

TOWN OF CHELMSFORD

**WARRANT FOR THE
2025 FALL
ANNUAL TOWN MEETING**

OCTOBER 20, 2025

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 Town Meeting Representatives of said Chelmsford to meet at the Senior Center, 75 Groton Road, North Chelmsford on Monday, the twentieth day of October in the year two-thousand and twenty-five at 7:30 p.m. in the evening and there to act upon the following articles, VIZ:

ARTICLE 1. 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 a sum of money from the Sale of Graves and Lots Account to the Cemetery Improvement and Development Fund; or act in relation thereto.

SUBMITTED BY: Cemetery Commission

ARTICLE 3. To see if the Town will vote to transfer from Free Cash a sum of money to the Sewer Construction Stabilization Fund; 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 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 5. To see if the Town will vote 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 6. To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund roadway and sidewalk construction, including all incidental and related expenses; 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 a sum of money to fund the preliminary designs for the reconstruction of Route 3A from Technology Drive to Richardson Road and for the Vinal Square intersection safety improvements; or act in relation thereto.

SUBMITTED BY: Town Manager

ARTICLE 8. To see if the Town will vote to raise and appropriate and/or transfer from available funds a certain sum of money for the replacement of the Police Department emergency power supply system at 2 Olde North Road, including any incidental and related expenses; or act in relation thereto.

SUBMITTED BY: Town Manager

ARTICLE 9. To see if the Town will vote to raise and appropriate and/or transfer from available funds a certain sum of money for acoustical improvements to the Senior Center, 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 and/or transfer from available funds a certain sum of money for the rehabilitation of the Chelmsford Public Schools switchgear, including any incidental and related expenses; or act in relation thereto.

SUBMITTED BY: Town Manager

ARTICLE 11. To see if the Town will vote to transfer \$408,963 from Free Cash to be provided to the Chelmsford Public Schools for payment of out-of-district special education tuitions; or act in relation thereto.

SUBMITTED BY: Town Manager

ARTICLE 12. To see if the Town will vote to transfer from Free Cash a sum of money for the replacement of portions of the McCarthy Middle School roof, including any incidental and related expenses; or act in relation thereto.

SUBMITTED BY: Town Manager

ARTICLE 13. To see if the Town will vote to transfer from available funds a sum of money for the design and construction of drainage improvements along Westford Street, including any incidental and related expenses; or act in relation thereto.

SUBMITTED BY: Town Manager

ARTICLE 14. To see if the Town will vote to vote to authorize the Select Board to enter into a lease for a period in excess of five years for public and/or municipal parking purposes on a portion of the property at 40 Vinal Square shown on Assessors Map 13, Block 19, Lot 2 on such terms and conditions as the Board of Selectmen may determine; or act in relation thereto.

SUBMITTED BY: Town Manager

ARTICLE 15. To see if the Town will vote to amend the Town Code, Chapter 195 Zoning, Article II Districts, Section 195-2 Establishment, Paragraph A by adding a new district, CBLT (Roadside Commercial Light) District, as follows, and renumbering the remaining Districts in that section accordingly:

(8) CBLT - Roadside Commercial Light District. These districts serve as a transition zone between IA and other zones to lessen the potential negative impacts to non-IA zones.

; or act in relation thereto.

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

ARTICLE 16. To see if the Town will vote to amend the Town Code, Chapter 195 Zoning, Attachment 1, Use Regulation Schedule by: (1) adding a column for a new zoning district, CBLT (Roadside Commercial Light) District; (2) inserting one new Commercial use, labeled D. 38; (3)

inserting two new Industrial uses, labeled E. 22 and E. 23; and (4) adding a new Note xiii to the list appearing at the end of the Use Regulation Schedule, all as follows:

Sec.	§	Description	CBLT
A Residential			
1		Single-family dwelling	N
2		Two-family dwelling	N
3		Multifamily dwelling	N
4		Conversion of dwelling (§ 195-13)	N
5		Boardinghouse	
a		Owner-occupied	N
b		Non-owner-occupied	N
6		Mobile home	N
7		Planned open space residential development (Article XVIII)	N
8		Facilitated and independent and senior living facility (Article XVII)	
a		Alzheimer's facility	PB
b		Assisted living facility	PB
c		Independent living	PB
d		Congregate living	PB
9		Accessory to residential uses	
a		Major recreation equipment (§ 195-6B)	Y
b		Animals accessory to dwellings (§ 195-6E)	Y
c		Barn sale, yard sales, garage sale or flea market (§ 195-6D)	Y
d		Home occupations (§ 195-7)	Y
e		Accessory dwelling units (Article XVIIA)	N
B Exempt Uses			
1		Exempt uses per MGL c. 40A, § 3	Y
2		Licensed family day-care facility for the day care of six or fewer children, including children living in the residence (for profit)	PB
3		Accessory to exempt uses	
a		Barn sale, yard sale, garage sale or flea market (§ 195-6D)	Y
C. Institutional			
1		Cemetery	Y
2		Municipal facilities, except garages, storage or repair shops	Y
3		Municipal garages, storage or repair shops	N
4		Essential services	BA
5		Hospital	N
a		Helped accessory to hospital	N
6		Airport	N

Sec. I S	Description	CBLT
D. Commercial		
1	Nonexempt agricultural use ¹	PB
2	Nonexempt farm stand for wholesale or retail sale of products ¹¹	Y
3	Nonexempt educational use	Y
4	Animal clinic or hospital	PB
5	Kennel	PB
6	Nursing/convalescent or rehabilitation home	N
7	Funeral home	PB
8	Motel or hotel	N
9	Retail stores and services not elsewhere set forth	
a	Less than 3,000 gross square feet per structure	Y
b	More than 3,000 gross square feet per structure	PB
c	More than 5,000 net square feet per business use	PB
d	More than 10,000 gross square feet per business use	N
10	Motor vehicle sales and rental ^{11,16}	N
11	Motor vehicle general and body repair	N
12	Motor vehicle general repair ¹¹	N
13	Motor vehicle towing and storage	N
14	Motor vehicle fueling station ¹¹	N
15	Motor vehicle washing facility	N
16	Parking garage/structure	PB
17	Restaurant	Y ¹¹

Sec. I S	Description	CBLT
D. Commercial		
17	Restaurant	Y ¹¹
18	Restaurant, fast-food	
a	With drive-through	N
b	Without drive-through	N
c	Over 2,500 gross square feet	N
19	Office	Y
20	Medical office or center +	Y
21	Medical clinic	PB
22	Bank or financial agency	
a	With drive-through ¹¹	PB
b	Without drive-through ¹¹	Y
23	Indoor commercial entertainment and recreation	Y ¹¹
24	Outdoor commercial recreation	Y
25	Club or lodge	Y
26	Riding academy	BA
27	Adult entertainment establishment	N
28	Wireless communications facility ¹	BA
29	Fairs, carnivals and similar outdoor events	BA
30	Body art establishment	Y
31	Health club	Y ¹¹
32	Family day-care home (nonexempt)	BA
33	Massage service establishment	BA
34	Solar photovoltaic facility (commercial)	Y
35	Medical marijuana treatment center	N
36	Marijuana establishment	N
37	Adult day care	PB
38	Parking lot accessory use	PB ¹¹

Sec. 1 S	Description	CBLT
E. Industrial		
1	Earth removal	N
2	Light manufacturing	PB
3	Heavy manufacturing	N
4	Granite operations	N
5	Contractor's shop/yard	
a	Outdoor	N
b	Indoor	PB
6	Junkyard or automobile graveyard or salvage yard	N
7	Solid waste disposal facility or sanitary landfill	N
8	Refuse incinerator	N
9	Transport terminal	N
10	Wood operation	N
11	Pedestrian and vehicular access and egress by private way to and from uses permitted in an IA District	PB
12	Retail sale of goods, the majority of which are produced or undergo processing on the premises	Y
13	Self-storage mini warehouse	N
14	Bakery, not including on-premises retail sales	Y
15	Warehouse	N
16	Research and development	PB
17	Accessory to industrial uses	
a	Parking garage/structure	PB
18	Asphalt manufacturing plant	N
19	Small distribution center	N
20	Medium distribution center	N
21	Large distribution center	N
22	Parking Lot accessory use	PBxiii
23	Ultralight Manufacturing	Y

NOTES:

xiii Accessory use parking lots are required to be either on the same lot as the principal use or on another lot and within 300 feet of the principal use.

; or act in relation thereto.

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

ARTICLE 17. To see if the Town will vote to amend the Town Code, Chapter 195 Zoning, Attachment 2, Table of Dimensional Requirements, by adding a column for a new zoning district, CBLT (Roadside Commercial Light) District, as follows:

	Districts
Dimensional Requirements	CBLT
Minimum Lot Requirements	
Area (x 1,000 square feet)	40
Width (feet)	150
Depth (feet)	N/A
Frontage (feet)	150
Minimum Yard Requirements	
Front (feet) ³	60
Side (feet)	40(7)
Rear (feet)	30(7)
Maximum Building	
Coverage	30%
Stories	3
Height (feet)	35
Floor area ratio	0.45

; or act in relation thereto.

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

ARTICLE 18. To see if the Town will vote to amend the Town Code, Chapter 195 Zoning, Attachment 3, CEIOD Site and Building Dimensional Standards, by adding a column for a new zoning district, CBLT (Roadside Commercial Light) District, and a new Note #7 to the list appearing at the end of the CEIOD Site and Building Dimensional Standards, as follows:

Dimensional Requirements	Districts
	CBLT
Minimum Lot Requirements (1)	
Area (x 1,000 square feet)	40
In CEIODs by by-right	32
In CEIODs by special permit	20
Width (feet)	150
In CEIODs by by-right	120
In CEIODs by special permit	75
Depth (feet)	N/A
In CEIODs by by-right	N/A
In CEIODs by special permit	N/A
Frontage (feet)	150
In CEIODs by by-right	120
In CEIODs by special permit	75
Minimum Yard Requirements	
Front (feet)(3)	60
In CEIODs by by-right	48
In CEIODs by special permit	20
Side (feet)	40
In CEIODs by by-right	32
In CEIODs by special permit	20(6)
Rear (feet)	30
In CEIODs by by-right	24(7)
In CEIODs by special permit	20(6)
Maximum Building	
Coverage	30%
In CEIODs by by-right (up to)	36%
In CEIODs by special permit (up to)	45%
Stories	3
In CEIODs by by-right	3
In CEIODs by special permit	3
Height (feet)	35
In CEIODs by by-right	35
In CEIODs by special permit	35
Floor area ratio	0.45
In CEIODs by by-right (up to)	0.54
In CEIODs by special permit (up to)	0.67

(7) Increase to 30 feet minimum where abutting a residentially used property.

; or act in relation thereto.

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

ARTICLE 19. To see if the Town will vote to amend the Town Code, Chapter 195 Zoning, Article XXI Community Enhancement and Investment Overlay District, Section 195-111 Applicability, Paragraph A. Location of districts, to add the underlined text as follows:

Location of districts. The Community Enhancement and Investment Overlay District (CEIOD) is hereby established as an overlay district in the CA, CB, CBLT, CC, CD and IA Zoning Districts and as shown on the Town's Zoning Map....

A.

; or act in relation thereto.

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

ARTICLE 20. To see if the Town will vote to amend the Town Code, Chapter 195 Zoning, Article IX Landscaping, Section 195-43 Property lines, to add the underlined text as follows:

District	Distance (feet)
RM	20
CA	10
CB	30
<u>CBLT</u>	<u>30</u>
CC	30
CD	10
IA	40
...	

; or act in relation thereto.

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

ARTICLE 21. To see if the Town will vote to amend the Town Code, Chapter 195 Zoning, Article IX Landscaping, Section 195-45 Street frontage of nonresidential uses by deleting the strikethrough text and inserting the underlined text as follows:

195-45 Street Frontage of Nonresidential Uses

With the exception of the ~~CA, CBLT, CC and CD and P~~ Districts, a landscaped buffer area, except for approved accessways, at least 20 feet in width as measured from the layout of the roadway providing frontage shall be established. In the CA, CBLT and P Districts the required landscaped buffer area shall be 10 feet. The buffer area shall be planted with grass, medium-height shrubs and shade trees. Shade trees shall be planted at least every 35 feet along the road frontage.

; or act in relation thereto.

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

ARTICLE 22. To see if the Town will vote to amend the Town Code, Chapter 195 Zoning, Article XVII Facilitated and Independent Senior Living Facilities, Section 195-88 Dimensional standards, by adding a column for a new zoning district, CBLT (Roadside Commercial Light) District with the same standards as CB in the table as follows:

	CBLT
Minimum lot area (acres) ¹	5
Minimum lot width (feet)	150
Minimum lot depth (feet)	0
Minimum frontage (feet)	150
Minimum front yard (feet)	60
Minimum side yard (feet)	40
Minimum rear yard (feet)	40
Minimum building separation (feet)	25
Maximum building coverage (percent)	35
Maximum building height (feet)	35
Minimum open space - independent senior living (percent) ⁴	30
Maximum number of units per acre - facilitated living ²	7
Maximum number of units per acre - independent senior living	4 ³

; or act in relation thereto.

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

ARTICLE 23. To see if the Town will vote to amend the Town Code, Chapter 195 Zoning, Article XX Terminology, Section 195-108 Word usage and definitions, Paragraph B., by amending the definition of “Manufacturing, Light” and adding a new definition “Manufacturing, Ultra-Light” by deleting the strikethrough text and inserting the underlined text as follows:

MANUFACTURING, LIGHT

~~The indoor~~ The indoor manufacturing, of finished products or components predominately from previously prepared materials, of finished products or parts, including processing, involving processes such as fabrication, assembly, treatment, packaging and distribution. Typically characterized by All manufacturing operations must be fully contained within a building, producing no detectable noise, odor, smoke, heat, glare, and vibration, or other emissions beyond being contained within a building with no external effects detectable across property lines. Examples include, but are not limited to, food, paper goods, textiles, leather products, plastic items, wood products, metal products, chemical products, and renewable or alternative energy products. Excludes heavy industrial activities, processing of raw or unprocessed materials, and outdoor storage. textile, leather, wood, paper, chemical, plastic, metal products and renewable or alternative energy. Excludes basic industrial processing of raw materials and any outdoor storage of materials.

MANUFACTURING, ULTRA-LIGHT

Indoor manufacturing of finished products or components predominately from previously prepared materials, involving specialized and high-value production processes such as precision fabrication, intricate assembly, controlled treatment, packaging, and distribution. All manufacturing operations must occur in fully enclosed, highly controlled environments, producing no detectable noise, odor, smoke, heat, glare, vibration, or other emissions beyond property lines. Operational characteristics generally include limited loading infrastructure and tractor trailer use as compared to more intense manufacturing operations. Examples include, but are not limited to, artisanal food production, clothing and apparel production, prototyping, additive manufacturing (3D printing), manufacturing of precision instruments, medical and dental device manufacturing, electronic component and device manufacturing, boutique furniture making, small-scale pharmaceutical compounding, and small-scale wood and metal fabrication. Excludes heavy industrial activities, processing of raw or unprocessed materials, and outdoor storage.

; or act in relation thereto.

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

ARTICLE 24. To see if the Town will vote to amend the Town Code, Chapter 195 Zoning, Attachment 1, Use Regulation Schedule by adding a new use as follows:

D. Commercial

38. Parking Lot Accessory Use

RA RB RC RM CA CB CBLT CC CD CV IA IS RMH CX P OS
N N N N N N PBxiii N N N N N N N N N

; or act in relation thereto.

SUBMITTED BY: Planning Board
Two-Thirds Vote

ARTICLE 25. To see if the Town will vote to amend the Town Code, Chapter 195 Zoning, Attachment 1, Use Regulation Schedule by adding a new use as follows:

E. Industrial

22. Parking Lot Accessory Use

RA RB RC RM CA CB CBLT CC CD CV IA IS RMH CX P OS
N N N N N N PBxiii N N N N N N N N N

; or act in relation thereto.

SUBMITTED BY: Planning Board
Two-Thirds Vote

ARTICLE 26. To see if the Town will vote to amend the Town Code, Chapter 195 Zoning, Attachment 1, Use Regulation Schedule by adding a new use as follows:

E. Industrial

23. Ultralight Manufacturing

RA RB RC RM CA CB CBLT CC CD CV IA IS RMH CX P OS
N N N N N N PB Y N N N Y Y N N N N

; or act in relation thereto.

SUBMITTED BY: Planning Board
Two-Thirds Vote

ARTICLE 27. 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 establish a new zoning district, CBLT (Roadside Commercial Light) District, labeled "CBLT", and amend existing zoning districts as follows:

Rezone to RB (all currently CB and RB): Assessors' Parcels 124-463-1 (14 Parkerville); 124-463-3 (4 Pond); 116-463-5 (8 Parkerville); 116-463-3 (10 Parkerville); 116-463-4 (12 Parkerville);

Rezone to CBLT, Assessors' Parcels 116-463-1 (currently CB); 116-461-1 (currently IA); 116-461-3 (currently CA and IA);

Rezone to CA: Assessors' Parcel 124-461-1 (currently CA and IA);

Rezone to P: Assessors' Parcels 124-461-2 (currently CB and IA); 124-461-3 (currently CB and IA); 124-463-2 (currently RB and CB).

; or act in relation thereto.

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

ARTICLE 28. To see if the Town will vote to amend the Town Code, Chapter 195 Zoning, as follows:

1. Amend the definition of "Massage Service Establishment" in Article XX Terminology, Section 195-108 Word usage and definitions, Paragraph B., by deleting the strikethrough text and inserting the underlined text as follows:

MASSAGE SERVICE ESTABLISHMENT

(1) "Massage" is any method of pressure on or friction against or stroking, kneading, rubbing, tapping, pounding, vibrating or stimulating of external parts of the human body with the hands or with the aide of any mechanical or electric apparatus or appliances, with or without such supplementary aids as rubbing alcohol, liniment antiseptics, oils, powders, creams, lotions, ointment or other such similar preparations commonly used in the practice of massage, under such circumstances that it is reasonably expected that the person to whom the service is provided, or some third person on his or her behalf, will pay money or give any other consideration or any gratuity therefor. is defined as the systematic treatment of the soft tissues of the body by use of pressure, friction, stroking, percussion, kneading, vibration by manual or mechanical means, range of motion for purposes of demonstrating muscle excursion or muscle flexibility and nonspecific stretching. Massage therapy may include the use of oil, ice, hot and cold packs, tub, shower, steam, dry heat or cabinet baths, in which the primary intent is to enhance or restore the health and well-being of the client. Massage therapy shall not include diagnoses, the prescribing of drugs or medicines, spinal or other joint manipulations or any services or procedures for which a license to practice medicine, chiropractic, occupational therapy, physical therapy or podiatry is required by law.

(2) The practice of massage shall not include the following individuals while engaged in the personal performance of duties of their respective professions:

(a) Physicians, surgeons, chiropractors, osteopaths or physical therapists who are duly licensed to practice their respective professions in the Commonwealth of Massachusetts.

(b) Nurses who are registered under the laws of the Commonwealth of Massachusetts.

(c) Barbers and beauticians who are duly licensed under the laws of the Commonwealth of Massachusetts, except that this exclusion shall apply solely to the massage of the neck, face, scalp and hair of the customer or client for cosmetic or beautifying purposes.

(d) ~~Massage therapists who are duly permitted to practice under the rules and regulations of the Chelmsford Board of Health.~~¹² licensed pursuant to G.L. c.112 §§227-236 and regulations adopted thereunder.

2. Amend Attachment I, Use Regulation Schedule by deleting the strikethrough text and inserting the underlined text as follows:

Section D. Commercial

33. Massage service establishment

RA	RB	RC	RM	CA	CB	CBLT	CC	CD	CV	IA	IS	RMH	CX	P	OS
N	N	N	N	<u>YBA</u>	<u>YBA</u>	<u>YBA</u>	<u>YBA</u>	<u>YBA</u>	N	Y	Y	N	N	N	N

; or act in relation thereto.

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

ARTICLE 29. To see if the Town will vote to amend the Town Code, Chapter 195 Zoning, Article XX Terminology, Section 195-108 Word usage and definitions, Paragraph B., by deleting the strikethrough text and inserting the underlined text as follows:

FAMILY: — ~~Any number of individuals related by blood, marriage, adoption, foster or legal guardianship living together in one dwelling unit as a single housekeeping unit, but not including more than four persons living together unrelated by blood or marriage.~~ [Amended 4-30-2012ATM by Art. 25]

One or more persons occupying a dwelling unit who share access to common living, cooking, and eating areas, living together as a single housekeeping unit with permanence and cohesiveness.

; 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, by deleting the strikethrough text and inserting the underlined text as follows:

§ 195-61. Special permit required; application procedure.

B(4)(b) Public services. Traffic safety and congestion, need for water system improvements, need for public sewerage, need for additional public recreation facilities ~~and need for additional school facilities.~~

§ 195-103. Special permits. [Amended 10-21-1999ATM by Art. 29]

B(3) Adequacy of utilities and other public services, excluding the public school system;

B(6) Potential fiscal impact, including impact on Town services, tax base and employment, excluding the public school system.

; 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, Article III Use Regulations, Section 195-6.1 Accessory Dwelling Units, Subsection C. Applicability/Eligibility, by inserting the underlined text as follows:

C. Applicability/Eligibility.

(1) An Accessory Dwelling Unit is allowed by right as accessory to a principal dwelling in each zoning district where single-family dwellings are expressly permitted or otherwise lawfully allowed, as set forth in the Use Regulation Schedule, Section 195-5 and otherwise.

(2) A building permit application for an ADU shall be filed with the Building Commissioner. Architectural floor plans for the principal dwelling, with dimensions and calculations for gross floor area, and proposed ADU, with dimensions and gross floor area, and a certified site survey for the existing and proposed footprint / building locations, with setback dimensions, Floor area ratio and lot coverage calculations, shall be submitted in order for the Building Commissioner to determine compliance with Section C(3) and Section D.

(3) The ADU shall comply with the dimensional standards applicable for the district in which the ADU is located, as set forth in the Table of Dimensional Requirements, Attachment 2, except as may be otherwise set forth herein. For purposes of applying such requirements, ADU's shall be considered part of the principal dwelling in which they are accessory, and not as a separate accessory building or structure under Section 195-11 or otherwise. Where the ADU does not comply with such dimensional standards, the applicant may seek relief in accordance with the Zoning ByLaws.

(4) Where the principal dwelling is a nonconforming single or two family structure, the ADU shall meet the requirements of Section 195-8.E as applied by the Building Commissioner and the Board of Appeals as set forth therein, and where the principal dwelling is a nonconforming multi-family (3 or more units) structure, the ADU shall meet the requirements of 195-8.C, as applied by the Planning Board, provided that in either instance a special permit shall not be required, and when a determination is required such determination shall not be subject to special permit criteria and shall be made by majority vote.

(5) An ADU for a multi-family principal dwelling (three or more units), shall be subject to Minor Site Plan Review, per section 195-104. G.

(6) Proposed ADU's that comply with the requirements of section C and section D shall be granted a building permit.

; 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 51 Funds, Article 1 Chelmsford Arts and Technology Education Fund, Section 51-5 Requests for funds, Paragraph A., by deleting the strikethrough text as follows:

- A. Grant requests shall be presented in the format specified by the ~~Committee requesting funding from the Chelmsford ATEF. Applications shall be available from January to March of each year. They shall be postmarked or stamped no later than March 31 of the same year for review by the ATEF Committee. The final awards shall be implemented in the following fiscal year.~~

; or act in relation thereto.

SUBMITTED BY: Chelmsford ATEF Committee

ARTICLE 33. To see if the Town will vote to authorize the Select Board to petition the General Court for special legislation substantially in the form below, provided, however, that the General Court may make changes of form only to the bill without approval of the Select Board, and, provided further that the Select Board shall hereby be authorized to approve such revisions as are consistent with the public purposes of this petition:

Be it enacted by the Senate and House of Representatives of the General Court assembled, and by the authority of the same as follows:

SECTION 1. Notwithstanding Chapter 132B of the General Laws or any other general or special law to the contrary, the Town of Chelmsford may by By-Law prohibit or restrict the application of second-generation anticoagulant rodenticides with the Town of Chelmsford, including the application of such pesticides by licensed commercial applicators as defined in 333 C.M.R. 10.00.

SECTION 2. This act shall take effect upon its passage;

or act in relation thereto.

SUBMITTED BY: Town Manager

ARTICLE 34. Preservation of Open Fields at Koulas Farm

To see if the Town will vote to recommend that the Select Board maintain the Town owned property known as Koulas Farm, located at 185 Pine Hill Road and acquired using Community Preservation Act (PCA) funds, in the condition last maintained by the Department of Public Works (DPW), as family-friendly recreational open fields and managed agricultural land.

The property should be formally designated as community-focused multi-use land, as proposed by the Koula Farm Task Force, including an event area suitable for larger groups.

The Town should not allow the site to revert to unmanaged habitat or forest, and further, the Town is requested to refrain from finalizing any permanent conservation restriction or long-term land use designation for Koulas Farm until these matters are fully addressed and resolved, or act in relation thereto.

Friends of Koulas Farm

SUBMITTED BY: John Ray - Citizen Petition

ARTICLE 35. To see if the Town will vote to authorize the disposition of a .34 acre parcel of Town-owned land located off of Monmouth Street, identified by the Board of Assessors as Map 75, Block 291, Lot 17; and authorize the Select Board to sell said property under the provisions of Massachusetts General Laws Chapter 30B, the Uniform Procurement Act.

SUBMITTED BY: Town Manager
Two-Thirds Vote

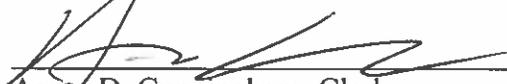
Hereof fail not and make return of this warrant with your doings at the time and place of said meeting.

Given under our hands this 8th day of September, 2025.

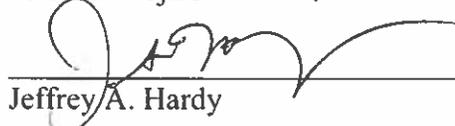
SELECT BOARD OF THE TOWN OF CHELMSFORD


Erin Drew, Chair

Patrick J. Maloney, Vice Chair


Aaron D. Cunningham, Clerk


Patricia Wojtas


Jeffrey A. Hardy

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

The Select Board shall propose the following dates and times for continued sessions of the Town Meeting of October 20, 2025 to be held at the Senior Center, 75 Groton Road, North Chelmsford:

Thursday, October 23, 2025 at 7:30 p.m.

Monday, October 27, 2025 at 7:30 p.m.

Thursday, October 30, 2025 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.

The Town of Chelmsford does not discriminate based on disability and is committed to hosting accessible meetings. To request a reasonable accommodation to attend Town Meeting, please contact the municipal ADA Coordinator Jose Negron at jnegron@chelmsfordma.gov or call 978-250-5225.

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

September 9, 2025

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; McCarthy Middle School, 250 North Road; Town Offices, 50 Billerica Road; Police Station, 2 Olde North Road; Fire Department Headquarters, 50 Billerica Road; North Chelmsford Fire Station, 35 Princeton Street; West Chelmsford Fire Station, 260 Old Westford Road; East Chelmsford Fire Station, 115 Riverneck Road; South Chelmsford Fire Station, 295 Acton Road; Chelmsford Public Library, 25 Boston Road; and MacKay Branch Library, 43 Newfield Street.

Signed:



Edwin Paul Eriksen,
Constable

A True Copy Attest,



Edwin Paul Eriksen,
Constable