May 30, 2017
Minutes
UMASS Lowell West Campus Planning Committee

Meeting called to order 7:02

Members Present: George Dixon, George Zaharoolis, John Edward, Linda Gervais, Helen Blasioli, Angela Serra

Others present: Selectman Glenn Diggs, Selectman Ken Lefebvre, Evan Belansky – Community Development Director

May 30, 2017 Minutes – motion by Helen Blasioli to approve, second by John Edward
Approved in favor 6-0

Discussion of Potential Uses for the Site:

1. Right now RB Zoned for 40,000sf lot size - about 20 single family homes.
RC Zoned for 20,000sf lots will allow for two-family homes but would have to rezone
Pros/Cons – could be large properties with many kids – could be a potential problem for town services
35ft height limit in that area which is about 3 stories, not compatible with the surrounding neighborhood.

2. General Municipal Purposes – Is anything needed there? Would need to hear from the Town Manager

3. Open Space – recreation. We should hear from Conservation to see if they have an interest in conserving the land

4. Wounded Warrior housing and elderly housing. Many are no longer working so it’s more difficult to stay in Chelmsford

5. Historical Preservation

6. Do not purchase the property

Glenn Diggs asked if it can be zoned for over 55
Evan Belansky said we have senior overlays, but they haven’t been used in a long time. This is a second set of rules that overlays the initial use of the land. Any overlays must be passed by Town Meeting.

We could recommend a certain percentage of the land be used as open space for public use, i.e. walking trail.

Glenn Diggs also asked if open space is approved, could we just say for Chelmsford residents. If Chelmsford Taxpayer money is used then we could say resident only.

Public Input session is scheduled for June 6, 2017 at the Senior Center, 7p.m.
Discussed Outline and Report Contents.
Evan Belansky will post about the Public Input Session on website, cable, Vinal Square businesses were emailed, Town Meeting reps will be notified and informed the committee that approximately 600 flyers were mailed to the surrounding neighborhood.

Motion to adjourn by George Zaharoolis, second by Helen Blasioli Unanimous

Adjourned 8:47

Respectfully submitted by Angela Serra