



# BOARD OF APPEALS

## Notice of Public Meeting

Filed with Town Clerk:

As required by G.L. c. 30 A, §18-25

DATE: **Thursday January 4, 2018** TIME: **7:00 PM**  
PLACE: **Town Offices** ADDRESS: **50 Billerica Road** ROOM: **204**

### AGENDA

The Board of Appeals of the Town of Chelmsford will hold a public hearing on **Thursday, January 4, 2018**, at the Town Offices, 50 Billerica Road, Room 204, to hear requests for Special Permits, Variances and other appeals. This meeting is being televised by Chelmsford Telemedia.

**Hearings for Special Permits & Variances Begin at 7:00 P.M.**

#### **Request to continue to February 1, 2018**

**Thomas Gonsalves, 132 Tyngsboro Road.**, AKA Lot 1A Dunstable Road is seeking a variance under 195-9, Conformity, and a special permit under 195-9 B conformity required, to create a new lot from an existing lot, which will not conform to the requirements in the RB zoning district (lot frontage / lot width / lot area / side setbacks).

<http://www.townofchelmsford.us/DocumentCenter/View/8492> Survey  
<http://www.townofchelmsford.us/DocumentCenter/View/8493> Application

#### **New Public Hearings:**

**95 Drum Hill Road, AutoFair Realty, LLC** for a Variance of the Zoning by-laws 195-135, Sign Bylaw, to allow for temporary advertising fixtures on the premises at 95 Drum Hill Road, AutoFair Realty Chelmsford, LLC.

<http://www.townofchelmsford.us/DocumentCenter/View/8564> 11x17 Plans  
<http://www.townofchelmsford.us/DocumentCenter/View/8565> Variance

#### **Continued Public Hearings:**

**26 Glenn Ave, Lot 12, Lot 11**, a variance under 195-9 (A), conformity to keep existing non-conforming dwelling-now made more non-conforming (lot area/lot frontage) at lot 12, and create a new non-conforming lot for future dwelling unit that will not meet requirements for lot are and lot frontage on lot 11.

<http://www.townofchelmsford.us/DocumentCenter/View/8569> Application  
<http://www.townofchelmsford.us/DocumentCenter/View/8570> Cover letter  
<http://www.townofchelmsford.us/DocumentCenter/View/8573> Deeds-1  
<http://www.townofchelmsford.us/DocumentCenter/View/8571> Deeds-2  
<http://www.townofchelmsford.us/DocumentCenter/View/8572> Deeds-3  
<http://www.townofchelmsford.us/DocumentCenter/View/8574> GIS Map  
<http://www.townofchelmsford.us/DocumentCenter/View/8575> 26 Glen lots

#### **73 Dalton Road, - Application Comprehensive Permit**

#### **Review Decision/Vote**

**Application for a Comprehensive Permit**, pursuant to MGL Ch. 40B and the Local Initiative Program (LIP), submitted by **Edward B. Bell Estates Development LLC**, for property located at 73 Dalton Road (Map 62 Block

280 Lot 15). The project proposes to construct a new building on a vacant lot that will contain five 1 bedroom rental units of which two will be affordable. The site is zoned RB – Single Residence District.

<http://www.townofchelmsford.us/DocumentCenter/View/8576> New Plan

**7 Gorham Street & 1 Pineview Avenue – Comprehensive Permit** **Review Decision/Vote**

**Application for a Comprehensive Permit Under MGL Chapter 40B** for the property located at 7 Gorham Street & 1 Pineview Avenue, by Pineview Condominiums, LLC, consisting of a total 52 townhouse style units located in six separate buildings and associated site improvements

<http://www.townofchelmsford.us/DocumentCenter/View/8359> **Presentation (10/5)**

**Pam Vega, 54 Parker Road**, a variance under 195-9, conformity to split existing conforming lot with a non-conforming structure (front setback-corner lot) into two (2) non-conforming lots.

<http://www.townofchelmsford.us/DocumentCenter/View/8495> **Application and Survey**

**61 Carlisle Street – Application Comprehensive Permit**

Application for a **Comprehensive Permit**, pursuant to MGL Ch. 40B and the Local Initiative Program (LIP), submitted by **Thomas Marshall Estates Development LLC**, for property located at 61 Carlisle Road (Map 66 Block 268 Lot 1). The project proposes to construct a new residential building that will contain five rental units of which two will be affordable. The site is zoned RB – Single Residence District.

<http://www.townofchelmsford.us/DocumentCenter/View/8367> **Full Application with Attachments**

**Approval of Meeting Minutes:** TBD

**New Business**

**Old Business**

**Next Regular Meeting Date:** 1-25-2018

**Executive Session – None Anticipated**

*\*\* This agenda has been prepared in advance and represents a listing of topics that the Chair reasonably anticipates will be discussed at the meeting. However, it does not necessarily include all matters which may be taken up at this meeting. \*\**