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TOWN OF CHELMSFORD
PATRICIA E. DZURIS
TOWN CLERK

Chelmsford
Planning Board
Town Offices
50 Billerica Road
Chelmsford, MA 01824
Phone: 978-250-5231



Meeting Minutes
Wednesday, September 8, 2021

Members Present: Mike Raisbeck, Mike Walsh, Nancy Araway, Deirdre Connolly, Paul McDougall, Erica Clifford, Henry Parlee

Members Absent: Tim Shanahan

Others Present: Evan Belansky, Com. Dev. Director, Christina Papadopoulos, Town Engineer, Colleen Stansfield, Department Assistant

The Chair opened the meeting and stated that this meeting is being televised and hand recorded for minute taking purposes

Worksession

6:30-7:00

1. Master Plan Review Chapters, (Economic Development)

Chelmsford Master Plan

Walsh asked about still having the redevelopment of Route 40 in the Master Plan. It was stated that this is a left over from the 2010 Master Plan. Paul Cohen, Town Manager, spoke and stated that he and the selectboard assumed the master plan update would be done and then the boards could talk about #3 -Growth Strategy and goals. He suggested that the implementation committee will be more prescriptive in its implementation, and that the master plan should give direction and guidelines to the town for the different committees and boards to strive to achieve. Virginia Timmons stated that her Board wanted to wait for the Master Plan to be done, not because it gives direction but for the data it provides. Mr. Cohen read the goal right from the Selectboard's Goals document. He then stated that he was on the implementation committee 10 years ago and there were solid goals set forth to achieve, such as rezoning 129, recreation, open space, ETC. So, the question is, what is the growth strategy? Timmins stated that the Select Board does not know what the growth strategy is. Belansky Stated that what they are talking about is the difference between the 2010 master plan and the current master plan. In the 2010 masterplan there were recommendations and there was a committee appointed to act on those recommendations. He then stated that the 2020 master plan was not written that way with intent. There are no goals or recommendations being made in this master plan. Paul Cohen stated that when developers come in asking about what the town wants, staff just can't answer

that. The goals of the vocal minority have clearly changed in regard to multifamily housing and businesses such as fulfillment centers in our business district. There is uncertainty about where the town wants to go and developers look for predictability when they propose projects. The nature of development is changing and developers are looking for quick turn around which is not an easy thing for the planning board to do. Belansky stated that it seems the town thinks that businesses are going to fill the buildings on 129 and that just isn't happening, but when there are other uses proposed for those buildings, there is an uproar from the neighborhoods. So what do we do with the buildings on 129? When every alternative requires a special permit or Town Meeting for a rezoning, it is quickly dismissed and we are left with no alternatives for the area. David hedison, the executive director of the Housing Authority, wanted to say a few words. David stated that it was clear in the 2010 masterplan the direction of the town and the areas that were identified for affordable housing. He stated his organization move forward with this and took on some risk to develop affordable housing in those locations as much as possible. He now sits here with no direction from the town. He said right now he has three projects going on in Westford because they have made it clear that they support affordable housing and they've given direction as to where and what they would like to see built. He then stated then he gets text messages from people saying they will be homeless within a month. And he sees planning board members, select board members, and town meeting reps, that see 0% growth as the only option. Even now he feels that he's going out on a limb with the UMass West campus because of the talk that he's hearing and that is with the goal to just get back to the 10% without even considering what that will look like moving forward. He would like to be part of any conversation that goes on to chime in and remind people of the need here in town for affordable housing. He went on to state that these people in need of affordable housing are not organized or vocal and do not show up at these hearings to express the need. They show up at his office and yell at him.

2. **Operations / Meetings**
3. **Growth Strategy – Select Board Goals**

Agenda

Administrative:

10 Technology Drive	PB# 2021-04	<u>Review / Approve Decision</u>
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10 Technology Drive, Avery Products Corporation, for property located at 10 Technology Drive requests a Site Plan Review under 195-104, and special permits per section 195-21-6, Dead end Parking, 195-44, A, Internal landscaping 195-54, Major Business complex, 195-44 C, buffer strips and any other relief that is deemed necessary.

The project proposes the construction of a new 43,038 sf, building with associated site improvements. The site is located in the IA– Limited Industrial District consisting of approximately 169,137sf as shown on Assessors Map 27-74-1.

Belansky went over the changes to the decision including engineering's request for the sewer flowmeter. He explained that having that kind of detail in the decision will help with the enforcement, whether it be the sewer division or the building department.

Araway made a motion to accept the changes made here this evening, seconded by McDougall. Unanimous 6-0

50 Drum Hill Road	PB# 2021-06	<u>Review / Approve Decision</u>
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50 Drum Hill Road (AKA 66 Parkhurst, former Applebee's), Drum Hill Associates, LLC., for property

located at 50 Drum Hill Rd., requests a Site Plan Review under 195-104, and special permits per section 195-5, "Use Regulations", Attachment 1, Line D.22.a, "Bank with drive-through", 195-17.B, "Maximum on site parking" and any other zoning relief that is deemed necessary. The project proposes the demolition of the existing structure and the construction of a new 3,292 sq ft single story Chase bank, a free standing drive-thru kiosk with associated site improvements on a 63,238 sq. ft. / 1.45 acres lease area.

The site is located in the CC – Shopping Center District and consists of approximately 18.5 acres as shown on Assessors Map 32-109-1.

Belansky informed the board that the applicant had a few comments on the landscaping requirement. He stated that even though the public hearing is closed, it is the discretion of the board to hear his comments or not. The applicant stated that they were not planning on doing landscaping until the spring. They are also planning to irrigate the landscaped areas and in their mind that is best done after the winter. The board had some discussion regarding this request. Parlee stated that we have had issues with this in the past. However the board generally felt that as long as the requirement is completed by April 1st 2022, they will be satisfied. That change was made in the decision.

Araway made a motion to approve the certificate of decision for 50 drum hill Rd, AKA 66 parkhurst, PB# 2021-06, as amended here this evening, seconded by McDougall, 5-0-1 (Walsh Abstains)

New Public Hearing:

The **Town of Chelmsford Planning Board** will be a public hearing on **Wednesday, September 8, 2021, at 7:00 P.M. in Room 204, Town Offices, 50 Billerica Road**, for purposes of receiving public comment to amend **The Town Code, Chapter 195, "Zoning Bylaw" and Chapter 202 Subdivision of Land** as follows:

To amend Article V "Off-Street Parking & Loading" Purpose and Intent #5, section 195-21 H, J (3) K, Article VIII Environmental Protection Standards, section 195-40 C, Article IX Landscaping, section 195-41 G and H, Article X, Earth Removal – C (2) (a), section 195-104 E (4) and (7), for purposes of amending existing provisions and adding new provisions related to stormwater and Low impact development standards.

And to amend Chapter 202 Subdivision of Land, Article III Design Standards and Improvements, section 202-12 (f), 202-13. C (2) (a), section 202-14. A, B, C, D, E and G, section 202-17.B, section 202-19. A and D, 202-21, 202-22, for purposes of amending existing provisions and adding new provisions related to stormwater and Low impact development standards.

<https://www.townofchelmsford.us/DocumentCenter/View/13007/Fall-TM-2021---Chelmsford-SW-Changes-2021-Presentation>

<https://www.townofchelmsford.us/DocumentCenter/View/13006/Zoning-only-rev-8-25-2021>

<https://www.townofchelmsford.us/DocumentCenter/View/13005/Subdivision-of-Land-revised-8-10-2021>

<https://www.townofchelmsford.us/DocumentCenter/View/13004/SitePlanRegulations-Revised-8-10-2021>

2021

<https://www.townofchelmsford.us/DocumentCenter/View/13003/Chelmsford-Stormwater-Regulations-Revised-8-10-2021>

The acting chair read legal ad to open the public hearing. Christina Papadopoulos, town engineer, is here to present the changes/modifications. She went through her PowerPoint presentation MS4 stormwater permit that allows towns to discharge to the waters of the US. She stated that much of the changes were done at the last town meeting, but as promised, she is bringing the last four changes before fall town meeting.

McDougall native motion to continue this public hearing to the next meeting on September 22nd 2021, seconded by Parlee, unanimous.

New business

- 1. Discussion / Schedule Worksession**
- 2. Operations / Meetings**
- 3. Growth Strategy – Select Board Goals**

Belansky suggested that under operations, he would like to have a presentation on the permit eyes software so that the board can understand the permitting feature for planning board. He stated this will not be in effect for a few months because other departments are set to go live before the planning board unit is available. A representative from permit eyes gave a brief presentation and took questions.

The board wanted to schedule another work session. Belansky Stated that he will be scheduling an extra meeting with the select board and Trammell Crow in the next two to three weeks. He then stated that the next agenda on the 22nd is light and he does not believe there are any public hearing scheduled. The board decided to start at 6:30 PM for a work session and the regular meeting to start at 7:00 PM.

Minutes:

5-26-2021 - <https://www.townofchelmsford.us/DocumentCenter/View/13008/5-26-2021>

6-9-2021 - <https://www.townofchelmsford.us/DocumentCenter/View/13002/6-9-2021>

The board stated that they did not get an email last Friday with the agenda attached. A few of the members took it upon themselves to find the posted agenda on the town website and review the meeting minutes. Not all members did that. The sentiment of the board was to hold off approving these minutes until the full board had review them.

Next meetings:

September 22, 2021

October 13, 2021

Adjournment

Parlee made a motion to adjourn seconded by Araway, unanimous