

**TOWN OF CHELMSFORD**

**PLANNING BOARD**

**MEETING MINUTES**

**June 26, 2019**

**Members Present:** Glenn Kohl, Michael Raisbeck, Henry Parlee, Donald Van Dyne, Henry Houle, Tim Shanahan, Nancy Araway, Mike Walsh  
**Members Absent:** None  
**Others Present:** Evan Belansky, Community Dev. Dir., Colleen Stansfield, Dept. Asst.

The Chair opened the meeting and stated that the meeting is being videotaped, recorded and broadcast by Chelmsford Telemedia

**Meeting Minutes:**

May 8, 2019 – Parlee made a motion to approve the meeting minutes for May 8, 2019, seconded by Shanahan, unanimous. 6-0

May 22, 2019 - Parlee made a motion to approve the meeting minutes for May 22, 2019, seconded by Shanahan, unanimous. 6-0

**Administrative Review:**

***Kohl Recused himself (7:02pm)***

**Requests for Extensions:**

**26 Wildwood - Doug Hausler**

A letter was read into the record requesting a 1 year extension. Raisbeck made a motion to approve a 1 year extension, seconded by Shanahan. Unanimous 5-0

***Kohl returns to the meeting (7:04pm)***

**Harvest Lane - Doug Hausler**

A letter was read into the record requesting a 1 year extension. Raisbeck made a motion to approve a 1 year extension, seconded by Shanahan. Unanimous 6-0

**54 Bartlett - Brian Milisci**

A letter was read into the record requesting a 2 year extension. Raisbeck made a motion to approve a 1 year extension, seconded by Shanahan. Unanimous 6-0

***Kohl Recused himself***

***Araway arrives to the meeting (7:07pm)***

**ANR# 554 - 114 Groton Road: Administrative request to sign mylars for a previously approved ANR**

A letter was read stating that this ANR was approved in 2007 but was not recorded. Raisbeck made a motion to endorse the ANR, seconded by Shanahan. Unanimous 6-0

***Kohl returns to the meeting (7:09pm)***

**361 Littleton****ANR# 659****Request for endorsement**

**361 Littleton Road, Harris Wickens**, Pat Flaherty representing the applicant, requests endorsement of the mylar for the property located at 361 Littleton Road.

Pat Flaherty appeared before the Board and explained the ANR which is correcting what is on the ground by moving the lot line for 1 Chamberlain Road to include the garage. 361 Littleton Road will now be more non-conforming and 1 Chamberlain Road will still be non-conforming but less non-conforming. The intent is to sell 361 Littleton Road to one of the siblings. Raisbeck made a motion to endorse the Mylars with no determination to zoning, seconded by Parlee, unanimous. 7-0

**Route 40 Study Committee:**

Report and Recommendations, presentation by Pam Armstrong, Chair

Pam Armstrong appeared before the Board and gave a presentation (link below) of the committee's work and findings.

<https://www.townofchelmsford.us/DocumentCenter/View/10087/Route-40-Committee-Final-Report-62018>

After the presentation, the Chair asked that at one of the next meetings the Board meet with Economic Development Committee to comment on the presentation. The Board also agreed to re-appoint the Route 40 Study Committee so that they could be available to comment on their findings or discuss options possibly brought forward at the next few meetings and the Public hearing for a warrant article in the fall.

**New Business**

- Cluster Subdivisions

Belansky presented a map showing vacant parcels over 5 acres and parcels with a single family home over 5 acres for the Board consideration while considering less than 10 acres for an open space / cluster subdivision.

<https://www.townofchelmsford.us/DocumentCenter/View/10089/Evan-map-cluster-subdivisions-6-26-2019>

- Discussion of options to address pre-existing, non-conforming neighborhoods

Araway presented 2 maps. One shows vacant land and the other shows undersized lots in the RB District.

- Master Plan update committee, resignation of Linda Prescott (Member of 2010 MP Committee)

The Board asked staff to reach out to the original applicants for the committee, specifically Mr. William Murphy. Parlee made a motion to appoint Murphy to the master plan update committee, seconded by Shanahan, unanimous. 7-0

**Parlee made a motion to adjourn, unanimous**

**Next Meeting**

**- July 10, 2019**