



BOARD OF APPEALS

Notice of Public Meeting

As required by G.L. c. 30 A, §18-25

DATE: **Thursday, March 1, 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, March 1, 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.

New Public Hearings:

24 Garland Road, Mark Beati, is seeking a special permit under 195-8 E(2), and any other relief deemed necessary to construct a new 20'x22' addition to a non-conforming structure (lot area/frontage/side setback) which will increase the non-conformity on the side setback.

<http://www.townofchelmsford.us/DocumentCenter/View/8668> Application and Survey

10 Independence Dr. Ronit Hospitality, is requesting a variance under 195-32 A(1, 3) B(1) C, exceed allowable number of wall signs, exceed square footage, unpermitted advertising on directional signs and install an additional free standing sign, and a special permit under 195-30 C to install wall signage in excess of building height. Above signage in excess of what is allowable by right.

<http://www.townofchelmsford.us/DocumentCenter/View/8731> Application and Signs

<http://www.townofchelmsford.us/DocumentCenter/View/8732> Survey for Application

102 Wightman, is seeking a special permit under 195-8 E(2), to construct a new 26'6"x26'6" second level addition to an existing non-conforming structure (lot area/front setback) which will increase the square footage over the 20% allowable.

<http://www.townofchelmsford.us/DocumentCenter/View/8733> Full Application

Donald Ave, Robert Pace, M/P 54-251-4, is seeking a variance under 195-9 (conformity) to construct a new home on a lot that will not/does not conform (frontage/lot area) to the requirements in the RB District and any other relief that may be deemed appropriate.

<http://www.townofchelmsford.us/DocumentCenter/View/8669> Application and Survey

Continued Public Hearings:

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,

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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**

Bruce Clark, 11 Sharon Ave., is seeking a variance under 195-9 (A) Conformity, Lot B, to construct a new family dwelling that will not meet requirements for lot area, front and side setbacks, and a special permit under 195-8 E (1) for Lot A addition over 20% increase in square footage

<http://www.townofchelmsford.us/DocumentCenter/View/8643> **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: 4-5-2018

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. ***