remotely connected via Zoom.

P. Morrison asked when the committee was looking for the printed warrant book to be completed. J. Clancy said as soon as possible with the practicality that they wanted to review the minutes from this evening first. He suggested that the book be ready in three weeks or so.

A. Langford asked if the June 3rd meeting was definite and if it would be at 6:30 PM. J. Clancy said that ideally the meeting would be at 6:30 PM if that has worked for people. He said it was unclear what people's lives would be like come June, so he was hesitant to set the date and time as it wasn't set in stone. A. Langford asked if we were assuming that the meeting would still be virtual. J. Clancy said that he couldn't say for sure as it was too far out. He said that the public meeting law limit has not been lifted yet.

K. Duffett made a motion to adjourn. E. Chambers seconded the motion. All voted in favor.

The meeting adjourned at 9:37 PM.

Respectfully submitted,

Pamela A. Morrison