

SELECT BOARD MEETING AGENDA

FEBRUARY 23, 2026

Dennis Ready Meeting Room 204
Town Offices, 50 Billerica Road
Chelmsford, MA 01824

This hybrid meeting will be held in person and via Zoom. Members of the public may attend the meeting in person, or watch live at chelmsfordtv.org/livestream, at youtube.com/@ChelmsfordtvOrg, on Comcast channel 6, or on Verizon channel 37.

Members of the public will be granted Zoom access solely for participation in the Public Input and Public Hearing portions of the agenda. To obtain the Zoom link, please email your request, including your name, address, and the agenda topic on which you wish to provide input, to tmoffice@chelmsfordma.gov by 12:00 PM (noon) on the day of the meeting. If attending virtually, please join the meeting 10 minutes early.

Please note that while an option for remote attendance and/or participation is being provided as a courtesy, the meeting/hearing will not be suspended or terminated if technological issues interrupt remote access.

1. 6:00 PM CALL TO ORDER – NOTIFICATION OF LIVE BROADCAST

2. PUBLIC SERVICE ANNOUNCEMENTS

- Chelmsford Street Conceptual Vision Workshop, Thursday, February 26, 6:30 PM, Chelmsford Public Library
- Last Day to License your Dog, Friday February 28, \$5 Late Fees begin March 1st
- 2026 Annual Town Census
- Nashoba Valley Technical High School Committee Applications Due by March 24, 2026
- Volunteer Fair, March 28, 1:00 - 4:00 PM, Senior Center

Documents:

[CHELMSFORD ST.PDF](#)
[DOG LICENSE PSA.PDF](#)
[2026 TOWN CENSUS PSA.PDF](#)
[NVTHS AD FOR COMMITTEE APPLICATIONS 2026.PDF](#)
[VOLUNTEER FAIR PSA.PDF](#)

3. GENERAL PUBLIC INPUT

- In accordance with Select Board Policies section 1-2.8, speakers will be limited to no more than three (3) minutes. Speakers may not cede their time to others unless required as a reasonable accommodation because of a disability. Total time for General Public Input shall be limited to no more than thirty (30) minutes.

4. COMMITTEE VACANCIES

Documents:

[COMMITTEE VACANCIES AS OF 2026-2-23.PDF](#)

5. LICENSES

- One Day Beer and Wine License: St. John's Evangelist Church, 115 Middlesex Street, 3/14/2026

Documents:

[ONE DAY LICENSE - JANE SOCKEY.PDF](#)

6. REPORTS AND PRESENTATIONS

- Weston & Sampson Engineers Licensed Site Professional Paul McKinlay: PFAS Sampling Results at 54 Richardson Road & Proposed Upgrades to the PFAS Remediation System
- Department of Public Works Director Christine Clancy:
 - Snow and Ice Budget Expenditures
 - 2026 Construction Season Road and Sidewalk Improvement Plan

Documents:

[CHELMSFORD 54 RICHARDSON ROAD UPDATE 2.23.26.PDF](#)
[2.19.26_FY2026 SNOW AND ICE INFORMATION_.PDF](#)
[2.23.26_2026 PAVING AND SIDEWALK PROGRAM UPDATE.PDF](#)

7. POLICY DISCUSSION AND ADOPTION – DISPOSAL OF SURPLUS PROPERTY UNDER \$10,000 POLICY

Documents:

[DRAFT POLICY FOR DISPOSAL OF SURPLUS PROPERTY UNDER 10K.PDF](#)

8. SIGN WARRANT FOR THE APRIL 27TH SPRING ANNUAL TOWN MEETING

Documents:

[2026 SPRING ANNUAL TOWN MEETING WARRANT.PDF](#)

9. EARMARK REQUESTS FOR THE HOUSE OF REPRESENTATIVES PROPOSED FY27 STATE OPERATING BUDGET

Documents:

[DPW EARMARK REQUEST SUGGESTIONS.PDF](#)
[FUNDINGREQUESTS_PROPOSALS_12FEB2026.PDF](#)

10. TOWN MANAGER REPORTS

- Fire Stations Construction Project Bid Issuance
- Chelmsford Rodenticide Home Rule Petition (H.4972) Hearing Date, March 4th, 10:00 AM

Documents:

[CFS FSB AND GC BIDDING AD.PDF](#)
[H.4972 PUBLIC HEARING.PDF](#)

11. APPOINTMENTS

- Select Board
 - Agricultural Commission; Caroline Parlee, unexpired 3-year term ending 6/30/2027
 - Diversity, Equity, and Inclusion Committee; Tina Marie Kempner, 3-year term ending 6/30/2028
- Town Manager
 - Historical Commission; Nancy Araway, 3-year term ending 6/30/2028

Documents:

[AGRICULTURAL COMMISSION - CAROLINE PARLEE.PDF](#)
[DEIC - KEMPNER.PDF](#)
[HISTORICAL COMMISSION - NANCY ARAWAY.PDF](#)

12. MEETING MINUTES

- Select Board Regular Meeting Minutes 2-9-2026

Documents:

[02-09-2026 SB MINUTES_DRAFT_2.PDF](#)

13. SELECT BOARD MEMBER LIAISON REPORTS AND REFERRALS

NEXT REGULAR MEETING DATE: March 9, 2026

We've heard what you want for Chelmsford Street... share your feedback on street design concepts!

Join us for a
Public Workshop at Chelmsford Public Library on
Thurs, 2/26 @ 6:30pm

2026 DOG LICENSING

Every 2025 dog license expires on December 31st.

Licensing for 2026 begins on December 1st!

Up-to-date Rabies vaccination required to license; please provide a Rabies certificate at time of licensing.

Renewals: Previously licensed dogs can renew online, by mail, or in the town clerk's office.

NEW Dogs: Register by mail with a check or in the town clerk's office.

Fee: \$20 for a spayed/neutered dog or \$25 if unaltered.

LATE FEES go into effect starting on March 1st. \$5 per month will be added to the initial tag fee through June 1st.

CITATIONS go into effect starting on June 15th. Citations are an additional \$50 to the initial tag and late fees.

More info and link to online license renewal: <https://chelmsfordma.gov/249/Dog-Licenses>





TOWN OF CHELMSFORD
50 Billerica Road
Chelmsford, MA 01824-2777
(978) 250-5200
www.chelmsfordma.gov

2026 ANNUAL TOWN CENSUS

The 2026 Annual Town Census will be mailed to every household by January. Participating in the town census keeps our voting list up to date. Returning your town census keeps you ACTIVE on the voting list and eliminates the need to step out of line at the polls to sign an affirmation that you still live at that address. Even if you are not a registered voter, responding to the census will ensure that the Town Clerk's Office can provide you with proof of residency. An accurate count of residents in Chelmsford assists in providing better municipal services.

***Online Response* You will be able to respond online if there are no changes to your census form!**



SELECT BOARD
Town Offices
50 Billerica Road
Chelmsford, MA 01824-2777
(978) 250-5202

Public Notice

The Chelmsford Select Board and School Committee will meet on March 30, 2026 to appoint one representative to the Nashoba Valley Technical High School Committee for a 3-year term ending 3/31/2029. Applications are available on the Town website at www.chelmsfordma.gov. Applications should be forwarded to the Town Manager's Office, 50 Billerica Road, Chelmsford, MA 01824 by 7:00 PM on Tuesday, March 24, 2026.



VOLUNTEER FAIR AND RECOGNITION

**Saturday, March 28
1-4 PM**

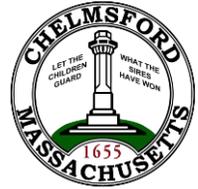
Chelmsford Senior Center
75 Groton Rd, N. Chelmsford, 01863

**Are you looking to get more involved in Chelmsford?
Come join us at the Volunteer Fair!**

The Chelmsford Volunteer Fair is an opportunity for non-profit organizations, community groups, and town departments to connect with potential volunteers and new members, network with each other, and showcase their organizations.

**At 2PM, long-time Chelmsford volunteers will
be recognized for their contributions, and
a reception will follow after.**

Sponsored by the Chelmsford Public Library and the Chelmsford



Committee Vacancies as of 2/23/2026

Age-Friendly Implementation Committee

- *(1) unexpired 3-year term ending 6/30/2027*

Bicycle & Pedestrian Advisory Committee (BPAC)

- *(1) 3-year term ending 6/30/2028*

CCA/Town Hall Advisory Committee

- *(1) 3-year terms ending 6/30/2028*

Clean Energy and Sustainability Committee

- *(1) 3-year terms ending 6/30/2028*

Commission on Disabilities

- *(1) unexpired 3-year term ending 6/30/2026*
- *(2) unexpired 3-year terms ending 6/30/2027*
- *(2) 3-year terms ending 6/30/2028*

Conservation Commission

- *(1) 3-year term ending 6/30/2028*

Council on Aging Board

- *(1) unexpired 3-year term ending 6/30/2026*

Cultural Council

- *(1) 3-year term ending 6/30/2028*

Diversity Equity and Inclusion Committee

- *(1) unexpired 3-year term ending 6/30/2026*

Holiday Decorating Committee

- *(4) unexpired 1-year terms ending 12/31/2026*

Military Community Covenant Task Force

- *(1) unexpired 3-year term ending 6/30/2026*

Parade Committee

- *All Applicants Welcome – 1-year terms ending 7/31/2026*

Committee Application:

If you are interested in serving on a town board or committee, please complete an [on-line application](#) available on the town website.

For more information, please contact the Town Manager's Office at (978) 250-5202 or TMoffice@ChelmsfordMA.gov.



**SELECT BOARD
Town Offices
50 Billerica Road
Chelmsford, MA 01824-2777
(978) 250-5202**

February 17, 2026

Jane Sockey
5 Jefferson Dr
Tyngsboro MA, 01879

VIA E-MAIL

Dear Jane Sockey:

Please be advised that this office is in receipt of your request to for a One Day Beer and Wine Licenses for The St Patrick's Diner being held on March 14, 2026 at Sts. John the Evangelist Church at 115 Middlesex St.

The Select Board will review your applications at their February 23, 2026, meeting. This meeting will be held at Town Offices, 50 Billerica Road, in Room 204 at 6:00 p.m. You may participate in this meeting in person or virtually via Zoom. If you would like to attend remotely, please email TMOffice@Chelmsfordma.gov by 12:00 PM (Noon) on February 23rd.

If you have any questions, please feel free to reach out to me at 978-244-3302 or at JGeraghty@Chelmsfordma.gov.

Sincerely,

James Geraghty
Operations Assistant



Town of Chelmsford

One Day Special Alcohol License Application

For the Sale of Alcoholic Beverages to be Consumed on the Premises
Complete all sections and submit this form with required documents to the Town of Chelmsford Select Board Office **no less than 30 Days prior to your event.**

Please note: A special license may be issued only to a natural person, although the licensee may be a responsible manager acting on behalf of a corporation, partnership, or other entity. Therefore, the license will be issued in the name of the responsible manager. (Per 204 CMR 7.02)

License Type (check one):

- BEER & WINE (for profit or non-profit)
- ALL ALCOHOLIC BEVERAGES (nonprofit organizations only)

Responsible Manager

- Full Name: JANE SOCKEY
- Manager's Address: 5 JEFFERSON DR., TYNGSBORO, MA 01879
- Manager's Phone Number: 978-649-3404
- Manager's Email: JM SOCKEY @ AOL.COM

TIPS Certification Expiration Date: 5/28/2028 FOR NEASHAN HUSCATO

Organization Information

- Name of Organization: ST JOHN THE EVANGELIST CHURCH
- Organization Address: 115 MIDDLESEX ST., N. CHELMSFORD, MA 01863
- Organization Phone Number: 978-256-2371

Event Details

- Date of Event: MARCH 14, 2026
- Location / Address of Event: 115 MIDDLESEX ST., N. CHELMSFORD MA
- Type of Event: ST. PATRICKS DINNER
- Number of People Attending: 160
- Hours Alcohol Will Be Served: 5:00 PM to 11:00 PM
- Hours Alcohol will be on Premises: 5:00 PM to 11:00 PM



Alcohol Procurement

- Where will alcohol be obtained/purchased from? (Per 204 CMR 7.05 & M.G.L. ch. 138 sec 14)
DINERS PROVIDE THEIR OWN BOTTLE OF WINE/BEER

Additional Questions

- Has the Responsible Manager been issued similar licenses in Chelmsford within the past 12 months?
Yes No
If so, please provide all the dates:
ST. PATRICK'S DINNER MARCH 16, 2025
- Does the License Manager have an Annual Alcoholic Beverages License pending before the Town of Chelmsford and ABCC? Yes No

Property Owner Information

- Are you the property owner or MINISTRY HEAD FOR CHURCH authorized representative? Yes No
- If not, submit written permission, signed by the property owner or authorized representative, confirming authorization for the serving of alcohol at the event.

Additional Documents

Attach the following documents to this application:

- TIPS Certificate
- Floor Plan for Event Space (showing the layout of the event and where alcohol will be stored and served.)
- Signed Written Permission from Property Owner (If applicable)

Signature

The manager hereby states that the manager has received a copy of the Licensing Authority's regulations pertaining to Special and One Day Liquor Licenses and is aware of and shall comply with all applicable statutes, by-laws and regulations.

Manager Signature: Jane M Sockey Date: 2-16-2026
 Name: JANE SOCKEY Title: CHAIRMAN - HOSPITALITY MINISTRY
 (If on behalf of an organization) ST. JOHN



A 360TRAINING COMPANY

CERTIFICATE OF COMPLETION

This certifies that

Meaghan Muscato

is awarded this certificate for

TIPS On-Premise Alcohol Server Training



Hours
3.00



Completion Date
05/29/2025



Expiration Date
05/28/2028



Certificate #
ON-000037586206

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | www.360training.com

(CUT HERE)

(CUT HERE)



Issued: 05/29/2025
Certificate #: ON-000037586206

Meaghan Muscato
92 Bayberry Lane, Londonderry, NH, USA
Londonderry NH 03053

CERTIFIED

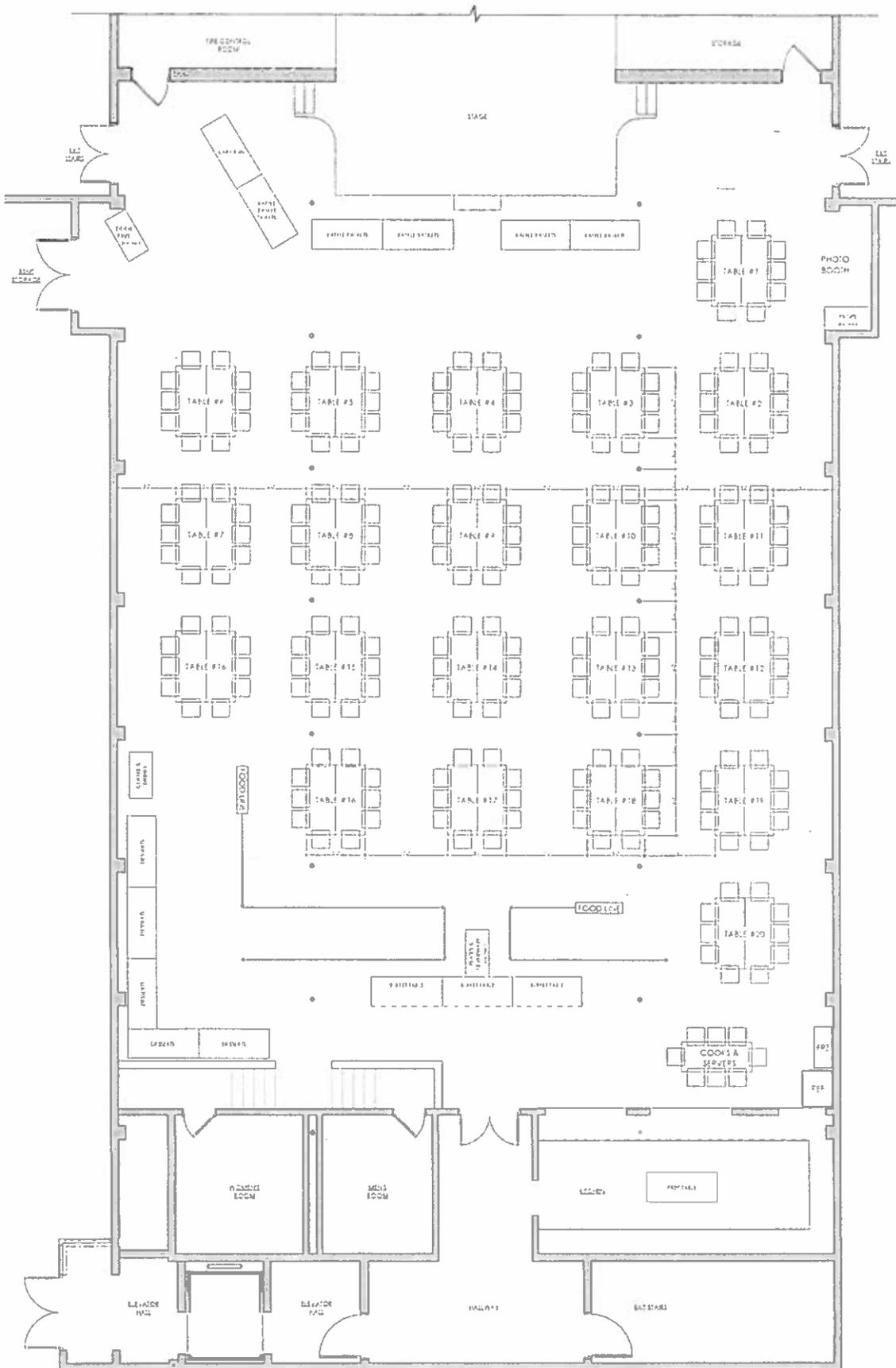
Expires: 05/28/2028



Phone: 800-438-8477
www.gettips.com

This card was issued for successful completion of the TIPS program.

Signature _____



A photograph of a water treatment facility, showing several large, cylindrical, light-colored tanks arranged in a row. The tanks are connected by a network of pipes and valves. A wooden ladder is leaning against one of the tanks. The background shows a brick wall and a ceiling with exposed pipes. The entire image is overlaid with a semi-transparent blue filter.

Chelmsford 54 Richardson Road Update February 23, 2026

The 54 Richardson Road property has been impacted with per- and polyfluoroalkyl substances (PFAS) by historic DPW activities. Predominantly by the PFAS compound PFOS

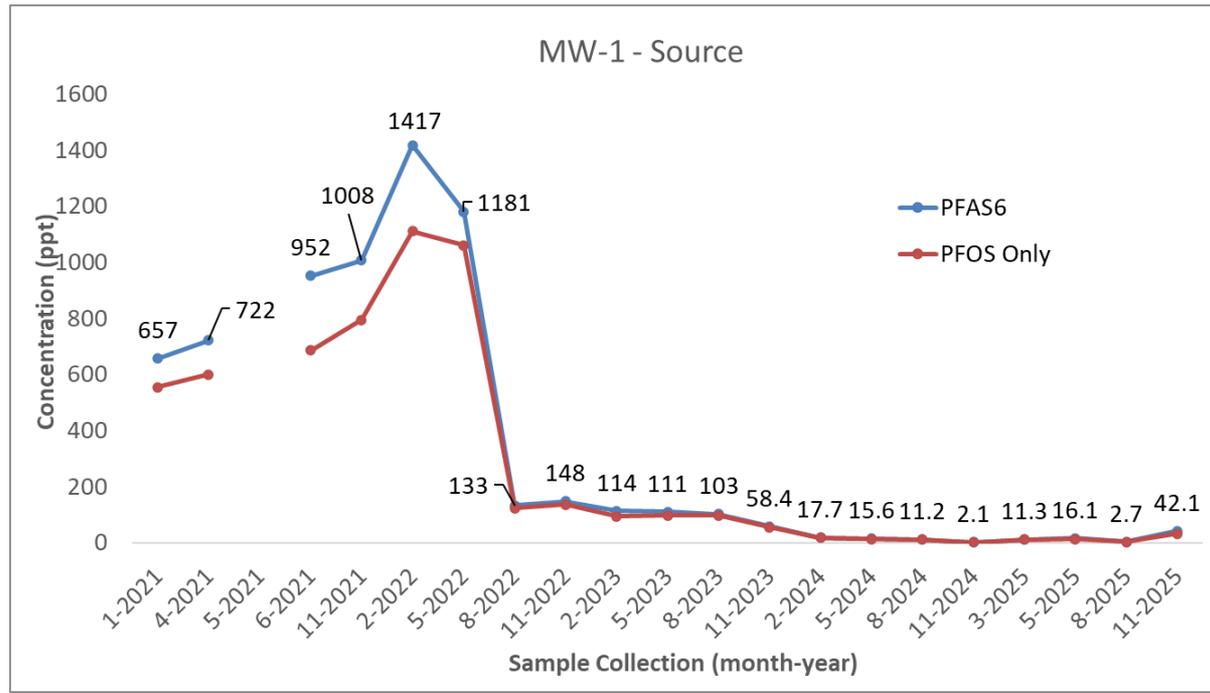
- Pump and Treat (P&T) System began operation on July 5, 2022, to address PFAS groundwater impacts
 - Pumped and treated ~147 million gallons through January 2026
- No effluent discharge exceedances or significant system downtime
- Significant decrease in PFAS concentrations due to system operation
- Several sources contribute to PFAS including regional (background)

August 2025 - MassDEP PFAS6 standard exceeded in 10 wells

- MassDEP PFAS6 standard (20 parts per trillion [ppt])
- PFAS6 exceedances at following locations:
 - MW-1, MW-2, MW-3, MW-101, MW-104, MW-106, MW-107, MW-110, MW-116, MW-119
- Wells MW-1, at the center of the source area, had PFAS6 concentrations below 20 ppt since in February 2024. The November 2025 PFAS6 concentration was 42 ppt which appears a sampling or analytical anomaly.
- Increases observed at MW-101, MW-104, MW-106, MW-116, MW-119.
- Dog Park well (MW-104), which had returned to below 20 ppt in August 2025, had a concentration of 40 ppt in November 2025.
- Wells MW-3, MW-101, and MW-116 had profiles inconsistent with DPW site source based on higher relative concentrations of PFAS, other than PFOS.
- MW-107 and MW-110 “transitioning” to background vs. source (appears result of treatment as concentrations decrease)

PFAS6 at MW-1 increased from earlier rounds to 42 ppt

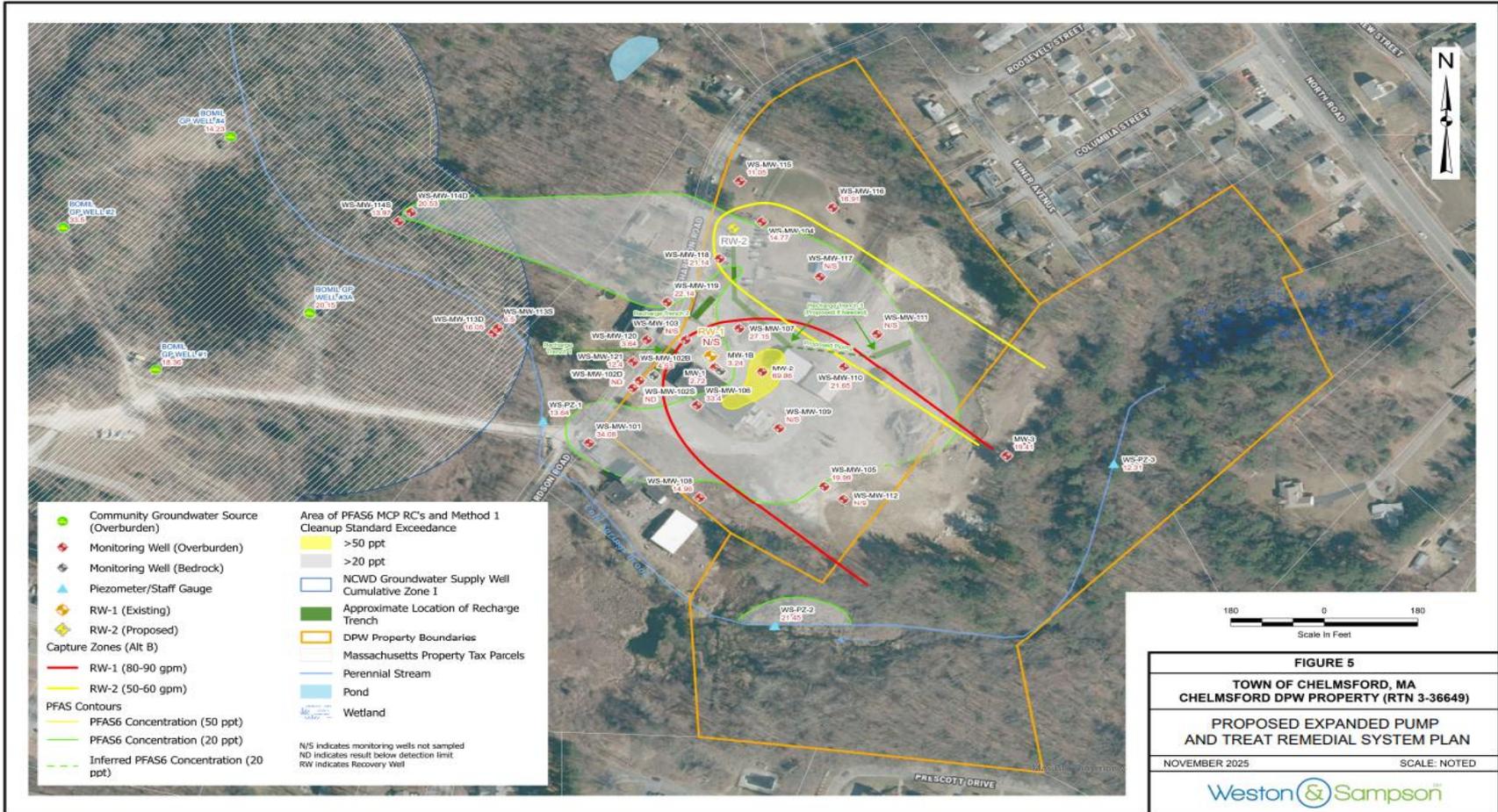
- Down from maximum of 1,417 ppt (2/17/22) and 1,181 (5/25/22) just before P&T system operation
- Below current standards for 7 seasonal rounds until November 2025 detection at 42 ppt



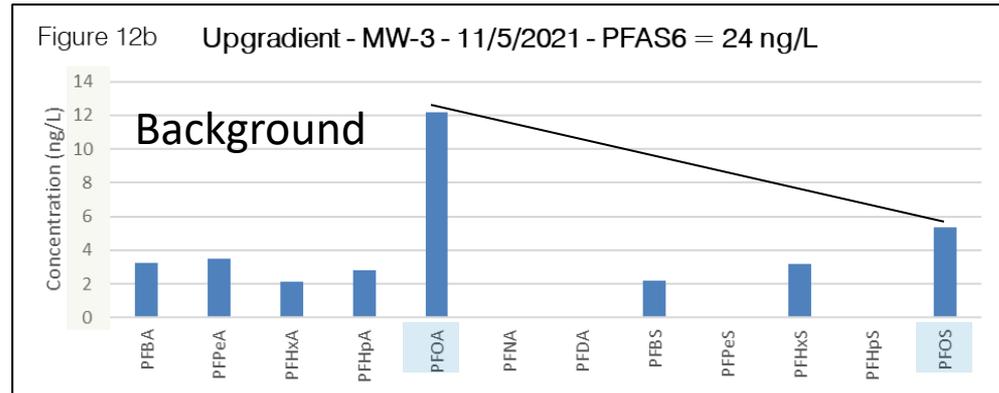
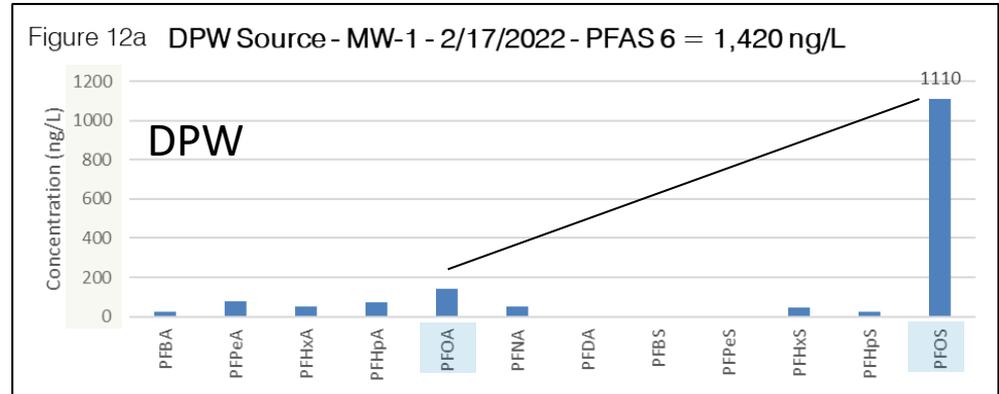
- Remedial System Upgrade Completed
 - Added 2 more vessels
 - Changed carbon
 - Changed resin
- Goal to increase flow rate and zone of capture
- Completed in advance of EPA MCL regulations
- PFOS and PFOA in effluent continues to be <4 ppt.

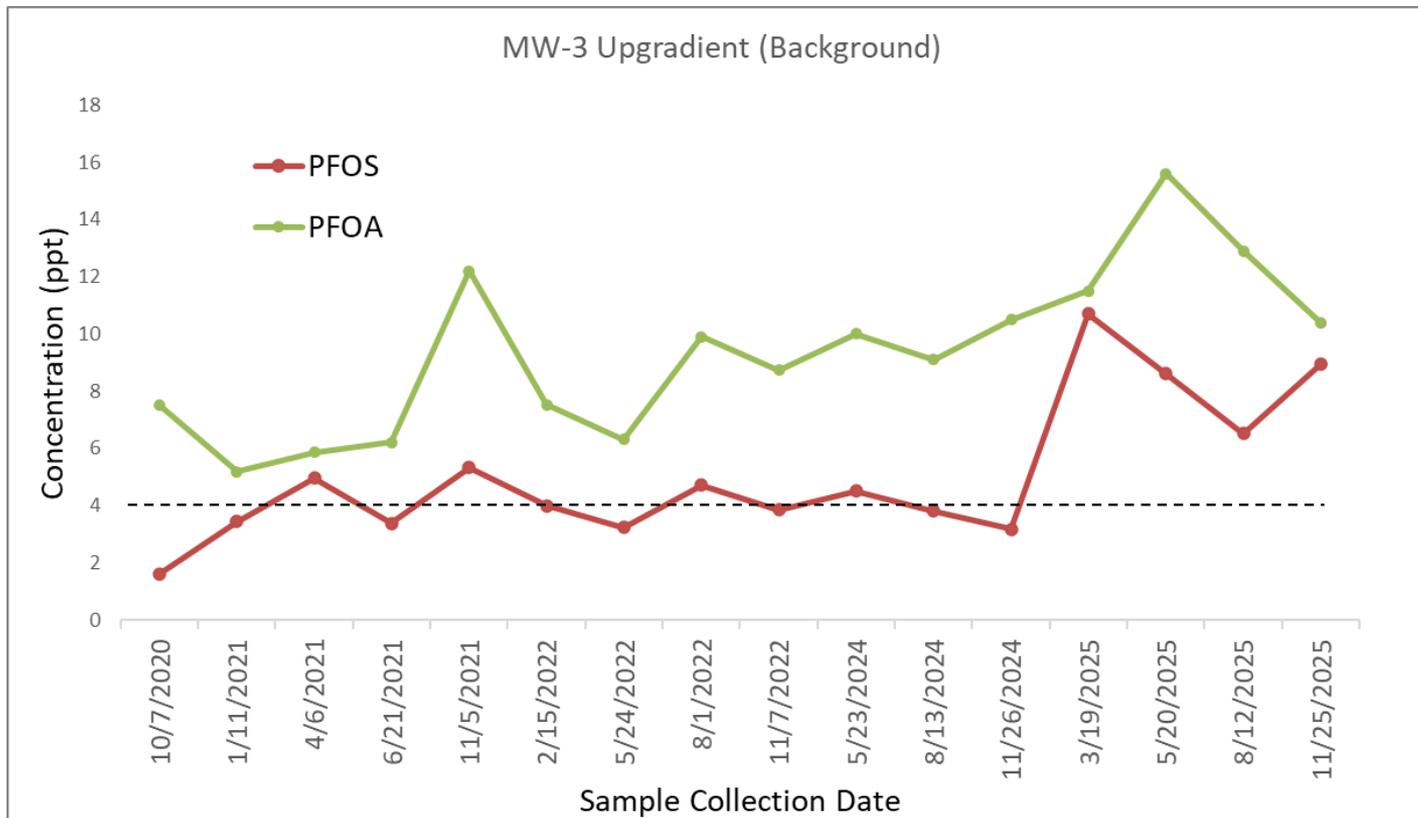


Proposed System Expansion



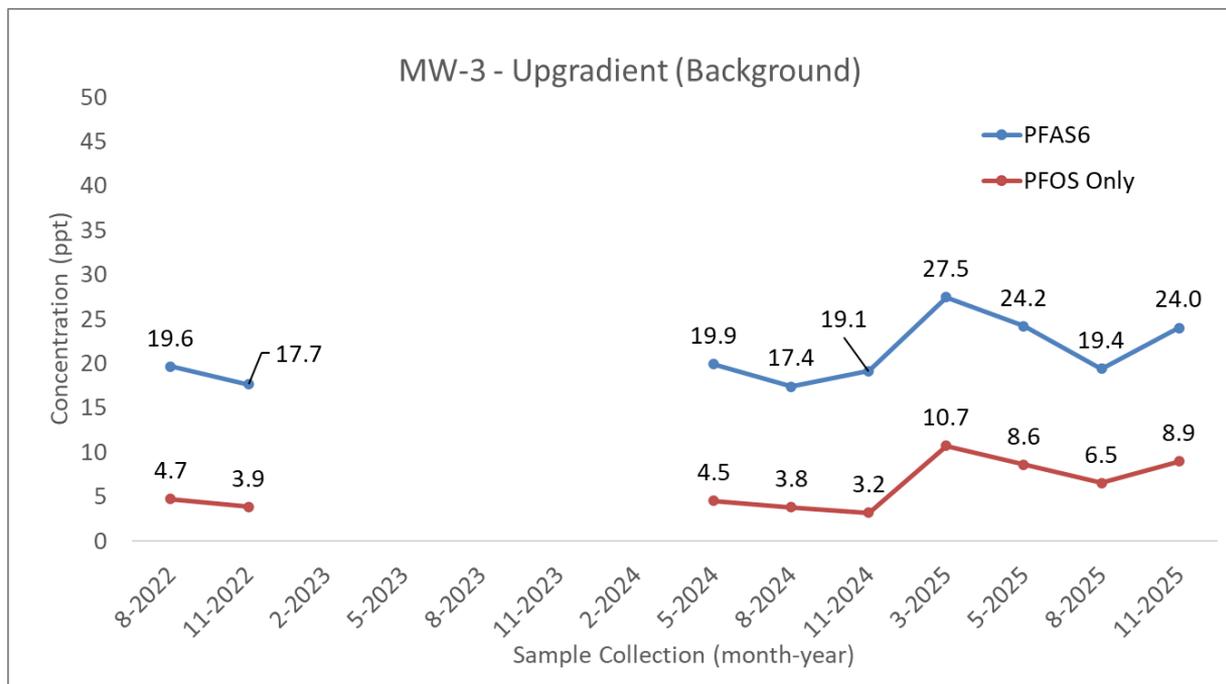
- DPW source is PFOS dominant
- Background source more complex
- Source evaluation based on these differences





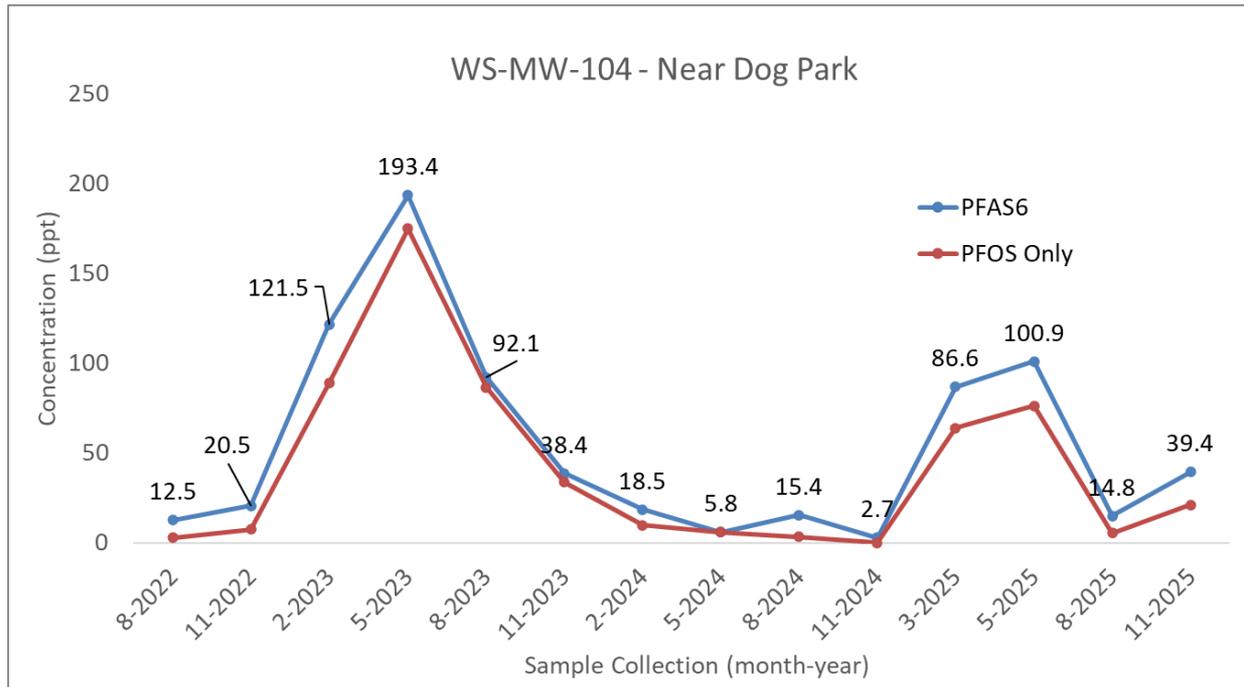
Trends at MW-3 Upgradient

- Variable results associated with regional background, with recent increases exceeding PFAS6 20 ppt limit
- PFAS6 exceedance at 24 ppt in November 2025

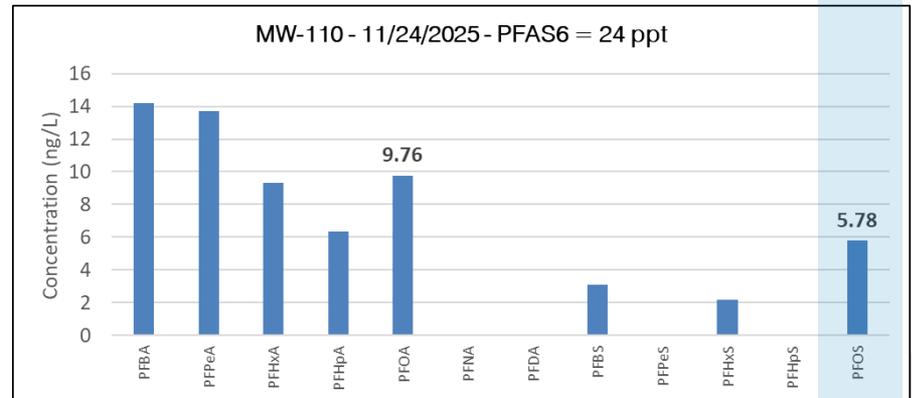
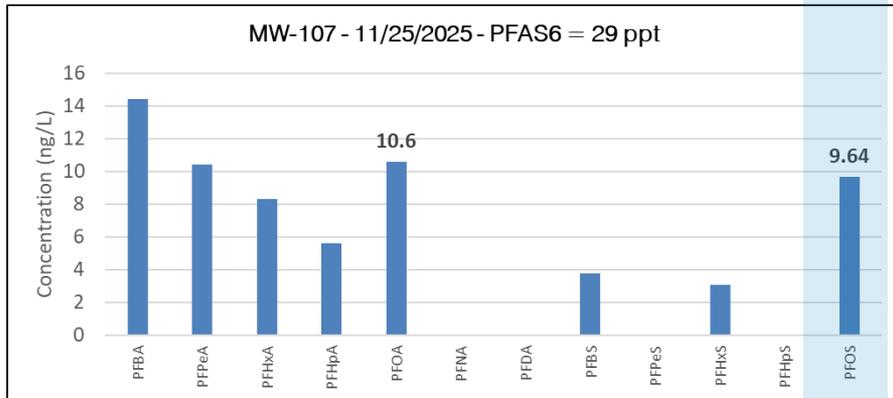
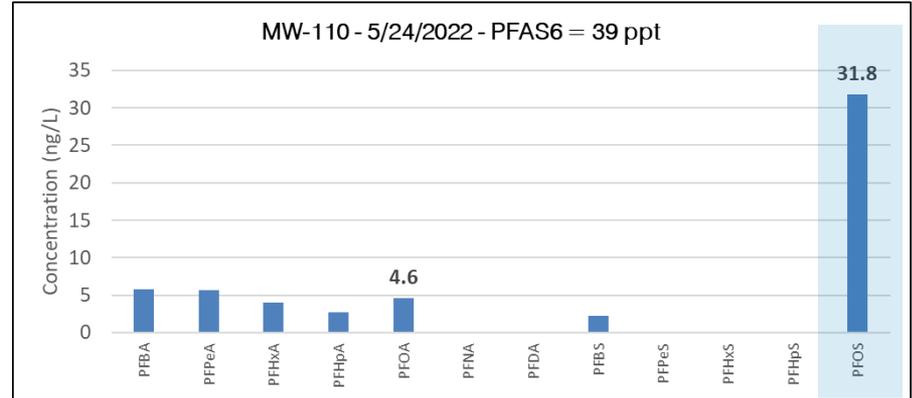
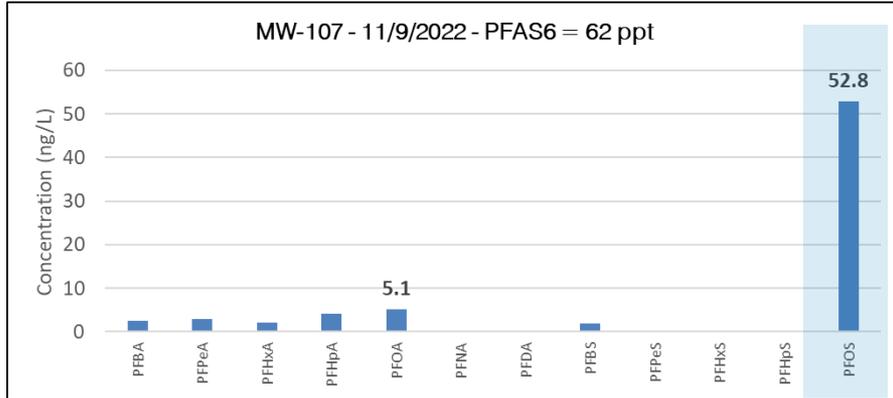


Trends at MW-104 in Dog Park

- General continued decreases in PFAS6 and PFOS since August 2023
- Concentration spike in March, May, and November 2025 had profile consistent with DPW source
- Installation of another groundwater capture well in Dog Park area to address this source per MassDEP's concerns.



Profile Transitions for Source Area Wells



EPA New Maximum Contaminant Levels (MCLs) for PFAS

- Final rule April 2024
 - May 24, 2025, notice of intent
- Initial monitoring by 2027
- Inform public beginning in 2027
- Implement PFAS reduction solutions by ~~2029~~ 2031

Compound	Final MCLG	Final MCL (enforceable levels)
PFOA	Zero	4.0 ppt
PFOS	Zero	4.0 ppt
PFHxS	10 ppt	10 ppt
PFNA	10 ppt	10 ppt
HFPO-DA (GenX Chemicals)	10 ppt	10 ppt
Mixtures containing two or more of PFHxS, PFNA, HFPO-DA, and PFBS	1 (unitless) Hazard Index	1 (unitless) Hazard Index

Current MassDEP standard is 20 ppt for PFAS6 compounds

Recent EPA news release outlining upcoming agency action related to PFAS notes the following regarding the MCLs

“Address the most significant compliance challenges and requests from Congress and drinking water systems related to national primary drinking water regulations for certain PFAS.”

The finalized MCLs are so low that it will be difficult for some drinking water systems to achieve and will be very expensive for many. This wording above provides an indication that the MCL values, finalized under the last administration, may be revisited, revised, and set at higher limits than the current MCLs.

Some water utilities have initiated legal actions against the MCLs arguing that the regulations are impractical and financially burdensome, especially for smaller entities.

<https://www.epa.gov/newsreleases/administrator-zeldin-announces-major-epa-actions-combat-pfas-contamination>

- Pump and treat system is effectively mitigating On-Site “PFOS Source Area”.
- PFAS is continuing to decrease in source area with some variability noted in 2025 sampling events.
- Other contributing sources likely impacting concentrations at the Site.
- System upgrades proposed to address PFOS on-Site impacts, specifically in the Dog Park area of the Site to reach regulatory “end point”

ENGINEERING 978-250-5228
 FACILITIES 978-250-5228
 HIGHWAY 978-250-5270
 TRASH/RECYCLE 978-250-5203



PARKS 978-250-5228
 SEWER 978-250-5233
 STORMWATER 978-250-5228

DEPARTMENT OF PUBLIC WORKS

9 Alpha Road
 Chelmsford, MA 01824

Christine Clancy, P.E.
 Director

Telephone: 978-250-5228
 Fax: 978-250-2416

MEMORANDUM

Date: 2/19/26

To: P. Cohen, Town Manager

From: C. Clancy, DPW Director

Cc: Joe Eriksen, Highway Superintendent; Joyce Cote, DPW Business Manager

Subject: 2025/2026 Snow and Ice Program Update

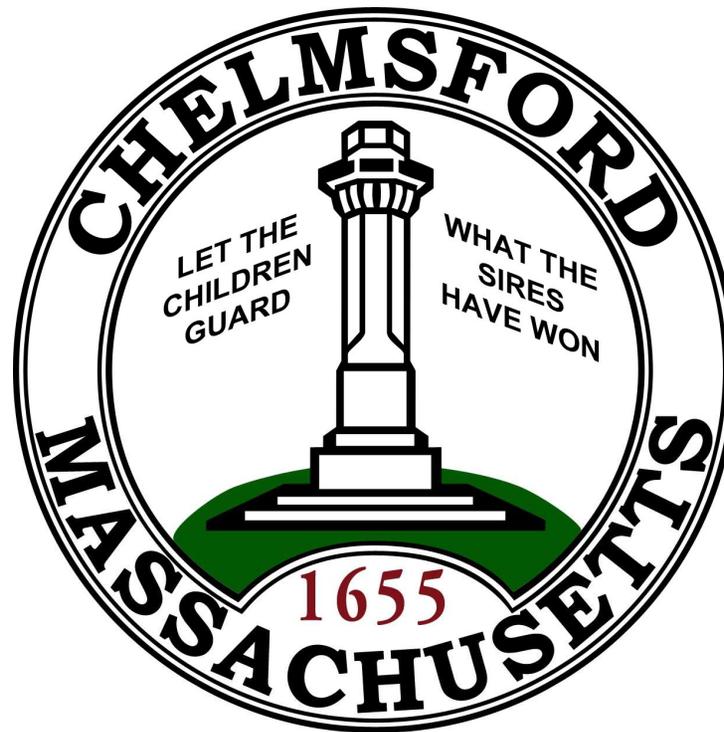
DPW has closely been monitoring the FY2026 Snow and Ice budget and is facing a budget deficit as of February 10, 2026. The FY2026 Snow and Ice Budget is \$1.15 million, which has been the same budgeted amount for the past several years and has been sufficient given the winters the Town and region have experienced. This 2025/2026 winter has included more events compared to prior years, including one significant storm that brought over 20" to the region, and storms that have occurred over the weekends and holidays, outside of normal business hours. DPW has purchased above typical quantities of salt given the number of increased snow and ice events. The cost of salt has increased over the past several years and is now \$73/Ton.

There have been a total of 19 snow and ice events this season, of which 6 were plowable events and 2 were brined prior to the plowable event. DPW has purchased 6,408 tons of salt, totaling \$468,320 in salt. The size or type of the storms varied from a freezing rain event or dusting that only requires the application of salt, to a plowable storm of 2-3" of snow, and then to an approximately 20" snow storm with a response duration of 52 hours. The January 25/26th storm that resulted in over 20" of snow accumulation cost approximately \$200,000 alone in labor and material costs. The total snow accumulation as of 2/10/26 is approximately 49.5" which is above normal for the region compared to recent years.

	TOTAL BUDGET	SPENT TO DATE	AVAILABLE
Overtime	\$310,000	\$440,470	-\$130,470
Equipment Repair	\$120,000	\$69,729	\$50,271
Plow Contractors	\$200,000	\$203,560	-\$3,560
Salt	\$470,000	\$468,320	\$1,680
Miscellaneous	\$50,000	\$30,802	\$19,198
TOTALS	\$1,150,000	\$1,212,881	-\$62,881

As of 2/10/26, the DPW's Snow and Ice Budget is facing a deficit in the amount of \$62,881. With more snow and ice events likely to occur this season, DPW will continue to closely monitor the snow and ice budget spending and look to reconcile the account after the season through Town Meeting. Despite the current budget deficit, snow and ice operations remain essential to maintaining public safety and ensuring the continued functioning of our community. These services are critical for keeping roads passable, supporting emergency response, and allowing residents and businesses to operate during winter weather events.

DPW PAVING
AND SIDEWALK
MASTER PLAN
UPDATE

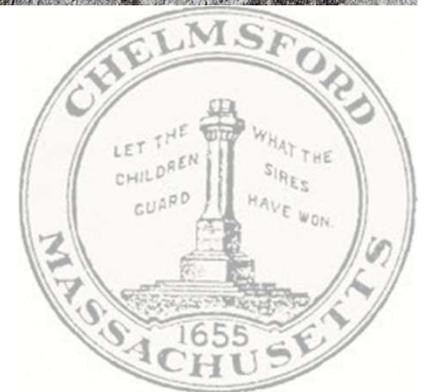


Christine Clancy, P.E.
DPW Director

2/23/2026

PAVEMENT MANAGEMENT SYSTEM OVERVIEW

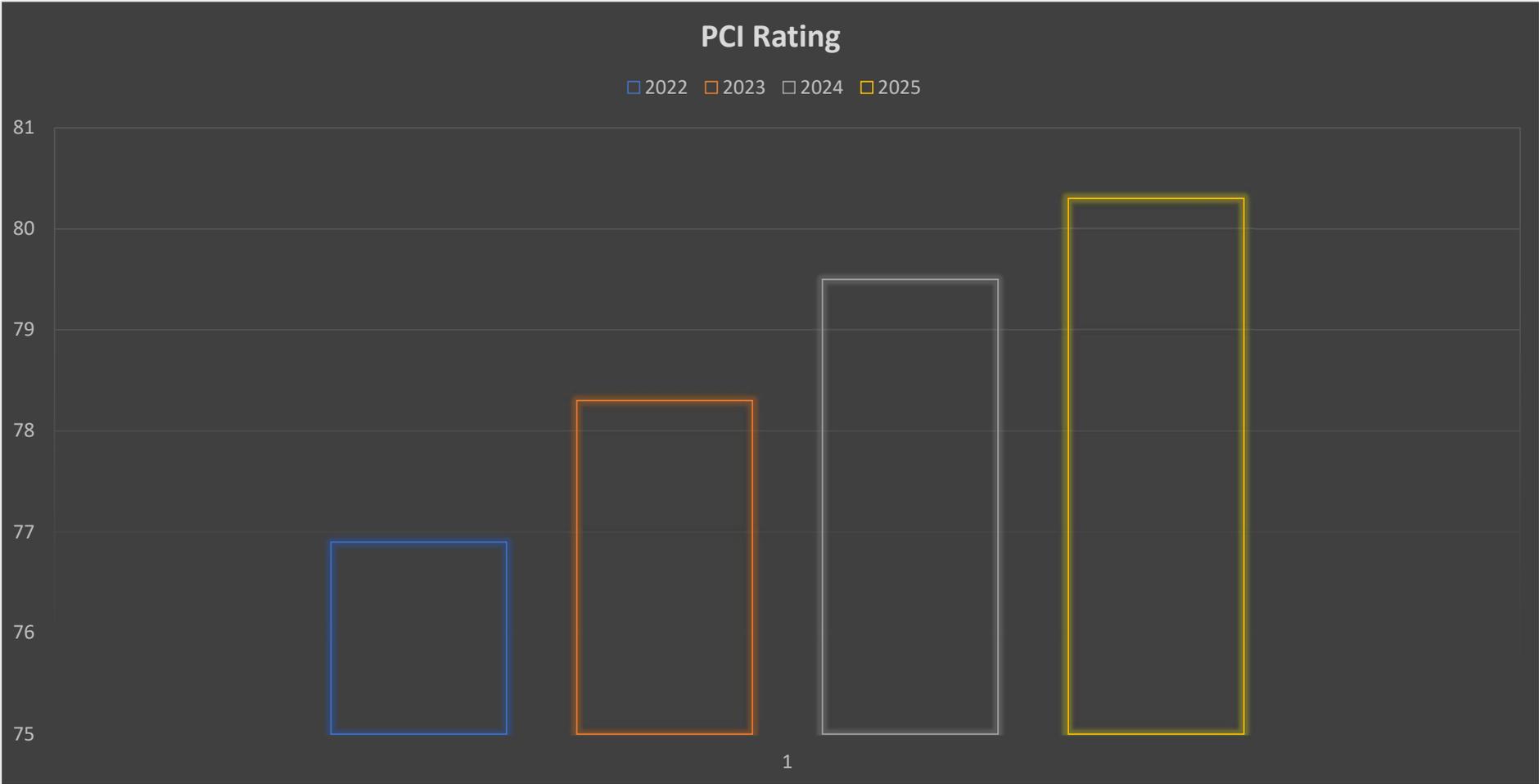
- 190 miles of Town accepted roads (30 miles unaccepted, private)
- DPW maintains a Pavement Management Database to plan for annual preventative maintenance opportunities as well as rehabilitation opportunities.
- Roadway classifications are considered in management plan
 - Arterial (most used), collectors, local roads (least used)
- Other factors considered when planning annual list such as proximity to other work; utility improvement coordination; development work.



PAVEMENT MANAGEMENT SYSTEM OVERVIEW

Treatment Band	PCI	Description
Do Nothing	93-100	Excellent condition
Routine Maintenance	86-92	Good Condition - may need crack sealing or minor localized repair
Preventative Maintenance	73-85	Fair condition - pavement surface may be in need of surface treatment, full depth patch and/or crack sealing
Structural Improvement	61-72	Deficient condition - pavement surface structure in need of added strength for existing traffic. Typical repairs are overlay with or without milling or leveling
Base Rehabilitation	0-60	Poor Condition - in need of base improvement. Typical repairs are reclamation or full depth reconstruction

PAVEMENT MANAGEMENT SYSTEM OVERVIEW



SUMMARY OF 2025 COMPLETED PAVING

TOWNWIDE ROADWAY PAVING PROGRAM

VARIOUS FUNDS (CAPITAL, CH. 90, previous free cash) - \$3.1 MILLION



Photo (Left): Livery Road June 2025 image from Google Maps; (Right): Photo September 2025 of rehabilitated Livery Road (Pavement Reclamation)



Photo (Left): Research Place September 2025 construction progress photos. Roadway reclamation underway; (Right) October 2025 completion.

STREET NAME	FROM	TO	TREATMENT
ALBINA STREET	GORHAM ST	CARLISLE ST	Micro Sealing
AMBLE ROAD	TROTTING RD	CANTER RD	Mill And Overlay
AMBLE ROAD	CANTER RD	RACK RD	Reclamation
CHESTNUT HILL ROAD	GALLOWAY RD	AMBLE RD	Reclamation
CLARISSA ROAD	JANET RD	FISHER RD	Reclamation
COLONIAL DRIVE	NORTH RD	DEAD END	Reclamation
COLONIAL TERRACE	COLONIAL DR (W)	COLONIAL DR (E)	Reclamation
CYPRESS STREET	DALTON RD	WOODBINE ST	Mill And Overlay
EDGELOWN AVENUE	RICHARDSON AVENUE	MAROSE AVENUE	Mill And Overlay
ETTA STREET	ALGONQUIN RD	JUDITH RD	Mill And Overlay
FIELD STREET	DALTON RD	ERLIN RD	Mill and Overlay
GALLOWAY ROAD	TOWN LINE	PINE HILL RD	Reclamation
GELDING ROAD	WHIPPLE TREE RD	CHESTNUT HILL RD	Mill And Overlay
JUNIPER STREET	DALTON RD	WOODBINE ST	Mill And Overlay
KRISTIN DRIVE	CUL DE SAC	HERBERT RD	Mill And Overlay
KRISTIN DRIVE	HERBERT RD	KRISTIN DR EXT	Mill And Overlay
KRISTIN DRIVE EXTENSION	KRISTIN DR	CUL DE SAC	Mill And Overlay
LATCH ROAD	NORTHGATE	CUL DE SAC	Mill And Overlay
MISSION ROAD	GLENDALE ROAD	TOWN LINE	Mill And Overlay
MOCCASIN LANE	GRANITEVILLE ROAD	CUL DE SAC	Mill And Overlay
MOORE STREET	BRICK KILN RD	1700' W OF BRICK KILN RD	Micro Sealing
MOORE STREET	1700' W OF BRICK KILN RD	SHEDD LN	Micro Sealing
NORTHGATE ROAD	NORTH ROAD	HEMLOCK DR	Mill And Overlay
PROCTOR ROAD	ACTON RD	PARK RD Y INT	Reclamation
PROCTOR ROAD	PARK ROAD Y INT	TOWN LINE	Reclamation
SHEDD LANE	MARSHALL ST	MOORE ST	Micro Sealing
SIERRA DRIVE	OLD STAGE RD	FARLEY BROOK RD	Mill And Overlay
SOUTHGATE ROAD	NORTH ROAD	HEMLOCK DR	Mill And Overlay
TADMUCK ROAD	LITTLETON RD	TOWN LINE	Reclamation
TUTTLE ROAD	CONCORD RD	PROCTOR RD	Micro Sealing
TWISS ROAD	MAIN STREET	DEAD END	Reclamation

8.5 Miles Paved

2026 PAVING PLAN



STREET NAME	FROM	TO	TREATMENT
ALBINA STREET	GORHAM ST	CARLISLE ST	Micro Sealing
AMBLE ROAD	TROTting RD	CANTER RD	Mill And Overlay
AMBLE ROAD	CANTER RD	RACK RD	Reclamation
CHESTNUT HILL ROAD	GALLOWAY RD	AMBLE RD	Reclamation
CLARISSA ROAD	JANET RD	FISHER RD	Reclamation
COLONIAL DRIVE	NORTH RD	DEAD END	Reclamation
COLONIAL TERRACE	COLONIAL DR (W)	COLONIAL DR (E)	Reclamation
CYPRESS STREET	DALTON RD	WOODBINE ST	Mill And Overlay
EDGELAWN AVENUE	RICHARDSON AVENUE	MAROSE AVENUE	Mill And Overlay
ETTA STREET	ALGONQUIN RD	JUDITH RD	Mill And Overlay
FIELD STREET	DALTON RD	ERLIN RD	Mill and Overlay
GALLOWAY ROAD	TOWN LINE	PINE HILL RD	Reclamation
GELDING ROAD	WHIPPLE TREE RD	CHESTNUT HILL RD	Mill And Overlay
JUNIPER STREET	DALTON RD	WOODBINE ST	Mill And Overlay
KRISTIN DRIVE	CUL DE SAC	HERBERT RD	Mill And Overlay
KRISTIN DRIVE	HERBERT RD	KRISTIN DR EXT	Mill And Overlay
KRISTIN DRIVE EXTENSION	KRISTIN DR	CUL DE SAC	Mill And Overlay
LATCH ROAD	NORTHGATE	CUL DE SAC	Mill And Overlay
MISSION ROAD	GLENDALE ROAD	TOWN LINE	Mill And Overlay
MOCCASIN LANE	GRANITEVILLE ROAD	CUL DE SAC	Mill And Overlay
MOORE STREET	BRICK KILN RD	1700' W OF BRICK KILN RD	Micro Sealing
MOORE STREET	1700' W OF BRICK KILN RD	SHEDD LN	Micro Sealing
NORTHGATE ROAD	NORTH ROAD	HEMLOCK DR	Mill And Overlay
PROCTOR ROAD	ACTON RD	PARK RD Y INT	Reclamation
PROCTOR ROAD	PARK ROAD Y INT	TOWN LINE	Reclamation
SHEDD LANE	MARSHALL ST	MOORE ST	Micro Sealing
SIERRA DRIVE	OLD STAGE RD	FARLEY BROOK RD	Mill And Overlay
SOUTHGATE ROAD	NORTH ROAD	HEMLOCK DR	Mill And Overlay
TADMUCK ROAD	LITTLETON RD	TOWN LINE	Reclamation
TUTTLE ROAD	CONCORD RD	PROCTOR RD	Micro Sealing
TWISS ROAD	MAIN STREET	DEAD END	Reclamation

Estimated construction cost of \$3.6 million for 9.9 miles

2/23/2026 – PAVING AND SIDEWALK MASTERPLAN UPDATE

2023 SIDEWALK MASTER PLAN

DATA COLLECTION PROCESS

EP evaluated a total of 46.5 miles of sidewalk as part of this project and a total of 922 pedestrian curb ramp locations, 756 of which were Town-owned. The evaluation focused on the Town's accepted roadway network, which are the roadways the Town is responsible for maintaining.

CURB RAMPS

The EP team collected the following data at each intersection with existing pedestrian curb ramps:

- Material
- General Condition
- Opening Width (Concrete Only)
- Slope Reading (Concrete Only)
- Ramp Type (e.g., Apex, Perpendicular; Concrete Only)

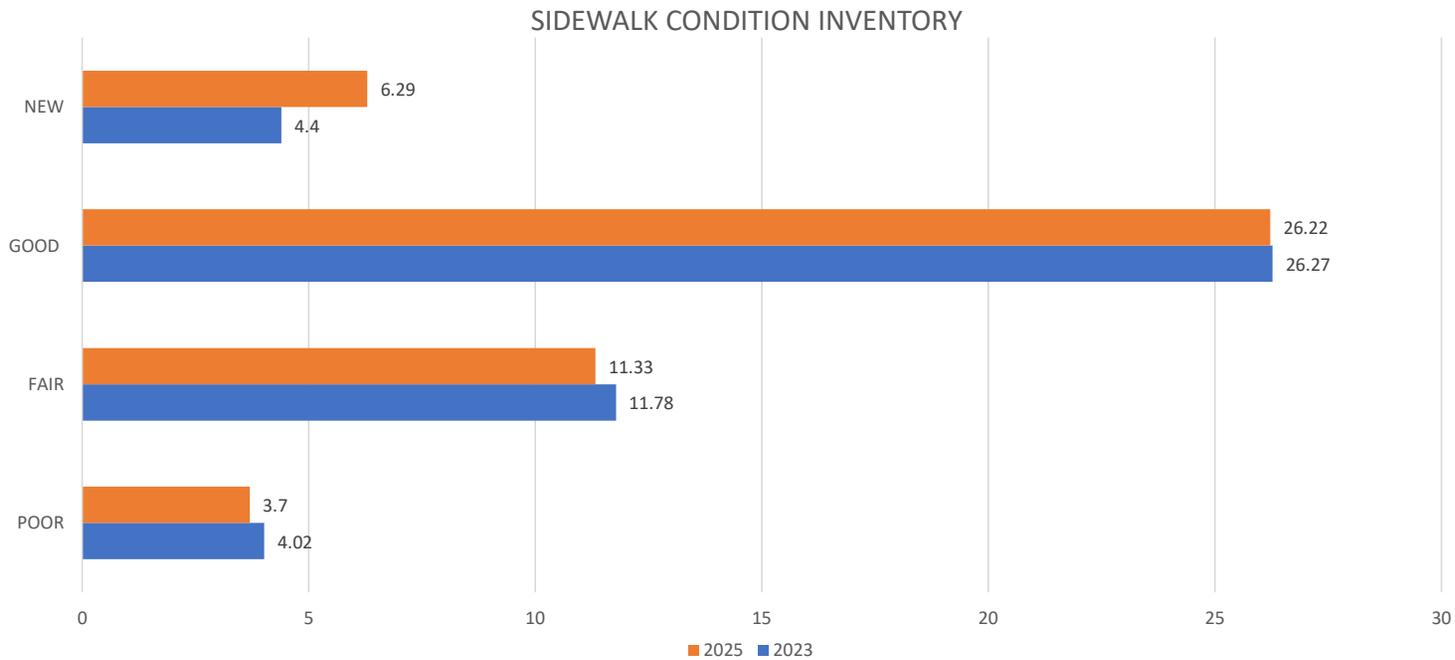
SIDEWALKS

Sidewalks were broken down from intersection to intersection in order to report on their condition.

The EP team collected the following data:

- Length (Feet)
- Width (Feet)
- General Condition (Excellent, Good, Fair, Poor)
- Material Type (Asphalt, Concrete, Brick, other)
- Structural Issues (only identified on sidewalks in Excellent or Good condition)
- Whether or not there was a grass strip

SIDEWALK MASTER PLAN



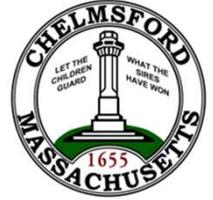
ADDED 1 MILE OF NEW SIDEWALK SINCE 2023 (47.5 MILES)
BACKLOG OF \$22 MILLION IN REPAIRS/REPLACEMENTS
\$13M IN NEW SIDEWALKS

SIDEWALK MASTER PLAN



432 OF 756 CURB RAMPS REQUIRE RECONSTRUCTION
Estimated \$1.9 Million Backlog
Target 25-40 annually in conjunction with paving program

SUMMARY OF 2025 COMPLETED SIDEWALK



1,030 LF Burton Lane (Existing Sidewalk Replaced)
255 LF Cushing Place (New Sidewalk)
1,100 LF Turnpike Road (New sidewalk – Complete Streets Grant)
Miscellaneous curb ramps at 27 locations

0.45 Miles Replaced/New Sidewalk
\$525,000 Spent

2026 SIDEWALK PLAN



360 LF Turnpike Road (New sidewalk between Billerica Road and Bernard Lane - Completes Street Grant)
1,500 LF Parkerville Road (New sidewalk - Federal Grant)
Miscellaneous curb ramps at 25 locations (In conjunction with Roadway Paving Plan)

0.35 Miles Proposed
\$450,000 Estimated Construction

ROADWAY RECONSTRUCTION PROJECT UPDATES

Main Street Reconstruction Design



- \$195,000 design funded for project, GPI Consultant
- Assessment and Preliminary Concept Report completed
- Estimated \$1.5 million Construction, to be implemented in 3 phases (\$500,000 each)
- Project Goals:
 - Complete streets approach – provide improved access to all users
 - Roadway restoration, continuous sidewalk on one side
 - Traffic calming implementation along corridor
 - Improve crossing at high pedestrian use locations



WESTFORD
CHELMSFORD

30

3

LOVETT LANE

LOISELE LANE

BARRY DRIVE

BURTON LANE

MAIN STREET

GROTON ROAD

SCHOOL STREET

TO HIGH SCHOOL /
CHELMSFORD CENTER

WILSON LANE

BRADFORD ROAD

ABERDEEN ROAD

LYNN LANE

30

MEADOWBROOK ROAD

TWISS ROAD

Fairview
Cemetery

WATERFRONT ROAD

3

TO HIGH SCHOOL

TO VINAL SQUARE





WESTFORD
CHELMSFORD

30

3

Pedestrian
Related Crash

Two (2) Speed
Related crashes

Pedestrian
Related Crash

TO HIGH SCHOOL /
CHELMSFORD CENTER

Fairview
Cemetery

TO VINAL SQUARE

MASSDOT CRASHES 2020-2024

-  Property-Damage Only
-  Non-Fatal Injury
-  Pedestrian Non-Fatal Injury

TO HIGH SCHOOL

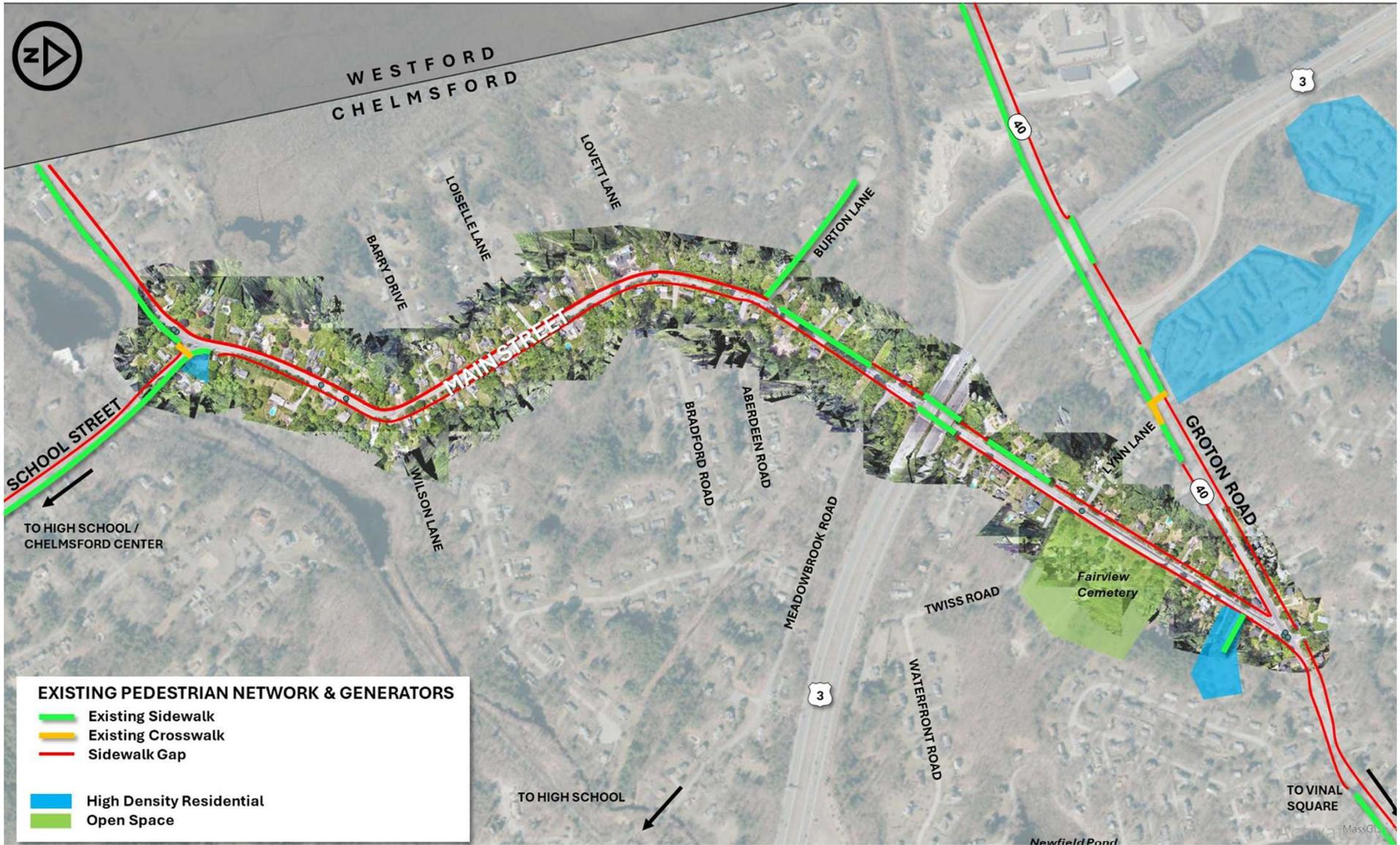
Newfield Pond

MassGIS





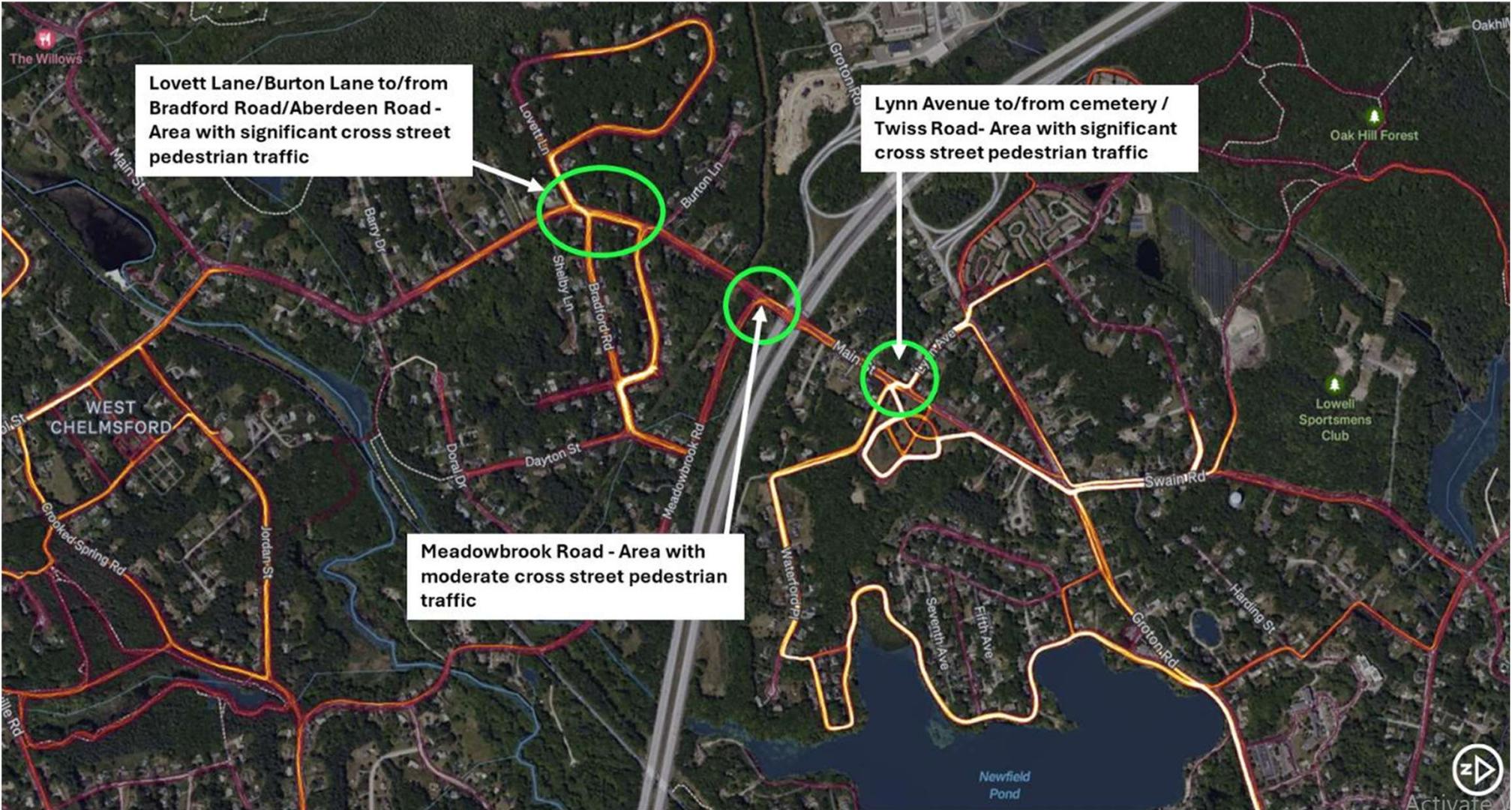
WESTFORD
CHELMSFORD

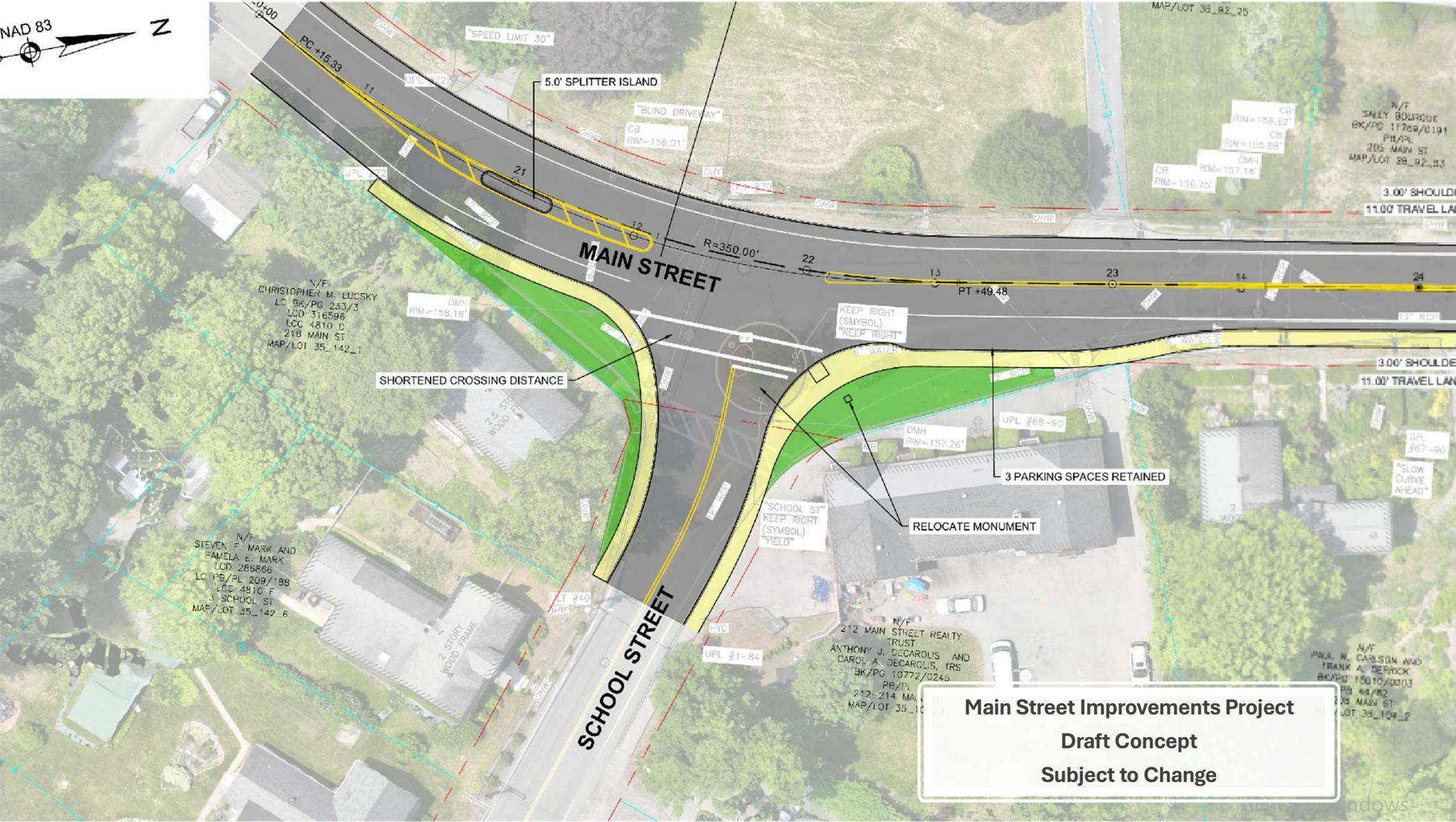


**Lovett Lane/Burton Lane to/from
Bradford Road/Aberdeen Road -
Area with significant cross street
pedestrian traffic**

**Lynn Avenue to/from cemetery /
Twiss Road- Area with significant
cross street pedestrian traffic**

**Meadowbrook Road - Area with
moderate cross street pedestrian
traffic**





N/F
CHRISTOPHER M. LUCSKY
LC BK/PG 253/3
LGD 316596
LGD 4810 D
218 MAIN ST
MAP/LOT 35_142_1

N/F
STEVEN F. MARK AND
PAMELA E. MARK
LGD 285866
LC PB/PL 209/188
LGD 4810 F
3 SCHOOL ST
MAP/LOT 35_142_6

MAIN STREET

SCHOOL STREET

5.0' SPLITTER ISLAND

SHORTENED CROSSING DISTANCE

KEEP RIGHT (SMYBOL)

KEEP RIGHT (SMYBOL)

RELOCATE MONUMENT

3 PARKING SPACES RETAINED

Main Street Improvements Project
Draft Concept
Subject to Change

"SPEED LIMIT 30"

"BLIND DRIVEWAY"

GUY

R=350.00'

PT+49.48

MAP/LOT 38_R2_25

N/F
SALLY BOURQUE
BK/PG 11788/0191
PB/PL
205 MAIN ST
MAP/LOT 38_R2_23

3.00' SHOULDER

11.00' TRAVEL LANE

3.00' SHOULDER

11.00' TRAVEL LANE

UPL #69-90

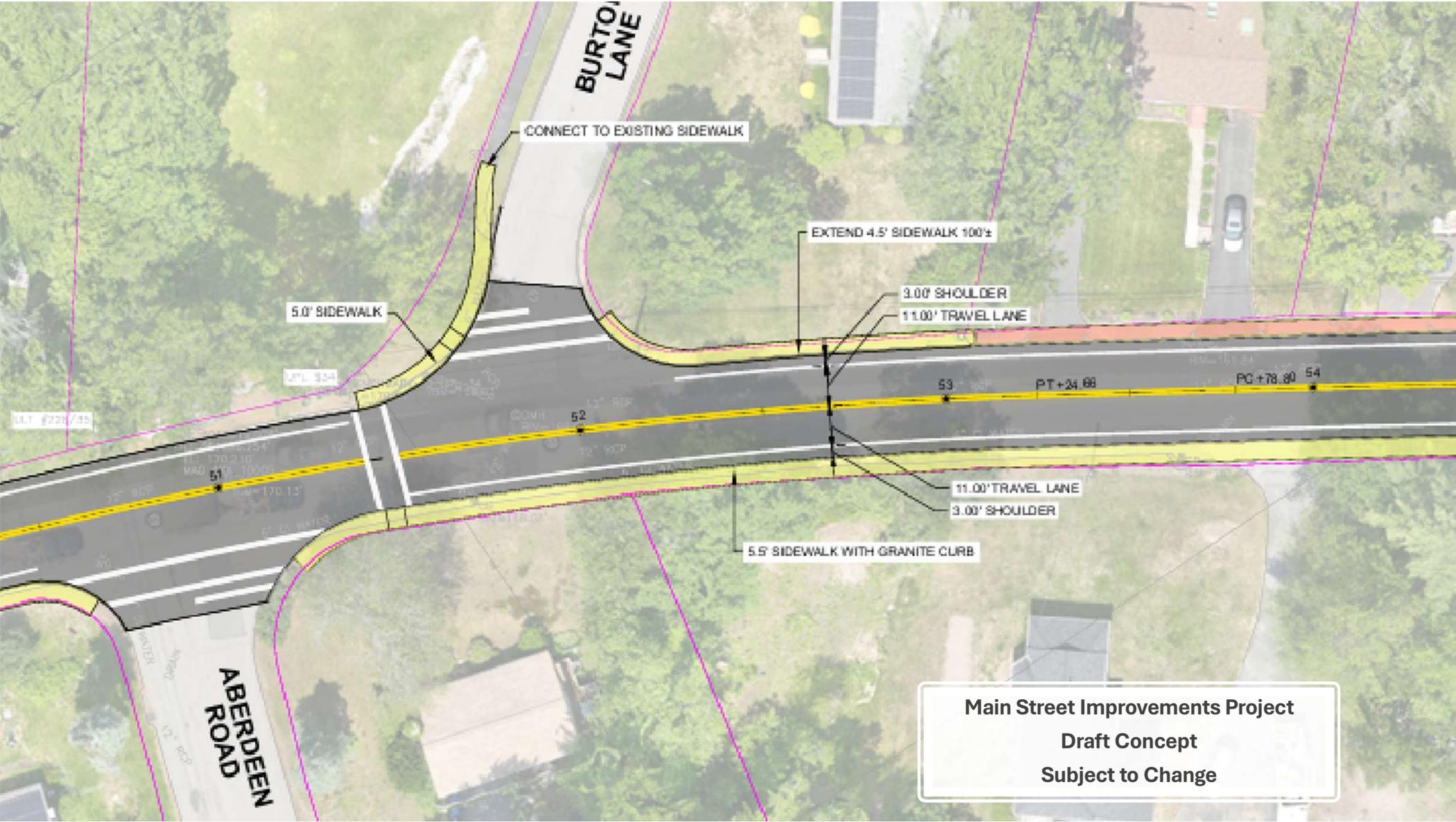
UPL #67-90

"SLOW CURVE AHEAD"

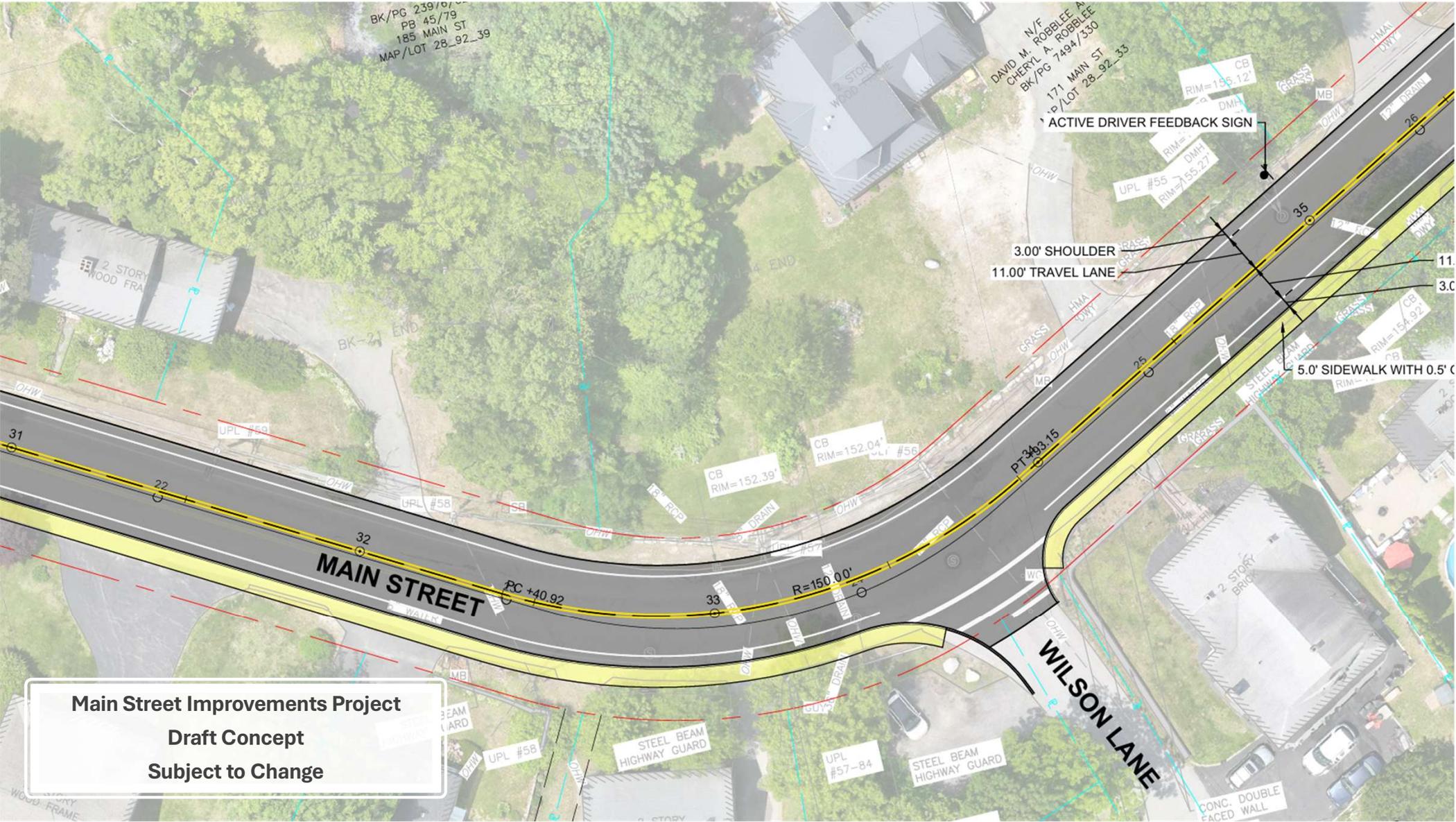
N/F
212 MAIN STREET REALTY TRUST
ANTHONY J. DECAROLIS AND
CAROL A. DECAROLIS, TRS
BK/PG 10772/0246
PB/PL
212-214 MA
MAP/LOT 35_10_23

N/F
PAUL W. CARLSON AND
FRANK A. DEBROCK
BK/PG 15010/0011
PB 44/82
228 MAIN ST
LOT 35_10_22

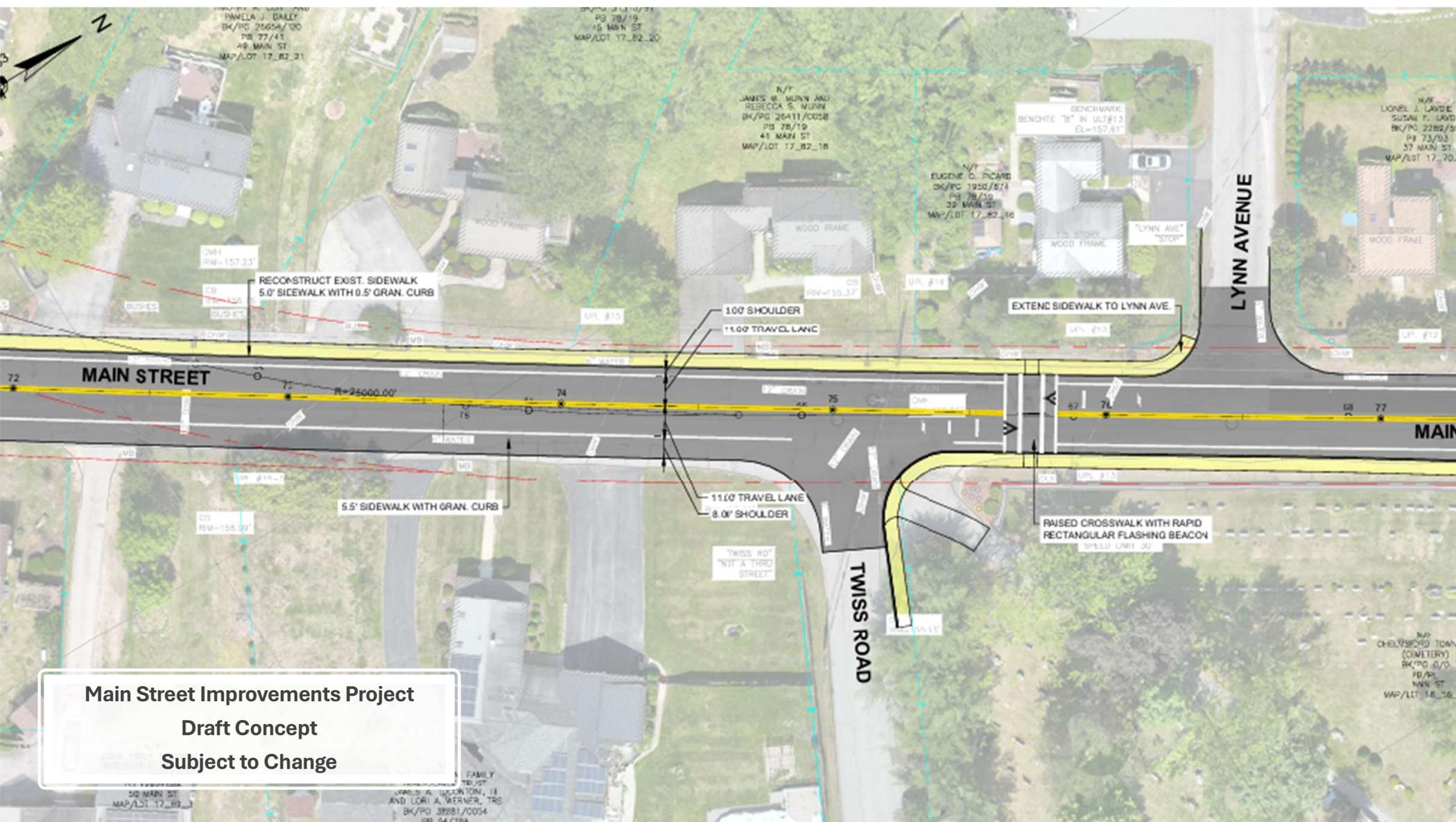
ndows



Main Street Improvements Project
Draft Concept
Subject to Change



Main Street Improvements Project
Draft Concept
Subject to Change



Main Street Improvements Project
Draft Concept
Subject to Change

PANELA J. DALEY
 BK/PG 2565A/00
 PG 77/41
 49 MAIN ST
 MAP/LOT 17_82_21

PG 78/19
 45 MAIN ST
 MAP/LOT 17_82_20

N/T
 JAMES B. MURPHY AND
 REBECCA S. MURPHY
 BK/PG 25411/0028
 PG 78/19
 41 MAIN ST
 MAP/LOT 17_82_18

N/T
 EUGENE D. PICARD
 BK/PG 1950/874
 PG 78/19
 33 MAIN ST
 MAP/LOT 17_82_16

BENCHMARK
 BENCHITE "B" IN ULT/13
 EG=157.61

N/T
 LONEL J. LAVOIE
 SUSAN F. LAVOIE
 BK/PG 2280/5
 PG 73/93
 37 MAIN ST
 MAP/LOT 17_20_

RECONSTRUCT EXIST. SIDEWALK
 5.0' SIDEWALK WITH 0.5' GRAN. CURB

100' SHOULDER
 11.00' TRAVEL LANE

EXTEND SIDEWALK TO LYNN AVE.

MAIN STREET

LYNN AVENUE

TWISS ROAD

5.5' SIDEWALK WITH GRAN. CURB

11.00' TRAVEL LANE
 8.00' SHOULDER

RAISED CROSSWALK WITH RAPID
 RECTANGULAR FLASHING BEACON

Main Street Improvements Project

Draft Concept

Subject to Change

FAMILY
 TRUST
 CAROL R. BUCKTON, II
 AND LORI A. WERNER, TRS
 BK/PG 38981/0054
 BR 94/278A

ROADWAY RECONSTRUCTION PROJECT UPDATES

Main Street Reconstruction Design



- Main Street Project Phasing:
 - 1. School Street – Loielle Lane
 - 2. Loielle Lane to NB MassDOT crossings
 - NB MassDOT crossing – Groton Road
- Next Steps:
 - Finalize assessment report and make available on DPW website (March 2026)
 - Main Street Public Input Session Spring 2026
 - Advance design 2026
 - Phase 1 Construction (\$500,000) TBD – funding dependent

ROADWAY RECONSTRUCTION PROJECT UPDATES

Chelmsford Street (110) Design

MassDOT advancing design between Alpine Lane and Golden Cove Road

Anticipate 2028 construction

Town Section Between Central Square and Alpine Lane on hold
evaluating cost alternatives and drainage conditions along 110



Vinal Square Reconstruction Design

25% design to be completed spring 2025

Utility Tracing and Investigation (SUE) underway

Design Public Hearing Spring 2026 (TBD)

Anticipate 2028 Construction

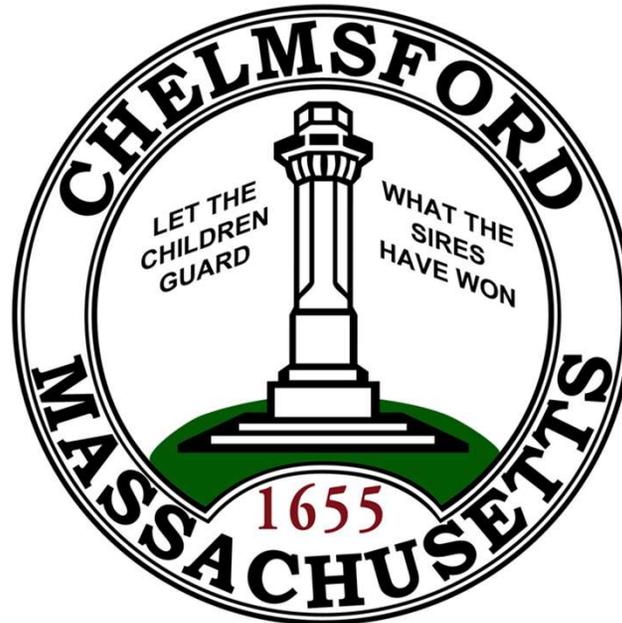
Rt 3a (Richardson Road to Technology Drive)

Town completed survey and initial assessment

On hold to determine cost sharing and scope with MassDOT

2/23/2026 – PAVING AND SIDEWALK MASTERPLAN UPDATE

Questions/Comments



Christine Clancy, P.E.
DPW Director
978-250-5228
cclancy@chelmsfordma.gov

Tony Reppucci, P.E.
Town Engineer
978-250-5228
treppucci@chelmsfordma.gov

Town of Chelmsford

Disposal of Surplus Property Under \$10,000 Policy

Purpose

This policy is established to comply with Massachusetts General Laws Chapter 30B §15, which requires written procedures for the disposal of surplus property with an estimated net value of less than \$10,000.

Scope

Surplus property covered by this policy is defined as tangible property that is no longer useful to the Town but has resale or salvage value. This policy does not apply to surplus property valued at \$10,000 or more which will be disposed of in accordance with the requirements of Massachusetts General Laws Chapter 30B §15. This policy does not apply to the disposal of real property.

Authority

The Town Manager, serving as Chief Procurement Officer, or their designee, is responsible for implementing this policy.

Procedures

1. Declaration of Surplus Property

Property shall be declared surplus by the department head responsible for the item, via written notice to the Town Manager or their designee. The notice must include a complete description of the item.

2. Valuation of Surplus Property

The value of surplus property will be determined by the Town Manager or department head using methods customarily accepted in commerce. These methods may include but are not limited to: comparable sales; valuation tools such as Kelley Blue Book; market quotes; and estimates for parts and scrap from auto recyclers, junkyards, and metal scrap yards.

3. Methods of Disposal

Items shall be disposed of using sound business practices, with the Town seeking to obtain the highest value while also considering the cost and time associated with the disposition. Acceptable methods include sealed bids; public auctions; on-line

auctions; trade-in credit toward purchases; and sales to auto recyclers, junk yards, or scrap yards.

4. Advertisement of Sale

Advertisements for sealed bids or public auctions shall be posted on the Town's website and/or in a local newspaper at least fourteen (14) days prior to the sale. For items sold through online auction, the listing itself may serve as the advertisement and must remain posted for at least fourteen (14) days.

5. Disposal to Governmental or Charitable Organizations

Surplus items may be disposed of at less than fair market value to another governmental agency or any charitable organization which has received a tax exemption from the United States by reason of its charitable nature, upon written approval of the Town Manager.

6. Compliance with Conflict-of-Interest Law

All actions taken under this policy shall be consistent with the Conflict-of-Interest Law, Massachusetts General Laws Chapter 268A.



**TOWN OF CHELMSFORD
WARRANT FOR
APRIL 7, 2026 ANNUAL TOWN ELECTION
AND
April 27, 2026 SPRING ANNUAL TOWN MEETING**

MIDDLESEX, SS.

To the Constable, or any other suitable person of the Town of Chelmsford:

Greeting:

In the name of the Commonwealth aforesaid, you are hereby requested to notify and warn the legal voters of said Chelmsford to meet in their several polling places, VIZ:

Precincts 1 and 2.	Senior Center, 75 Groton Road
Precincts 3, 4, 5, 6, 7, and 8.	McCarthy Middle School, 250 North Road
Precincts 9, 10, and 11.	Town Offices, 50 Billerica Road

On Tuesday, the **7th day of April, 2026**, being the first Tuesday in said month, at 7:00 a.m. until 8:00 p.m. for the following purposes:

To cast their votes for the following officers:

- One*** Select Board Member for three years;
- One*** Select Board Member for one year (unexpired term);
- Two*** School Committee Members for three years;
- One*** Town Moderator for three years;
- Two*** Planning Board Members for three years;
- One*** Board of Health Member for three years;
- Three*** Trustees of Public Library Members for three years;
- One*** Cemetery Commission Member for three years;
- One*** Housing Authority Member for five years;

and to cast their votes for the following:

Fifty-five Representative Town Meeting Members for three years in Precincts 1 through 11;

And various additional Representative Town Meeting Members, as follows:

One Representative Town Meeting Member for an unexpired one-year term in Precinct 1;

Two Representative Town Meeting Members for an unexpired two-year term in Precinct 4;

One Representative Town Meeting Member for an unexpired one-year term in Precinct 4;

One Representative Town Meeting Member for an unexpired one-year term in Precinct 5;

Two Representative Town Meeting Members for an unexpired one-year term in Precinct 6;

One Representative Town Meeting Member for an unexpired one-year term in Precinct 9;

One Representative Town Meeting Member for an unexpired two-year term in Precinct 10;

One Representative Town Meeting Member for an unexpired one-year term in Precinct 10;

One Representative Town Meeting Member for an unexpired two-year term in Precinct 11;

One Representative Town Meeting Member for an unexpired one-year term in Precinct 11;

And, further, to meet in the Senior Center, 75 Groton Road, North Chelmsford, on Monday, the *twenty-seventh day of April, at 7:30 p.m. in the evening, then and there, to act upon the following articles, VIZ:*

ARTICLE 1. To see if the Town will vote to hear reports of the Town Officers and Committees; or act in relation thereto.

SUBMITTED BY: **Select Board**

ARTICLE 2. To see if the Town will vote to transfer from available funds a sum of money to amend the Fiscal Year 2026 operating budget adopted under Articles 3, 4, and 5 of the Warrant for the Spring Annual Town Meeting held on April 28, 2025; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 3. To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund the Town's Fiscal Year 2027 assessment to the Nashoba Valley Technical School District; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 4. To see if the Town will vote to raise and appropriate and/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, 2026 through June 30, 2027; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 5. To see if the Town will vote to raise and appropriate and/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, 2026 through June 30, 2027; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 6. To see if the Town will vote to raise and appropriate and/or transfer from available funds a certain sum of money to be used to fund the cost items of the first fiscal year of employee contract agreements between the Town and its collective bargaining units; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 7. To see if the Town will vote to raise and appropriate and/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 2027, as provided in General Laws Chapter 40, Section 6; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 8. To see if the Town will vote to: (a) appropriate a certain sum of money for the following capital projects:

FY2027 PROPOSED CAPITAL BUDGET			
Function	Department /Location	Project	Expenditure
Community Services	<u>Adams Library</u>	HVAC System Replacement - Phase 3	\$850,000
	<u>MacKay Library</u>	Ramp Repl. & Rear Entrance Repairs	\$70,000
	<i>Community Services Subtotal</i>		\$920,000
Public Safety	<u>Police</u>	HVAC System Replacement - Phase 1	\$650,000
	<u>Fire</u>	Staff Vehicle Replacement	\$90,150
		Staff Vehicle Replacement	\$95,400
	<i>Public Safety Subtotal</i>		\$835,550
Public Works	<u>Highway</u>	Roadway Improvements	\$425,000
		6-Wheel Sander Truck Replacement	\$350,000
		10-Wheel Dump Truck Replacement	\$375,000
		Sidewalk Snow Clearing Equipment	\$195,000
		Rack Body Truck with Plow Repl.	\$135,000
		3/4 Ton Pickup Truck with Plow	\$90,000
	<u>Cemetery</u>	Backhoe Replacement	\$165,000
	<i>Public Works Subtotal</i>		\$1,735,000
Public Facilities	<u>Municipal Facilities</u>	Utility Van Replacement - Plumbing	\$48,000
	<u>Town Offices</u>	Elevator Replacement - Phase 2	\$325,000
	<i>Municipal Facilities Subtotal</i>		\$373,000
	<u>Harrington, McCarthy & CHS</u>	Roof Replacement Study	\$100,000
	<u>Byam & South Row Schools</u>	Emergency Notification System	\$251,490
	<u>Byam & Harrington Schools</u>	Security & Fire Panel Upgrades	\$400,000
	<u>Byam School</u>	Parking Lot Rehabilitation	\$700,000
	<u>McCarthy Middle School</u>	Bi-Directional Antenna	\$113,850
	<u>High School</u>	Roof Replacement - Kitchen & Cafeteria	\$1,000,000
	<i>School Facilities Subtotal</i>		\$2,565,340
CAPITAL PROJECTS TOTAL			\$6,428,890

; and (b) raise and appropriate, transfer from available funds, including the General Stabilization Fund, and/or borrow a certain sum of money 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.

SUBMITTED BY: **Town Manager**
Capital Planning Committee
Two-Thirds Vote

ARTICLE 9. To see if the Town will vote to raise and appropriate, transfer from available funds, and/or borrow a certain sum of money for enhancements to the PFAS remedial treatment system located at the Town’s highway yard located at 54 Richardson Road, including any incidental and related expenses; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 10. 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 2027 budget to operate the Sewer Enterprise; or act in relation thereto.

SUBMITTED BY: **Town Manager**

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 design and construction of upgrades to the Clinton Avenue, Fair Street, and Evergreen Street sewer pump stations, including any incidental and related expenses; or act in relation thereto.

SUBMITTED BY: **Town Manager**
Two-Thirds Vote

ARTICLE 12. 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 2027 budget to operate the Stormwater Management Enterprise; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 13. 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 purchase and equipping of a rack body truck for the Department of Public Works Stormwater Division; or act in relation thereto.

SUBMITTED BY: **Town Manager**
Two-Thirds Vote

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 design and construction of drainage improvements along Rainbow Avenue, including any incidental and related expenses; or act in relation thereto.

SUBMITTED BY: **Town Manager**
Two-Thirds Vote

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 Fiscal Year 2027 budget to operate the Forum Ice Rink Enterprise; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 16. To see if the Town will vote to transfer from available funds a sum of money to amend the Fiscal Year 2026 budget to operate the Cable Television Public, Educational, and Governmental (PEG) Access Enterprise adopted under Article 13 of the Warrant for the Spring Annual Town Meeting held on April 28, 2025; or act in relation thereto.

SUBMITTED BY: **Town Manager**

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 2027 budget to operate the Cable Television Public, Educational, and Governmental (PEG) Access Enterprise; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 18. To see if the Town will vote to raise and appropriate and/or transfer from available funds a certain sum of money for Chelmsford Telemedia to purchase and install cable access television computer servers and equipment, including any incidental and related expenses; or act in relation thereto.

SUBMITTED BY: **Town Manager**

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 2027 budget to operate the Golf Course Enterprise; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 20. To see if the Town will vote to authorize the following total amount of expenditures for Departmental Revolving Funds for the Fiscal Year 2027 which funds have been established under the provisions of Chapter 35, Section 6 of the Code of the Town of Chelmsford, with such expenditure limitations to be applicable from fiscal year to fiscal year unless sooner revised by Town Meeting prior to July 1 in any fiscal year:

- Dog Pound & Licensing: \$10,000;
- Senior Citizen Trip Program: \$75,000;
- Senior Citizen Respite Care Program: \$150,000;
- Police Cruiser Communications Equipment: \$20,000;
- Fire Life Safety Equipment: \$20,000;
- Cemetery Wreath/Floral Decorations: \$10,000;
- Onsite Sewage Facility \$75,000;
- Public Shade Tree \$30,000;

or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 21. 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.

SUBMITTED BY: **Cemetery Commission**

ARTICLE 22. To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund property valuation services to maintain certification by the Massachusetts Department of Revenue; or act in relation thereto.

SUBMITTED BY: **Town Manager**

ARTICLE 23. To see if the Town will vote to:

- A. Hear and act on the report of the Community Preservation Committee on the Fiscal Year 2027 Community Preservation budget;
- B. Appropriate a certain sum of money from Fiscal Year 2027 Community Preservation Fund revenues and/or from Community Preservation Fund reserves for the payment of Fiscal Year 2027 debt service;
- C. Appropriate from Fiscal Year 2027 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 2027; and
- D. Reserve for future appropriation amounts from Fiscal Year 2027 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 2027 Budgeted Reserve

; or act in relation thereto.

SUBMITTED BY: **Community Preservation Committee**

ARTICLE 24. To see if the Town will vote to amend the vote taken under Article 23 of the April 29, 2024 Spring Annual Town Meeting appropriating \$8,000 for the preservation of headstones at Forefathers Cemetery to also authorize such appropriation to be used for the preservation of headstones at all Chelmsford historic cemetery locations; or act in relation thereto.

SUBMITTED BY: **Community Preservation Committee**

ARTICLE 25. To see if the Town will vote to appropriate and/or transfer from the Community Preservation Fund a certain sum of money for the purchase and installation of new handicapped-accessible playground equipment at Varney Playground, including any incidental and related expenses; or act in relation thereto.

SUBMITTED BY: **Community Preservation Committee**

ARTICLE 26. To see if the Town will vote to overturn the adopted 2025 Fall Town Meeting Warrant Article 29 Zoning Bylaw Amendment Definition of Family, changing the Definition of Family in Zoning Article XX, Terminology, from the pre-existing Relationship Based Definition of Family to a Zoning Terminology Based Definition of Family and restore the pre-existing Relationship Based Definition of Family.

; or act in relation thereto.

SUBMITTED BY: **Brian Latina**
Citizen Petition
Two-Thirds Vote

ARTICLE 27. To see if the Town will vote to adopt the following as a General Bylaw, in the following form, to be inserted as Chapter 108 of the Town Code:

CHAPTER 108 **Outdoor Lighting**

§108-1. Purpose

This Bylaw recognizes that the welfare and enjoyment of Chelmsford are associated with its character, including its nighttime ambience. Therefore this Bylaw seeks to (1) provide adequate, well-designed lighting for the safety and security for all Chelmsford residents and for the safe performance of outdoor tasks at night; (2) control *glare* to ensure safe navigation for motorists, bicyclists, and pedestrians at night; (3) protect residents from *light trespass*, which negatively affects the enjoyment of property; (4) minimize *light pollution* to the greatest extent possible, especially blue light, which can cause negative effects on human health and nocturnal organisms; (5) minimize *skyglow*, to preserve Chelmsford residents' ability to see the stars against a dark sky; and (6) promote efficient lighting to conserve energy and thus reduce atmospheric carbon emissions.

§108-2. Definitions and Figures

BUG rating system: A lighting classification system (IES TM-15-20 standard or its successor) by the Illuminating Engineering Society (IES) and DarkSky International to describe the light-pollution contributions from outdoor luminaires, including for street and parking-lot lighting. Each letter is attached to a number ranging from 0 (ideal) to 5 (unacceptable).

B describes backlight that often contributes to *light trespass*. **U** describes uplight, which contributes to skyglow, which limits a person's ability to see the stars. **G** describes glare, which makes it difficult for people to see and thus makes roadways more dangerous and security lighting less effective.

Café lighting: A string of multiple lights hung between two points and used to decorate outdoor spaces in ways and at times not associated with holidays. Also known as party lighting or festoon lighting.

Correlated color temperature (CCT): A specification of the color appearance of the light emitted by a light source, measured in Kelvin (K). CCT values are typically provided in lighting-manufacturer data sheets. For example, high-pressure-sodium (HPS) streetlights are approximately 2000 K and "warm-white" lamps are typically 2700 K.

Environmentally sensitive area: Light-sensitive areas that include: any land subject to a conservation restriction, legally recognized wetlands, agricultural land, or any land that contains threatened or endangered-species habitats.

Foot-candle: A measurement of *illuminance*, which is the intensity of light incident on a surface. One (1) foot-candle (fc) is defined as enough light to uniformly illuminate one square foot (1 ft²) with one (1) lumen. One foot-candle corresponds to 10.764 lux (lx), which is the SI (International System of Units) unit of illuminance.

Fully shielded: An outdoor *luminaire* constructed so that, in its installed position, all of the light emitted by the *luminaire* is projected below the horizontal plane that passes through the lowest light emitting part of the *luminaire*. See Figure 1.

Glare: Intense and harsh light emitted by a *luminaire* that reduces visibility and creates visual discomfort and/or momentary visual impairment. *Discomfort Glare* causes a nuisance due to overly bright light sources in the field of view. *Disability Glare* causes interference in the visual process and impairs the viewer's vision.

Holiday lighting: Decorative lighting temporarily installed on or near homes, businesses, and public spaces to celebrate holidays and seasonal events.

Illuminance: The intensity of light incident on a surface, often measured on horizontal or vertical surfaces in foot-candles (fc or lumens/ft²). Example: the full Moon illuminates the ground with an *illuminance* of 0.01 fc.

IES: Illuminating Engineering Society, the recognized authoritative body on the science and application of lighting, which publishes and promotes recommended practices for a variety of specific lighting applications.

Lamp: The bulb or other light-emitting portion of a *luminaire*, not inclusive of any reflective or refractive optics used to direct light.

Light pollution: An adverse and/or obtrusive effect of the use of outdoor light at night.

Light trespass: Light emitted by a *luminaire* or from an adjacent reflective surface that shines beyond the property boundary on which the *luminaire* is installed.

Lumen: A unit of luminous flux; the flux emitted within a unit solid angle by a point source with a uniform luminous intensity of one candela (the SI unit of luminous intensity).

Luminaire: A complete lighting assembly, consisting of a lamp or lamps, housing, optic(s), and other structural elements, but not including any mounting pole or surface.

Luminance: The amount of light that passes through, is emitted by, or reflected from a particular area, and falls within a specified solid angle. The SI unit of luminance is candela per square meter (cd/m²), also known as a nit.

Nuisance: The unreasonable, unwarranted and/or unlawful use of outdoor lighting, which causes inconvenience, disruption of enjoyment, or damage to others, either to individuals and/or to the general public.

Skyglow: A measurable glow in the night sky deriving from an artificial source.

Wall sconce: A decorative *luminaire* affixed to a vertical exterior wall.

Walkway lighting: One or more outdoor *luminaires* installed adjacent to a walkway to provide wayfinding and safe movement for pedestrians and/or personal-mobility devices.

Figure 1: Example of a fully shielded *luminaire*. No light is emitted above horizontal.

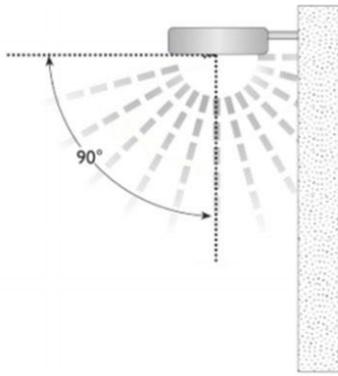


Figure 2: Fully-shielded lighting that is not causing light trespass, glare or skyglow for adjacent property. In the absence of a barrier between properties, the *luminaire* can simply be pointed more toward the ground to satisfy the requirements of the Bylaw.

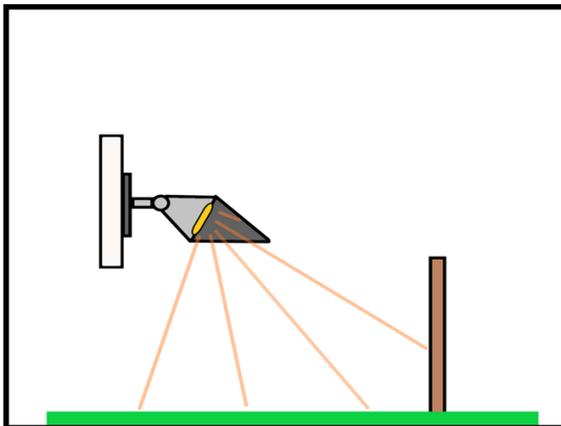


Figure 3: Examples of acceptable and unacceptable *luminaires* (lighting fixtures). The intent of this figure is to demonstrate that “acceptable” lighting eliminates or reduces glare by hiding the light emitting portion of the bulb or lamp, not that the general style of fixture is prohibited.



§108-3. Standards for Commercial and Industrial Properties and for Multi-family Dwellings

- 3.1 Scope and Applicability. This section applies to commercial and industrial properties, the common areas of condominium complexes and homeowner associations, and other properties with dwellings for more than two families.
- 3.2 Priority of Bylaw Provisions. In case of conflict between any of the provisions of this Bylaw or any other state or federal regulation, and if such state or federal regulation allows for more restrictive local regulation, the most restrictive shall apply.
- 3.3 New Lighting. All outdoor *luminaires* installed after the effective date of this Bylaw shall comply with the requirements established by this Bylaw.
- 3.4 Existing Lighting. All outdoor *luminaires* installed prior to the effective date of this Bylaw that do not comply with the requirements of this Bylaw are declared to be non-conforming. All non-conforming *luminaires* may continue to be used and maintained after the effective date of this Bylaw but shall be brought into compliance with the requirements herein within ten (10) years of the effective date of this Bylaw or upon the first to occur of any of the following:
 - 3.4.1 A determination by the Zoning Enforcement Officer (Section 10.1) that the *luminaire* or its installation constitutes a hazard to public safety or otherwise constitutes a *nuisance* (Section 5).
 - 3.4.2 The replacement of more than twenty-five percent (25%) of the existing system of *luminaires* intended to illuminate a specific area.
 - 3.4.3 Expansions exceeding twenty-five percent (25%) of the gross floor area, the number of dwelling units, or the number of parking spaces. This requirement may be reduced by permit issued by the Planning Board upon a simple majority finding that such reduction will not detract from the objectives of this bylaw.
 - 3.4.4 A property that changes ownership for any reason.
- 3.5 Shielding.
 - 3.5.1 Unless exempted elsewhere in this Bylaw, all single-lamp outdoor *luminaires* exceeding two thousand (2,000 lumens) shall be *fully shielded*.
 - 3.5.2 Lighting of building façades, landscaping, monuments, plaques, flagpoles, and similar installations are exempted from the shielding requirements of this bylaw, but shall be focused directly at the target so that the light does not create a *nuisance*. It is the Town's preference that such lighting be turned off or dimmed between 12 a.m. and 6 a.m. or within one (1) hour of the posted closing time for that facility, whichever occurs later.
- 3.6 Light Output.
 - 3.6.1 The output of any outdoor *luminaire* installed at a height below twenty (20) feet shall not exceed five thousand (5,000) *lumens*, except as permitted in Section 3.6.2.
 - 3.6.2 An outdoor *luminaire* may exceed five thousand (5,000) *lumens* if its output does not exceed the ground-level *luminance* values recommended by the *Illuminating Engineering Society (IES)* for the specific application by more than fifty percent (50%).
 - 3.6.3 An outdoor *luminaire* exceeding the lumen values in Sections 3.6.1 and 3.6.2 may be installed by permit issued by the Planning Board upon a simple majority finding that extenuating circumstances related to safety and security justify an exception.

- 3.7 Correlated color temperature. The *correlated color temperature (CCT)* of the light emitted by an outdoor *luminaire* shall not exceed 2700 K. An outdoor *luminaire* may exceed this CCT value by permit issued by the Planning Board upon a simple majority finding that extenuating circumstances related to safety and security justify an exception.
- 3.8 Height. The maximum height of an outdoor *luminaire* shall not exceed 25 feet. A maximum *luminaire* height of thirty-five (35) feet is allowed by permit issued by the Planning Board upon a simple majority finding that the increase in *luminaire* height will not negatively impact abutting properties, particularly property used or zoned for residential purposes.

§108-4. Standards for Residential Properties

- 4.1 Scope and Applicability. This section applies to single- and two-family residential dwellings, accessory dwelling units (ADUs), and individually-owned dwellings that are part of a condominium complex or homeowner association.
- 4.2 Priority of Bylaw Provisions. In case of conflict between any of the provisions of this Bylaw or any other state or federal regulation, and if such state or federal regulation allows for more restrictive local regulation, the most restrictive shall apply.
- 4.3 It is the Town's preference that the following standards for residential properties are met:
- 4.3.1 All single-lamp outdoor luminaires exceeding eight hundred (800) lumens and multiple-lamp outdoor luminaires exceeding two thousand (2,000 lumens) shall be fully shielded.
- 4.3.2 The output of any single- or multi-lamp outdoor *luminaire* shall not exceed four thousand (4,000) *lumens*.
- 4.3.3 The correlated color temperature (CCT) of the light emitted by an outdoor *luminaire* shall not exceed 2700 K. If a suitable outdoor *luminaire* with a CCT of 2700 K or lower is unavailable, then one with a CCT no greater than 4000 K may be used.

§108-5. Nuisance. No outdoor *luminaire* shall create a lighting *nuisance* in the form of excessive *light trespass* or *glare*, as defined below.

5.1 Light trespass.

- 5.1.1 The maximum vertical *illuminance* created by one or more outdoor *luminaires* shall not exceed 0.1 *foot-candle* when measured fifteen (15) feet inside the property line of an adjacent residential property or at the exterior wall of a dwelling on the adjacent property, whichever is closer to the outdoor *luminaire(s)*, at a point five (5) feet above grade.
- 5.1.2 The maximum vertical *illuminance* shall not exceed 0.05 *foot-candle* when measured at the property line of an *environmentally sensitive area*.
- 5.1.3 The Zoning Enforcement Officer may grant exceptions due to extenuating circumstances related to safety and security.
- 5.2 Glare. *Glare* is declared to be a lighting *nuisance* when it constitutes a hazard to public safety along a public way or causes intense discomfort to occupants of adjacent properties.
- 5.3 A motion-activated *luminaire* that causes a *nuisance* but otherwise complies with this Bylaw is permitted as long as its output remains on for no more than 10 minutes, does not flicker intermittently, and is not

triggered by right-of-way traffic in any form.

- 5.4 The determination of *light trespass* and/or *glare* will be made by the Zoning Enforcement Officer or another Town employee after a site visit and a visual inspection.

§108-6. Lighting in a Public Right of Way. For outdoor *luminaires* used for streetlighting or area lighting installed on poles or structures within a public right of way and whose output is two thousand (2,000) lumens or greater, each such luminaire shall conform to the following requirements:

- 6.1 The *luminaire* as installed must not exceed the *BUG rating* (as provided by the manufacturer) of B2, U0, and G2.
- 6.2 The luminaire may not be installed at heights greater than twenty-five (25) feet in residential zones or thirty-five (35) feet in commercial zones.
- 6.3 Exceptions may be granted by the Department of Public Works for installation or replacement of existing decorative or historically designed streetlighting. All other requirements of this Bylaw will still apply.
- 6.4 If a utility company serving the Town or a private developer proposes the installation or replacement of ten (10) or more luminaires emitting at least two thousand (2000) lumens per luminaire, the project proponent must provide a demonstration installation of at least three (3) luminaire options and include at least one option with a correlated color temperature of less than 2700 K and at least one option with a BUG rating of 1/0/1. The Select Board will then seek public comment prior to the full installation to identify unforeseen negative impacts.

§108-7. Prohibitions

The use of searchlights, sky beams, or any outdoor *luminaire* that dynamically varies its output by intermittently fading, flashing, blinking, or rotating is prohibited, except for holiday lighting or as required by public-safety personnel in temporary situations.

§108-8. Exemptions

The following are exempt from compliance with all provisions of this Bylaw, except as noted:

- 8.1 Temporary emergency lighting needed by the Police, Fire, and Public Works departments; Water District personnel; or other law-enforcement and emergency services, as well as all vehicle-mounted *luminaires*.
- 8.2 Lighting employed during repairs of roads, utilities, and similar infrastructure, including unshielded lighting, provided that such lighting is deployed, positioned, and aimed such that to the extent possible the resulting *glare* and *light trespass* do not extend beyond the work area.
- 8.3 Any form of lighting whose use is mandated or otherwise governed by any legal jurisdiction with broader authority than that of the Town of Chelmsford.
- 8.4 Temporary lighting for events sponsored by the Town of Chelmsford or for which a license or other approval has been issued, such as concerts, fairs, and festivals.
- 8.5 *Holiday lighting, walkway lighting, and café lighting.* However, it is the Town's preference that the outdoor *luminaires* used for these purposes be aimed so as to minimize *light trespass* on adjacent properties and be turned off between 12 a.m. and 6 a.m.
- 8.6 *Luminaires* used to illuminate athletic fields or recreational facilities shall, to the greatest extent possible, satisfy the on-field *illuminance* values in the latest version of [*ANSI/IES RP-6, Recommended Practice: Lighting Sports and Recreational Areas*](#). Further, such *luminaires* must be aimed so as to minimize *light*

trespass on adjacent properties and must be turned off within one (1) hour after the end of play or by 10 p.m., whichever occurs later.

§108-9. Enforcement

9.1 Violations and Penalties. The Zoning Enforcement Officer may issue orders to enforce the terms of this bylaw, and may seek injunctive relief and utilize any other appropriate remedy to compel compliance, including the issuance of fines and penalties and the use of non-criminal disposition as provided in M.G.L. c. 40D, §21D.

9.2 Demonstration of Compliance. In the event an enforcement action is initiated, the owner of any lot, dwelling, commercial, or industrial property on which an outdoor *luminaire* subject to this Bylaw is located or proposed to be located shall have the burden of demonstrating that the existing or proposed outdoor *luminaire* complies with the requirements of this Bylaw.

9.3. Submission. The applicant for any permit or exception under this Bylaw shall submit evidence that the proposed work will comply with this Bylaw. Any costs associated with such proof of compliance will be paid by the applicant. The submission shall contain, but shall not necessarily be limited to, the following:

- 9.3.1. Plans indicating the location on the premises of each outdoor luminaire, both existing and proposed.
- 9.3.2. Description of all luminaires, fixtures, lamps, supports, reflectors, both existing and proposed. The description may include, but is not limited to, specification data and illustrations by manufacturers (including sections where required).
- 9.3.3. Photometric data, such as that supplied by manufacturers, photometric site drawings, and/or on-site calibrated light meter light level readings.

§108-10. Effective Date

; or act in relation thereto.

SUBMITTED BY: **Kelly Beatty
Planning Board**

ARTICLE 28. To see if the Town will vote to amend the Town Code, Chapter 195 Zoning, by deleting the text of Section 195-34 Outdoor illumination in its entirety and replacing it as follows:

195-34 Outdoor Illumination

- A. See General Bylaw, Chapter 108, for applicable Outdoor Lighting standards and provisions.

; or act in relation thereto.

SUBMITTED BY: **Kelly Beatty
Planning Board
*Two-Thirds Vote***

ARTICLE 29. To see if the Town will vote to amend the Official Zoning Map, as adopted and referenced in the Town Code, Chapter 195 Zoning, Article II Districts, Section 195-3 Official Zoning Map, to amend existing zoning districts as follows:

Rezone the following parcels from IA to RM: Assessors Parcels 13-36-2 & 13-36-4;

Rezone the following parcels to RC: Assessors Parcels 13-19-15, 13-19-16, 13-19-17, 13-19-18, 13-19-19, 13-19-21, 13-19-22, 13-19-23, 13-35-1, 14-19-6, 14-19-9, 14-19-13;

Rezone Assessors Parcel 14-19-8 to CB;

Rezone the following parcels from IA to CBLT: Assessors Parcels 13-19-20, 13-36-1, 13-36-3, 13-36-5, 13-36-8, 13-36-10, 14-19-1, 14-19-2, 14-19-3, 14-19-4 and 14-19-5.

; or act in relation thereto.

SUBMITTED BY: Planning Board
Two-Thirds Vote

ARTICLE 30. To see if the Town will vote to amend the Town Code, Chapter 195 Zoning, Article XXI Community Enhancement and Investment Overlay District (CEIOD) by deleting the ~~strikethrough~~ text and inserting the underlined text, renumbering accordingly, all as set forth below:

195-111 Applicability

C. CEIOD projects allowed by right. A CEIOD project is by right if it meets all of the following criteria (as applicable):

(2) If the project involves a change of use from one use category to another, the gross square footage and the square footage of the building footprint of the use does not exceed the original use.

195-112 Use regulations

The existing Use Regulation Schedule (Chapter 195, Attachment 1) of the Zoning Bylaw shall be applicable to CEIOD projects within the underlying zoning districts. Where a CEIOD requires a special permit under the Use Regulation Schedule, the Planning Board shall be the special permit granting authority. Any combination of primary uses in the CEIOD otherwise allowed by right or by special permit in the underlying zoning shall require a special permit, whereby the Planning Board shall be the special permit granting authority.

195-118 Performance Standards

B. Specific. All CEIOD projects requiring special permits shall be consistent with the following specific performance standards, as applicable: A CEIOD project requiring a special permit under criteria 1, 2 or 4 of Section 195-111D containing commercial or industrial use and abutting residential use shall in addition to the following standards demonstrate compliance with the environmental protection standards in Section 195-39, and the Board may require, at the applicant's expense, such technical evidence as is necessary to ensure that such standards are met.

195-119 Application Review Procedures

A. General requirements.

(6) Any project that includes a building or structure over 75 years of age shall be referred to the Chelmsford Historical Commission for review and comment.

B. Finding of applicability and preliminary concept plan review and approval.

(2) Preliminary submission elements. A CEIOD preliminary submission shall include:

(a) A vicinity map adequately depicting the proposed development in context with the surrounding area.

(b) A base map at a scale no smaller than one inch equals 200 feet showing property lines and names of adjacent owners; general topography, including steep slopes over 15% in grade; flood hazard areas, designated inland wetlands and watercourses; existing public utility lines and public facilities; and existing street widths and general layout.

(c) A concept layout of existing and proposed buildings and their proposed uses, streets, parking areas, open spaces, landscaping and screening, as well as any proposed improvements to existing facilities.

(d) Project narrative: evidence supporting a by-right or special-permit project and applicability of the CEIOD project type. This narrative shall address how the proposed project complies with all relevant items of the Purpose and Intent (195-109), the Type of Overlay District (195-110), the by right (195-111C) or special permit (195-111D) criteria, and the Performance Standards (195-118). The narrative shall also itemize the relief being sought under the CEIOD Overlay District.

D. Modifications to approvals. A public hearing shall be required when a modification to an approved project falls into one or more of the following categories:

(1) Substantial changes to the alignment of arterial or collector streets and/or their off-site connection points;

(2) Substantial changes in the composition of the various uses, such that the proportion of any element such as retail or residential increases or decreases by 10% or more;

(3) Substantial changes to approved architectural design, building types, or construction materials;

(4) Substantial changes to the transportation system;

(5) Substantial changes to the stormwater system or site elevation;

(56) Substantial changes to an approved phasing plan that have the potential to negatively impact the provision of public services; or

(67) Any other substantial changes to the character or intensity of an approved application that the Community Development Director, Building Commissioner, or Town Engineer cannot otherwise interpret or approve.

; or act in relation thereto.

SUBMITTED BY: Planning Board
Two-Thirds Vote

ARTICLE 31. To see if the Town will vote to amend the Town Code, Chapter 195 Zoning, Section 195-108 to revise the definition of “Boarding House” by deleting the ~~striketrough~~ text and inserting the underlined text as follows:

**Current
BOARDINGHOUSE**

~~A building, whether residential or commercial or any part thereof in which lodging is provided by the owner or operator to more than four boarders. The boardinghouse must provide for shared/common facilities consisting of either bathing or cooking and therefore shall not contain individual dwelling units consisting of complete living facilities. Meals may or may not be provided. A dwelling unit where more than four unrelated individuals rent shall be considered a boardinghouse. A boardinghouse shall not be deemed a multifamily dwelling.
[Amended 4-30-2012 ATM by Art. 25; 10-15-2012 ATM by Art. 17]~~

Proposed

A facility licensed under M.G.L. c.140 §§22–32 in which temporary or semi-permanent lodging is provided for rent to four or more lodgers who do not live together as a single housekeeping unit and who occupy individual rooms. Occupants may share bathroom or kitchen facilities, but such shared use does not constitute a single housekeeping unit. Occupancy is on an individual-room basis, with separate agreements or fees. The building does not contain self-contained dwelling units and is not considered a single-family, two-family, or multifamily dwelling.

; or act in relation thereto.

**SUBMITTED BY: Planning Board
Two-Thirds Vote**

ARTICLE 32. To see if the Town will vote to amend the Town Code, Chapter 108 Zoning, Section 195-108 to add a new definition for “Bed and Breakfast”, and to amend 195 Attachment 1, Use Regulation Schedule, to add a new use D.39, “Bed and Breakfast”, by inserting the underlined text, as follows:

Bed and Breakfast

A private dwelling that provides transient overnight accommodations in not more than three (3) guest rooms, as defined in M.G.L. c.64G §1, and that is owner-occupied or used as the owner’s primary residence. Only breakfast may be served, and shall be limited to registered overnight guests. Guest rooms shall not contain individual cooking facilities. A Bed and Breakfast Establishment is not a Boarding House, Motel or Hotel, or a Dwelling Unit occupied by a Family or Single Housekeeping Unit.

New

Sec.	I	S	Description	RA	RB	RC	RM	CA	CB	CBLT	CC	CD	CV	IA	IS	RMH	CX	P	OS
			D. Commercial																
		39	<u>Bed and Breakfast</u>	<u>N</u>	<u>N</u>	<u>PB</u>	<u>N</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

; or act in relation thereto.

**SUBMITTED BY: Planning Board
Two-Thirds Vote**

ARTICLE 33. To see if the Town will vote to amend the Town Code, Chapter 195 Zoning, Section 195 Attachment 1, Use Table, line D.16 by deleting the ~~strike through~~ text and inserting the underlined text, as follows:

Current

Sec.	I	S	Description	RA	RB	RC	RM	CA	CB	CBLT	CC	CD	CV	IA	IS	RMH	CX	P	OS
D. Commercial																			
16			Parking garage/structure	N	N	N	N	N	<u>BA</u>	PB	<u>BA</u>	<u>BA</u>	<u>BA</u>	<u>BA</u>	<u>BA</u>	N	N	N	N

New

Sec.	I	S	Description	RA	RB	RC	RM	CA	CB	CBLT	CC	CD	CV	IA	IS	RMH	CX	P	OS
D. Commercial																			
16			Parking garage/structure	N	N	N	N	N	<u>PB</u>	PB	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	N	N	N	N

; or act in relation thereto.

SUBMITTED BY: Planning Board
Two-Thirds Vote

ARTICLE 34. To see if the Town will vote to amend dimensional standards in various sections of the Town Code, Chapter 195 Zoning, by deleting the ~~strike through~~ text and inserting the underlined text, as follows:

1. Table of Dimensional Requirements (195 Attachment 2)

Current

	Districts														
Dimensional Requirements	RA	RB	RC	RM	CA	CB	CBLT	CC	CD	IA	IS	RMH	CX	P	OS
Minimum Lot Requirements															
Depth (feet)	150	150	125	150	125	<u>0</u>	N/A	200	<u>0</u>	150	150		<u>0</u>	125	125

New

	Districts														
Dimensional Requirements	RA	RB	RC	RM	CA	CB	CBLT	CC	CD	IA	IS	RMH	CX	P	OS
Minimum Lot Requirements															
Depth (feet)	150	150	125	150	125	<u>N/A</u>	N/A	200	<u>N/A</u>	150	150		<u>N/A</u>	125	125

2. CEIOD Site and Bldg Requirements Table (195 Attachment 3)

Current

Dimensional Requirements	Districts					
	CA	CB	CBLT	CC	CD	IA
Minimum Lot Requirements (1)						
Depth (feet)	125	0	N/A	200	0	150
In CEIODs by by-right	100	0	N/A	160	0	120
In CEIODs by special permit	75	0	N/A	100	0	100

New

Dimensional Requirements	Districts					
	CA	CB	CBLT	CC	CD	IA
Minimum Lot Requirements (1)						
Depth (feet)	125	N/A	N/A	200	N/A	150
In CEIODs by by-right	100	N/A	N/A	160	N/A	120
In CEIODs by special permit	75	N/A	N/A	100	N/A	100

3. Dimensional requirements for facilitated and independent senior living facilities (Section 195-88)

Current

	RM	CA	CB	CC	CD	CV	IA
Minimum lot depth (feet)	150	125	0	200	0	0	150

New

	RM	CA	CB	CC	CD	CV	IA
Minimum lot depth (feet)	150	125	N/A	200	N/A	N/A	150

4. Dimensional standards for Center Village Zoning (Section 195-98.2)

Current

Minimum Lot Requirements Area		
(x 1,000 square feet)		
Depth (feet)		0

New

Minimum Lot Requirements Area		
(x 1,000 square feet)		
Depth (feet)		N/A

; or act in relation thereto.

SUBMITTED BY: **Planning Board**
Two-Thirds Vote

ARTICLE 35. To see if the Town will vote to authorize the Select Board to grant, upon such terms and conditions as the Select Board may determine, easements to public utilities in the following Town properties for the purpose of obtaining new or additional electrical service: 1) 260 Old Westford Road, Assessors Parcel ID 58-276-1; and 2) 295 Acton Road, Assessors Parcel ID 117-421-6 and Assessors Parcel ID 117-421-8, as more or less depicted on documents placed on file and available for review in the Offices of the Town Clerk and the Department of Public Works; and to authorize the Select Board to seek such approvals under Article 97 of the Massachusetts Constitution or otherwise, if any, as may be required to allow for such grants, and to execute any and all documents, enter into all agreements, and take such action as may be necessary or convenient in the furtherance of the objectives of this article; or act in relation thereto.

SUBMITTED BY: **Town Manager**
Two-Thirds Vote

ARTICLE 36. To see if the Town will vote to: a) accept as a public way Proctor Road, as laid out by the Select Board and shown by reports and plans which are on file in the office of the Town Clerk; b) authorize the Select Board to acquire, by gift, purchase, eminent domain, or otherwise and upon such terms and conditions as it may determine, any and all interests in land, including easements or fee simple interest, with the trees thereon, within said layout and abutting lands as may be necessary for the purpose of completing such acceptance, making traffic safety and road improvements incidental to such acceptance, and otherwise providing for the use and maintenance of said way and drainage facilities incidental thereto for all purposes for which public ways are used in the Town of Chelmsford; c) raise and appropriate and/or transfer from available funds a certain sum of money to defray all necessary costs, fees and expenses in connection with the acquisition of said land and for payment of 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.

SUBMITTED BY: **Select Board**
Two-Thirds Vote

Hereof fail not and make return of this warrant with your doings at the time and place of said meeting.

Given under our hands this 23rd day of February, 2026

SELECT BOARD OF THE TOWN OF CHELMSFORD:

Patrick J. Maloney, Chair

Patricia Wojtas, Vice Chair

Aaron D. Cunningham, Clerk

Jeffrey A. Hardy

**NOTICE OF PROPOSED DATES
AND TIMES FOR CONTINUED SESSIONS OF THE
SPRING ANNUAL TOWN MEETING**

The Select Board shall propose the following dates and times for continued sessions of the Town Meeting of April 27, 2026:

Thursday, April 30, 2026 at 7:30 p.m.

Monday, May 4, 2026 at 7:30 p.m.

Thursday, May 7, 2026 at 7:30 p.m.

If additional continued sessions are necessary, they shall take place on the Monday and Thursday of the next consecutive week until the meetings are concluded.

Pursuant to Town of Chelmsford Code Chapter 154-9, these dates and times are proposed and are subject to change by vote of the Town Meeting Representatives.

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS. _____, 2026

Pursuant to the within warrant, I have notified and warned the Inhabitants of the Town of Chelmsford by posting up attested copies of same at the following places, to wit: Senior Center, 75 Groton Road; North Chelmsford Fire Station, 35 Princeton Street; McCarthy Middle School, 250 North Road; Parker Middle School, 75 Graniteville Road; West Chelmsford Fire Station, 260 Old Westford Road; Westlands School, 171 Dalton Road; Byam Elementary School, 25 Maple Road; Town Offices Building, 50 Billerica Road; South Row Elementary School, 250 Boston Road; East Chelmsford Fire Station, 115 Riverneck Road; and South Chelmsford Fire Station, 295 Acton Road.

Signed:

Edwin Paul Eriksen, Constable

A True Copy Attest:

Edwin Paul Eriksen, Constable

To: Paul Cohen

From: Christine Clancy

Subject: FY27 State Budget Earmarks Hi Paul,

Here are some earmark suggestions (in no particular order):

1. Conduct a comprehensive lake management study of Heart Pond - similar to what we performed on Freeman Lake. This could be a regional earmark - supporting both Westford and Chelmsford. Estimate \$60,000.
2. Conduct a watershed study on another identified flood prone area in Chelmsford. We have a total of 16 flood prone areas in Town identified through our Stormwater Masterplan. The Town has had advanced watershed studies in 4 of the 16 areas. One of the next identified flood prone areas is in the Noble Drive, Bishop Drive, and State Street area. Estimate \$75,000.
3. Design funds to advance the assessment and development of conceptual designs of reconfiguring the Boston Road/Harvey Road/Hazen Street intersection. This is an awkwardly configured intersection with crash data history and it has been brought up throughout the years from the community and at the traffic committee meeting as an intersection that should be evaluated for safety improvements. The scope of this project would conduct a traffic analysis of the intersection and develop up to 3 concepts and estimated costs on how the intersection can be reconfigured to improve safety for all users. Estimate \$30,000.
4. Begin to advance the traffic assessment at the Chelmsford center for the upgrade to the 5 existing traffic signals. Improvements of all 5 existing traffic signals are needed so that they are adaptive signals that can operate as a collective system and adjust as needed in response to traffic. This is not a benefit to just the Chelmsford community but also to the region since Chelmsford is often used as an alternative commute to neighboring towns when Rt 495 and Rt 3 are at capacity. Pedestrian and bicycle signal upgrades at the center will be evaluated as well as part of this scope. This assessment would provide a schematic design and cost estimate. Estimate \$25,000.
5. Evaluate Bruce Freeman Rail tree root systems and invasive management as it relates to pavement and bridge management of the trail. There are areas along the Bruce Freeman Rail Trail where vegetation or tree roots are impacting and uprooting the pavement area of the Bruce Freeman Rail Trail. This scope would be exclusive to the Bruce Freeman Rail Trail, identifying trees and other invasives directly adjacent

to the trail within the limits of Chelmsford. The plan will conduct this assessment and provide recommendations for maintenance or removal of invasives and tree root systems that are impacting pavement and bridges as well as recommendations on pavement or bridge repairs in these impacted areas. The Bruce Freeman Rail Trail is a regional asset connecting communities through the Middlesex county and so this project provides a benefit beyond the residents of Chelmsford. Estimate \$25,000.

6. Continuation of the Front Yard Tree Planting Program. The Town just recently launched its first pilot front yard tree planting program through the availability of a state MVP grant. Planting will commence later this spring. The program has been well received by the community, almost "selling out" within the first 2 weeks of launching the program. An earmark would help continue this program in 2027. This program is great community benefit to residents but also to the Town's goal of revitalizing the diminishing tree canopy. Estimate \$40,000.
7. Launch a Town sponsored pilot curbside composting program. We currently work with Black Earth to provide a preferred monthly rate. We have about 120 residents signed up. Launching a pilot program supported by the Town would allow the Town to study the potential impact it has on reduction of waste generation/disposal. Data indicates that composting can reduce disposal tonnage by up to 40%, which could have a significant impact, or reduction, in trash disposal fees. Provide pilot program for up to 500 residents for 6 months - April 2027 - October 2027. Estimate \$45,000.

This is not an earmark, but an initiative that might want to be mentioned to the State is the ban of black plastic. Our recycling committee is studying it and a few towns throughout the state have passed warrant articles banning the sale and use of black plastic in communities. This is similar to the recent ban of plastic bags and straws. Black plastic is created because is more cost effective to produce that clear plastic and it. but it cannot be recognized by the technology at the recycling facility and so it is thrown away as trash.

Available to talk through any of these ideas tomorrow. I had not planned attending tomorrow night but if you want me there to present any of these topics, I'd be happy to attend.

Thanks,

Christine

Christine Clancy, P.E.

DPW Director

9 Alpha Rd, Chelmsford, MA, 01824, USA

T: [978-250-5228](tel:978-250-5228) ext: 3350

cclancy@chelmsfordma.gov

Clickable Links



Please be advised that the Secretary of the Commonwealth has determined that all email messages and attached content sent from and to this email address are public records unless qualified as an exemption under the Massachusetts Public Records law (MGLc.4,§7(26)).

From: Cohen, Paul <pcohen@chelmsfordma.gov>

Sent: Friday, February 6, 2026 12:04 PM

To: Christine Clancy <cclancy@chelmsfordma.gov>

Subject: FY27 State Budget Earmarks

Christine,

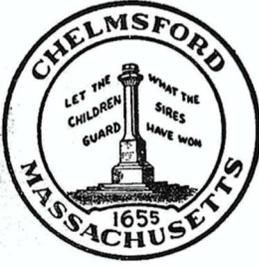
The Select Board will be discussion FY27 State budget earmarks on Monday evening.

Do you have any earmark suggestions?

Sincerely,

Paul E. Cohen

Town Manager



CHELMSFORD FIRE DEPARTMENT

CHELMSFORD, MASSACHUSETTS 01824

FUNDING REQUEST

TO: Chief Gary Ryan

FROM: Deputy Chief Ryan Houle

DATE: February 12, 2026

RE: Legislative Funding

Purpose. Funding for two equipment priorities: three Conex trailers to establish a training facility, and one Motorola APX8000xe portable radio for the department's new command vehicle and shift commander position. Both acquisitions directly advance regional collaboration, interoperability, and firefighter safety.

REGIONAL TRAINING INFRASTRUCTURE: THREE CONEX TRAILERS

Project Description. The Chelmsford, Lowell, and Tewksbury Fire Departments have established a collaborative regional training partnerships. The foundation of this is that shared training reduces costs and directly improves the effectiveness of mutual aid responses, where personnel from multiple jurisdictions must operate as a cohesive unit under high-stress conditions. Three Conex trailers, configured as a two-story training structure, provide the permanent facility this initiative currently lacks. The proposed site sits near the Chelmsford-Billerica-Lowell-Tewksbury border, making it accessible to all partner departments for both the drill school and ongoing in-service training.

To support regional training needs, the training structure will enable:

- Live fire and non-fire training evolutions in compliance with NFPA 1403 and NFPA 1410
- Shared use across mutual aid partners
- In-service training for all member departments throughout the year
- Reduced dependency on condemned building acquisition and Nashua facility fees

Financial Need. Firefighting is a perishable skill. Execution under pressure in a live environment degrades without consistent repetition. A dedicated training structure removes the operational and logistical burden of sourcing acquired structures or paying per-hour facility fees

to out-of-state vendors. This is shared infrastructure with shared value across the region. The town's budget does not support capital construction of a training facility; earmark funding is the mechanism that makes this regional investment viable.

Cost Benefit. A permanent regional facility eliminates recurring vendor facility costs. The Nashua Fire-Rescue Training Facility currently charges \$200/hr for non-fire and \$300/hr for live fire evolutions. Four days of each type of training runs approximately \$13,000 per cycle. The Conex structure, once acquired, eliminates that expense permanently for three departments.

Statement of Effect. The requested funding will establish a facility used year-round by multiple jurisdictions. Beyond training value, the structure supports ISO Fire Suppression Rating Schedule credit toward live-fire facility use, a factor in community insurance rates. The primary effect, however, is operational: personnel from surrounding communities will be able to train together in realistic conditions, building the cohesion and shared proficiency that makes mutual aid effective when lives depend on it.

Cost Breakdown:

Dalton CIMC Container Co. Ltd. – 40 Ft. Conex Trailer x 3
Vendor: JP Rivard Trailer Sales, Inc. (delivery and setup included)
\$5,500.00 / unit x 3 units

TOTAL TRAINING FACILITY COST = \$16,500.00

BATTERY-POWERED RESCUE SAWS: HUSQVARNA K 1 PACE

Project Description. The Chelmsford Fire Department seeks funding for four Husqvarna K 1 PACE Rescue saws to advance its transition to battery-powered equipment and away from combustion engines. The department currently operates with a single battery-powered K12 saw across the entire fleet. With a ladder truck and rescue apparatus each outfitted with multiple K12s and varying blade configurations, acquiring four additional battery-powered units would improve operational uniformity and readiness across all frontline apparatus.

Background. The primary operational advantage of battery-powered rescue saws is reliability at the point of use. Combustion engine saws can flood when choked, resist starting in cold weather, and require a multi-step startup procedure including priming, choking, and pull-starting. Battery-powered saws require a single button press and throttle-up. That reduction in steps improves fireground efficiency and lowers the barrier for personnel with limited power saw experience, supporting a more consistent and transferable skill set across the department.

Battery-powered saws also operate significantly quieter than combustion alternatives. On a working fireground, where noise is constant and radio communication is the primary coordination tool, a quieter saw reduces the risk of critical transmissions being missed during

cutting operations. Unheard orders or condition changes during active saw use represent a direct life safety risk. Quieter equipment mitigates that risk.

Finally, battery-powered saws require less maintenance than gas-powered equivalents. With fewer moving parts, no oil changes, and no fuel mixing, they carry lower long-term maintenance costs and reduce the burden on department maintenance resources. Additionally, they provide a reduced carbon footprint compared to standard combustion engine powered saws, which provides the advantage of environmental friendliness along with ease of operator use.

Cost Breakdown:

Husqvarna K 1 PACE Rescue Saw x 4 (batteries purchased separately)

\$3,300.00 / unit x 4 units (average pricing, multiple vendors)

TOTAL SAW COST = \$13,200.00

TOTAL EQUIPMENT FUNDING REQUEST = \$29,700.00

Both items in this request serve the same underlying objective: a department that is better prepared to execute. The Conex training facility gives Chelmsford and its regional partners the infrastructure to build and sustain the skills this work demands. The K 1 PACE saws close a gap in the department's equipment profile, advancing the transition to battery-powered tools that are more reliable, quieter, and easier to maintain. The case for both is straightforward and the funding need is real.

Respectfully submitted,

Ryan Houle

Ryan Houle
Deputy Fire Chief

TOWN OF CHELMSFORD
CHELMSFORD FIRE DEPARTMENT – FIRE STATIONS 3 AND 5
General Contractor & Filed Sub Bid Trade Contractors Bidding

The Town of Chelmsford (Awarding Authority) is soliciting General Contractor (GC) bids and trade contractors / Filed Sub-Bid contractors for:

General Contractor, Masonry, Miscellaneous and Ornamental Metals, Waterproofing/Damp-proofing/Caulking, Roofing & Flashing, Tile, Acoustical Ceiling Tile, Resilient Flooring, Painting, Elevator, Fire Protection, Plumbing, HVAC, and Electrical work for the new Fire Stations (Engine 3 and 5) at 260 Old Westford Road and 295 Acton Road, Chelmsford, MA 01824. This General & Trade Contractors procurement is conducted pursuant to M.G.L. Chapter 149. **Except for the elevator trade, only contractors previously prequalified by the Awarding Authority will be eligible to bid on the project.** The elevator trade will be bid as an “open trade,” without going through the prequalification process.

The RFB (Request for Bid) will be available electronically at www.biddocsonline.com on or after March 4, 2026. Filed sub-bids are due **March 20, 2026, 2:00 PM** via BidDocs. General Contractor bids are due **March 27, 2026, 3:00 PM** via BidDocs.

Contact: Hamdi Cobanoglu (OPM), hcobanoglu@leftfieldpm.com



The Commonwealth of Massachusetts
JOINT COMMITTEE ON ENVIRONMENT AND NATURAL RESOURCES
STATE HOUSE, BOSTON 02133

Representative
Christine Barber
House Chair

Senator
Becca Rausch
Senate Chair

PUBLIC HEARING NOTICE

Wednesday, March 4, 2026

10:00 A.M. – 12:00 P.M.

Hearing Room 222

The Joint Committee on Environment and Natural Resources will hold a hybrid public hearing to solicit **written and oral testimony** in-person and remotely on the following bills:

Docket/Bill No.	Bill Title	Sponsor
H.4571	An Act authorizing the town of Arlington to prohibit use of second generation anti-coagulant rodenticides by commercial pesticide applicators	Garballey, Sean (HOU)
H.5113	An Act designating the Marion Stoddart riverwalk	Scarsdale, Margaret R. (HOU)
H.5076	An Act relative to reducing the use of toxic pesticides in the town of Eastham	Luddy, Hadley (HOU)
H.4972	An Act a petition that the town of Chelmsford be authorized to ban second generation anticoagulant rodenticides within said town	Cataldo, Simon (HOU)

H.4917	An Act relative to a town-wide ban on the use of second-generation anticoagulant rodenticides (SGARs)	Gordon, Kenneth I. (HOU)
H.4700	An Act authorizing the town of Truro to regulate the use of pesticides	Luddy, Hadley (HOU)
S.2877	An Act authorizing the town of Grafton to prohibit or restrict the application of second-generation anticoagulant rodenticides	Moore, Michael O. (SEN)
S.2896	An Act authorizing the town of Manchester-by-the-Sea to adopt a bylaw restricting the use of Second Generation Anticoagulant Rodenticides (SGARs)	Tarr, Bruce E. (SEN)
S.2933	An Act authorizing the town of Billerica to ban second generation anticoagulant rodenticides within the town	Friedman, Cindy F. (SEN)

Please be advised that the schedule and agenda are subject to change at the agreement of the Chairs. All matters filed in the House that are listed above are required to be reported on by May 3, 2026, subject to extensions consistent with House Rule 27.

The public is invited to participate in this hybrid hearing, which will be livestreamed on the General Court website, <https://malegislature.gov/>. Hearings will be recorded and posted publicly on the Joint Committee on Environment and Natural Resources' page <https://malegislature.gov/Committees/Detail/J21/Hearings>. At the discretion of the Chairs and per committee rules, written testimony received by the committee will be made publicly available. The committee may limit availability or redact testimony that includes sensitive personal information, information about minors, or information that may jeopardize the health, wellness or safety of the testifier or others.

Written testimony can be submitted via email at jointcommittee.environment@malegislature.gov or physically mailed to the House Chair:

Chair Christine Barber

Joint Committee on Environment and Natural Resources

ATTN: Jacob Newman

24 Beacon St. Room 167

Boston, MA 02133

In-person oral and remote testimony sign-up is available via this [form](#) until 10:00AM on Tuesday, March 3, 2026. Email Jacob Newman at Jacob.Newman@mahouse.gov with any questions or concerns. Please note that oral testimony will be limited to 2 minutes per registrant. Written testimony should be submitted not later than two (2) weeks following the hearing date.

For in-person and remote testimony please include:

1. Name;
2. Organization you represent;
3. Whether on behalf of yourself or an organization;
4. Mailing address;
5. Email address;
6. Telephone number;
7. In-person or remote testimony;
8. Bills testifying on;
9. Whether support or oppose.

For those testifying remotely, you will receive a Microsoft Teams link with more information prior to the start of the hearing.

This hearing will be chaired by House Chair Christine Barber. If you have any questions regarding the hearing, legislation, format of the hearing or reasonable accommodations required to ensure people with disabilities can participate fully in the committee process, please email: Jacob Newman with Chair Barber, at Jacob.Newman@mahouse.gov and Clayton Spivey with Chair Rausch, at Clayton.Spivey@masenate.gov. House Chair Barber's office can be reached via telephone: (617) 722-2230.

Jake Newman

Research Director, Joint Committee on Environment and Natural Resources

Office of State Representative Christine Barber, Chair

State House, Room 167

(617) 722-2230, Ext. 8220



Town of Chelmsford

50 Billerica Road
Chelmsford, MA 01824

Appointed Board, Commission, & Committee Application

Please fill out this form to apply for any open position on a specific board, commission, or committee that is appointed by the Town Manager or Select Board. The application will be forwarded to the appropriate parties for consideration. If appointed, you will be notified by mail and will need to bring the appointment letter to the Town Clerk's Office to get sworn in. Thank you for your interest in serving the Town of Chelmsford.

Return the completed application to: **Office of the Town Manager, 50 Billerica Road, Chelmsford, MA 01824** or tmoffice@chelmsfordma.gov

* Please note that this application, including the phone number and email address provided, may become public.

Name:	Date:
Street Address:	Zip Code:
Email:	Phone:
Committee Applying For:	
Amount of Time Available:	
Relevant Experience:	
Education or Special Training:	
Previous Committee Positions Held:	
Remarks:	



Town of Chelmsford

50 Billerica Road
Chelmsford, MA 01824

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* Please note that this application, including the phone number and email address provided, may become public.

Name: Tina Marie Kempner	Date: 2026-02-17 20:45:56
Street Address: 9 Chestnut Ave	Zip Code: 01824
Email: thekempners@comcast.net	Phone: 9786097446
Committee Applying For: DEI Committee	
Amount of Time Available:	
Relevant Experience: I have been a volunteer for the past year for the DEIC. I attend the monthly meetings and help out on many events from the Pride Month Brunch and Drag Show, to Indigenous People Day celebration, to Black History Month, Transgender Day, Fall Festival.	
Education or Special Training: I am a paraprofessional at the McCarthy Middle School and was a Girl Scout Leader for 12 years. I am the chair of Congregation Shalom Social Action and Social Justice Committee and also a member of their Inclusion Committee	
Previous Committee Positions Held:	
Remarks: okay to still be a volunteer but would like to officially join as I know there are some vacancies.	



Town of Chelmsford

50 Billerica Road
Chelmsford, MA 01824

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* Please note that this application, including the phone number and email address provided, may become public.

Name:	Date:
Street Address:	Zip Code:
Email:	Phone:
Committee Applying For:	
Amount of Time Available:	
Relevant Experience:	
Education or Special Training:	
Previous Committee Positions Held:	
Remarks:	

Town of Chelmsford Select Board Minutes
50 Billerica Rd., Room 204
Chelmsford, MA 01824

Select Board Regular Meeting MINUTES
February 9, 2026

Attending:

Patrick Maloney, Chair
Patricia Wojtas, Vice Chair
Aaron Cunningham, Clerk

Paul Cohen, Town Manager

Absent:

Jeffrey Hardy, Board Member

Please note that all documents referenced in these minutes are on file at the Town Manager's Office, 50 Billerica Rd., Chelmsford, Mass.

CALL TO ORDER – NOTIFICATION OF LIVE BROADCAST

Chair Maloney called the regular meeting of the Board to order at 6:00PM.

PUBLIC SERVICE ANNOUNCEMENTS

Vice Chair Wojtas read the following announcements:

New Sharps Disposal Schedule

Medical sharps waste drop-off days: March 12, June 11, September 10, December 10 at the Health Department between 9:00AM-4:00PM only. Registration no longer required.

2026 Dog Licensing

Every 2025 dog license expired on December 31st. Licensing for 2026 began on December 1st. Information is available at www.chelmsfordma.gov/249/Dog-Licenses.

2026 Annual Town Census

The 2026 annual town census was mailed to all households in January. Please return your census to keep active on the voting list, and if not a registered voter, returning it ensures that the Clerk's office can provide you with proof of residency. An accurate count of residents assists in providing better municipal services.

Nomination Papers Available for the April 7 Spring Annual Town Election

Nomination papers for various town offices are available at the Town Clerk's office for open seats. For further information contact the Clerk's office at 978-250-5205. Deadline is February 12, 2026 at 5:00PM to obtain papers and must be returned by February 17, 2026 at 5:00PM.

GENERAL PUBLIC INPUT

In accordance with Select Board Policies Section 1-2.B, speakers will be limited to no more than three (3) minutes. Speakers may not cede their time to others unless required as a reasonable accommodation because of a disability. Total time for General Public Input is limited to no more than thirty (30) minutes.

There was no public input.

COMMITTEE VACANCIES

Vice Chair Wojtas read the list of current vacancies. Interested applicants can apply online at <http://www.chelmsfordma.gov> or through the Town Manager’s office.

PUBLIC HEARINGS

National Grid and Verizon Pole Petition – North Rd.

Vaz Eng of National Grid appeared before the Board in support of its application to install a pole on North Rd.

Chair Maloney asked for public input. There was none.

MOTION: by Vice Chair Wojtas to close this public hearing. Seconded by Clerk Cunningham. **Motion carries 3-0, unanimous.**

MOTION: by Vice Chair Wojtas to approve pole petition 31344236 to install a new pole, as presented. Seconded by Board Clerk Cunningham. **Motion carries 3-0, unanimous.**

All Alcoholic Beverages Restaurant License – House of Charoen, LLC, DBA Udomsuk Thai Kitchen and Bar – 313 Littleton Rd. Unit 2

Apitchaya Boonawong of the House of Charoen appeared virtually before the Board in support of her application for an all alcoholic beverages restaurant license for the House of Charoen, LLC, DBA Udomsuk Thai Kitchen and Bar on the premises located at 313 Littleton Rd., Unit 2.

Vice Chair Wojtas noted that the ABCC application stated that at least 50% of on premises managers had to be U.S. citizens. Ms. Boonawong is listed as the sole manager, and she clicked on “no” as a U.S. citizen. Ms. Boonawong stated she has a green card. Insofar as the form is generated by the ABCC and the license is contingent on ABCC approval, it was decided that the Board would go forward with its approval.

There was no public input.

MOTION: by Vice Chair Wojtas to close the public hearing. Seconded by Clerk Cunningham. **Motion carries 3-0, unanimous.**

MOTION: by Vice Chair Wojtas that we approve an all alcohol restaurant license for the House of Charoen DBA Udomsuk Thai Kitchen and Bar at 313 Littleton Rd. as presented. Seconded by Clerk Cunningham. **Motion carries 3-0, unanimous.**

All Alcoholic Beverages License Amendment – Alteration of Premises and Pledge of License – Kanissa Inc. DBA Chelmsford Wine and Spirits – 133 Princeton St.

Attorney David Keele appeared before the Board in support of his client’s application for an alteration of premises and pledge of license for Kanissa Inc. DBA Chelmsford Wine and Spirits on the premises located at 133 Princeton St.

In response to Vice Chair Wojtas request for clarification on the pledge of license, Town Manager Cohen stated that the value of the license acts as collateral and is required by the applicant’s lender. Clerk Cunningham noted the unusual square footage of the building with a top floor proposed as a wine tasting area that anticipates the risk of carrying a high inventory. He also expressed concern to approve the application while there were still a number of open departmental items to be resolved. Attorney Keele

stated that there were no plans for an upper floor wine tasting area at the present time. He also noted that the business can offer the best prices because of the leverage of bulk wholesale purchasing.

There was no public input.

MOTION: by Vice Chair Wojtas to close the public hearing for this alcohol license. Seconded by Clerk Cunningham. **Motion carries 3-0, unanimous.**

MOTION: by Vice Chair Wojtas that to approve the application for the alteration of premises and pledge of license on an all alcohol package store license for Kanissa Inc. DBA Chelmsford Wine and Spirits contingent on completing all of the department sign-offs on inputs received on the premises at 133 Princeton St. as presented. Seconded by Clerk Cunningham. **Motion carries 3-0, unanimous.**

REQUESTS FOR MONUMENTS/MEMORIALS – RENAMING THE FOOD PANTRY IN HONOR OF SANDY DONOVAN

Vice Chair Wojtas presented the petition for the naming of the food pantry in honor of Sandy Donovan, who founded the Chelmsford Food Pantry and served as Director for twenty-seven years. The food pantry board of directors is in full support. Chair Maloney also expressed his full support.

MOTION: by Vice Chair Wojtas to approve the naming of the food pantry in honor of Sandy Donovan as presented. Seconded by Clerk Cunningham. **Motion carries 3-0, unanimous.**

DISCUSSION – EARMARK REQUESTS FOR STATE DELEGATION

Town Manager Cohen presented the following three earmark requests from last year. He noted that some may be continued this year, and/or others could be included in requests for the upcoming state budget.

Senior Center Food and Nutrition Programs (\$25,000). This will continue to enhance the quality and quantity of food that the Town provides to our senior citizens, especially through the Meals on Wheels program. This would include purchasing high-quality proteins that are no longer available on the commodities list, as well as covering the increased costs of food and packaging.

Freeman Lake Management (\$80,000). Reduce or eliminate nuisance species and prevent the introduction of new aquatic invasive species; improve water quality for swimming, secondary recreation, and aquatic life; and maintain or improve fish and wildlife habitat.

Tree Canopy Restoration and Invasive Species Management (\$50,000). This would enable the Town to plant shade trees along the Town's right of ways and reduce invasive species. This would result in improved air quality, reduce the urban heat island effect, and beautify neighborhoods.

Following discussion, it was agreed to table this agenda item to the next meeting for consideration of other potential projects including those identified by Ms. Clancy. Town Manager Cohen will provide a three-year historical lookback on approved projects.

TOWN MANAGER BID AWARDS

Town Offices and Senior Center Elevator Modernization Project

MOTION: by Vice Chair Wojtas to approve the Town Manager's bid award for the Town offices and senior center elevator project to Enterprise Equipment Company in the amount of \$897,210. Seconded by Clerk Cunningham. **Motion carries 3-0, unanimous.**

TOWN MANAGER REPORTS

Town Manager Cohen presented the following reports:

Massachusetts Attorney General's Office Approval of 2025 Fall Annual Town Meeting General and Zoning Warrant Articles

The general and zoning warrant articles for the fall annual town meeting were approved by the Attorney General's office with the exception of Article 16, where several conflicts with other zoning bylaws were noted.

Draft Warrant for 2026 Spring Town Meeting

Town Manager Cohen presented the thirty-six warrant articles for the 2026 spring town meeting. The warrant is now under legal review for signature by the Board at its next meeting.

Town Manager's Proposed Fiscal Year 2027 Operating and Capital Budgets

Town Manager Cohen reviewed his PowerPoint presentation on the FY2027 operating and capital budgets, including the following highlights:

FY27 budget overview.

- General government operating budget increases.
- General government operating budget omissions.
- Budget impact from health insurance premiums and retirement assessment.
- Capital improvements plan highlights.
- Chelmsford Public Schools.
 - Per pupil expenditure.
- Nashoba Tech.
 - Enrollment.
 - Per pupil expenditure.
- Town of Chelmsford Full-time equivalent employees.
 - General government – full-time equivalent employees.
- FY27 budget drivers.
- Available FY27 new revenue sources.
- Five fiscal-year revenue comparison.
- Ten fiscal-year revenue comparison.
- Property tax revenue.
- FY26 \$9,219 average single-family tax bill allocation.
- Property tax valuation.
- Average single-family property tax bill.
- Property tax comparison.
- Inflation.

Proposed FY27 capital plan.

Town Manager Cohen noted the actions taken to address the previous budget deficit. Health insurance premiums were initially expected to increase by 13%. However, by eliminating GLP-1 drugs for non-diabetic patients, healthcare was cut by 5% resulting instead in an 8% increase. State group insurance is expected to follow suit. Also, the school budget request was decreased from \$3.5M to \$2.5M. Town Manager Cohen noted that, insofar as these decreases are not sustainable, budget pressures are expected for subsequent years. With 40% of the state budget going to healthcare and continued federal pressures, the Governor has appointed a task force to control healthcare costs.

Discussion ensued on the continued pressures on the Town and taxpayer to maintain level services in the face of runaway inflation.

Massachusetts Department of Environmental Protections Superseding Order of Conditions for Freeman Lake Aquatic Management

Town Manager Cohen reviewed Mass DEP's superseding order of conditions for the Freeman Lake aquatic management project to commence in the spring.

Southwell Boat Ramp Replacement Project State Bid Results

Town Manager Cohen reviewed the bid results received by the Department of Fish and Game for the Southwell boat ramp replacement project, to be completed by the end of this year.

Employee and Retiree Health Insurance Claims Update

Town Manager Cohen reviewed his PowerPoint presentation on MIIA health benefits trust detail of claims, premiums and loss ratios for the period 12/1/2023-11/30/2025, particularly noting increases in GLP-1 costs.

Double Pole Report

Town Manager Cohen reviewed the double pole report dated February 1st submitted by Verizon.

Police Chief Retirement

Town Manager Cohen reported that he had received a letter from Police Chief Spence notifying the Board of his intention to retire from his position as Police Chief effective June 1, 2026. The Town Manager will commence the interview process with an internal candidate expected to be brought to the Board in a few months.

TOWN MANAGER APPOINTMENTS

Bicycle and Pedestrian Committee: Kevin Baxter – Unexpired three-year term ending 6/30/2026

Community Preservation Fund Committee: David Hamilton – Three-Year term ending 6/30/2028

Council on Aging Board: Mindy Rosen – Three-year term ending 6/30/2028

Historic District Commission Alternate Member: Marie Cumming – Unexpired three-year term ending 6/30/2027

Holiday Decorating Committee Re-appointment: John Floria – One-year term ending 12/31/2026

Vinal Square Strategic Action Plan Committee: Adam McCusker – Unexpired three-year term ending 6/30/2026

MOTION: by Vice Chair Wojtas that we approve the Town Manager's appointments as presented. Seconded by Clerk Cunningham. **Motion carries 3-0, unanimous.**

Other

In response to Chair Maloney's question, Town Manager Cohen stated that the \$1.2M snow and ice budget has been exceeded because of the repeated storms.

MEETING MINUTES

Select Board Regular Meeting Minutes – January 12, 2026

MOTION: by Vice Chair Wojtas to approve the meeting minutes of January 12, 2026. Seconded by Clerk Cunningham. **Motion carries 3-0, unanimous.**

SELECT BOARD MEMBER LIAISON REPORTS AND REFERRALS

Board Member Wojtas

- Chelmsford Library's "One Book" this year is *The History of Sound* by Ben Shattuck, who will review his book on April 16th. Books are available at the library.
- The MIAA has granted the Town a wellness award for the most innovative wellness champion. Lisa Marone was honored for expanding wellness and doubling participation in eighteen months.
- Congratulations to new patrol officer Gabe Murphy.

Clerk Cunningham

- The Vinal Square Strategic Planning Committee is planning a spring revival event in early May.
- Planning Board held public hearing on the Riverneck Rd. water treatment plant which was well attended.
- Board of Health has approved a new regulation with regard to inspections and maintenance of sewer systems.
- Best wishes to the two Chelmsford residents, Jack Eichel and Chevonne Forgan, participating in the winter Olympics.
- Congratulations to the MassCar race team for placing in the top ten.

Vice Chair Maloney

- Congratulations to Polce Chief Spence on his impending retirement.
- School Building Committee approved submission of preliminary design proposal for Parker Middle School for MSBA approval.

ADJOURNMENT

MOTION: by Vice Chair Wojtas to adjourn at 7:38PM. Seconded by Clerk Cunningham.
Motion carries 3-0, unanimous.

Respectfully submitted,

Christine Martin Barraford
 Recording Secretary

Supporting documents:

- 2026 Sharps flyer
- Dog license PSA
- 2026 Town census PSA
- Run for local office 2026
- Committee vacancies as of 2026-2-09
- Pole petition – North Rd.
- House of Charoen – alcohol license
- Kanissa Inc. – license amendment
- Memorial request – Sandy Donovan
- House earmark requests FY26
- 1-22-26 bid award memo
- TO and SC elev general bid tab
- Chelmsford12065FA app
- 2026 spring ATM list of warrant articles
- 2026 spring annual town meeting warrant
- FY27 budget presentation 02-05-26
- FY27 Town Manager budget – February 5, 2025
- FY27 Town Manager sewer enterprise budget – February 5, 2025
- FY27 Town Manager stormwater enterprise budget – February 5, 2025
- FY27 Town Manager PEG access enterprise budget – February 5, 2025
- Chelmsford LRB 1223-1125 detail final
- Chelmsford GLP-1 drugs utilization 2025

- SOC 129-0967 Freeman Lake dep superseding OOC January 2026
- Bid summary – Chelmsford
- FEB double pole report spreadsheet
- February 2026 double pole report
- Retirement of Police Chief
- BPAC – Baxter
- CPC – Hamilton
- Council on aging – Rosen
- Hist Dist – Cumming
- Holiday – Floria
- Vinal Square – Mccusker
- 01-12-2026 SB minutes draft2

Draft Only