



PLANNING BOARD

Notice of Public Meeting

REVISED 6-5-2020

Filed with Town Clerk:

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TOWN OF CHELMSFORD

PATRICIA E. DZURIS

TOWN CLERK

DATE: **Wednesday, June 10, 2020**

TIME: 7:00pm

PLACE: **Virtual Meeting** ADDRESS: ROOM:

Pursuant to **Governor Baker's March 12, 2020**, Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the **Governor's March 15, 2020** Order imposing strict limitation on the number of people that may gather in one place.

Town of Chelmsford Planning Board will be conducting a remote public hearing on **Wednesday, June 10, 2020, at 7:00 P.M.** to hear the applications below.

*Welcome to the Planning Board meeting for **Wednesday, June 10, 2020**. This meeting is being televised by Chelmsford Telemedia and is being conducted remotely. The public can comment by calling **+1 646 558 8656** or by clicking the following link.*

Join Zoom Meeting

<https://us02web.zoom.us/j/84169956527?pwd=TGMvYUxycHExRFMvdnlWl1o4TEV1QT09>

Meeting ID: 841 6995 6527

Password: 435620

Call in available at **+1 646 558 8656**

Agenda

RE-ORGANIZATION

Administrative Review:

9 Acton Road

Decision Review and Approval

Howland Development:Wilmington, MA, seeks a finding of applicability for the property at 9 Acton Road to construct a 32 unit multi-family residential building located in the Village Center Overlay District

<https://www.townofchelmsford.us/DocumentCenter/View/11270/9-acton-road---VCOD---applicability---final---6-2020>

235 Littleton Road

PB# 2020-01

Decision Review and Approval

235 Littleton Road Realty Trust, 235 Littleton Road, for the construction of an eight (8) unit multi-family structure with associated site improvements located on a newly created lot. The site is located in the **CB Commercial District** and consists of approximately 5.78 acres as shown on **Assessors Map 91, Block 378, Lot 11**. The applicant requests approval under **Article XXI, Community Enhancement and Investment Overlay District** and associated **Special Permits per Sections 195-111(D) (6) and 195-113** for a Residential Use. The applicant is also seeking **Site Plan Approval under Section 195-104, and Article XXIII – Inclusionary Housing, and any other relief that may be necessary.**

<http://www.townofchelmsford.us/DocumentCenter/View/11084/235-Littleton-Rd-Site-Plan-Approval-Application>

<http://www.townofchelmsford.us/DocumentCenter/View/11085/235-Littleton-Rd-Special-Permit-Application>

<http://www.townofchelmsford.us/DocumentCenter/View/11083/235-Littleton-Rd-Architecturals->

<http://www.townofchelmsford.us/DocumentCenter/View/11086/Plan-Book-240-Plan-77->

New Public Hearings:

35 Devonshire Crossing, Peter Ianuzzi, Jr., M/P 33-120-1, is seeking a special permit under 195-11, Accessory Structures, to construct a 60'x40' detached garage that is over 900 sf on a conforming lot and any other relief deemed necessary.

<https://www.townofchelmsford.us/DocumentCenter/View/11207/35-Devonshire--Special-Permit-executed>

<https://www.townofchelmsford.us/DocumentCenter/View/11208/35-DEVONSHIRE-PROPOSED-PLOT-PLAN->

Lori Masso, 8 Crabapple Lane, M/P 70-294-7, in RB – single family residential district, is seeking a special permit under 195-11, Accessory Structures, to construct a new 30'x44' car garage that is over 900 sf on a non-conforming lot and any other relief deemed necessary.

<https://www.townofchelmsford.us/DocumentCenter/View/11206/8-Crabapple-SP-6-10-2020>

Continued Public Hearing:

1 UPS Road

PB# 93-101

Site Plan Review

UPS, Casey Wolf, Facilities Engineer for property located at 1 UPS Road (Map 77, Block 271, Lot 18). The property is located in the IA- Limited Industrial zoning district. Applicant requests Site Plan Approval, section 195-104, for an expansion of the parking lot and pavement extension into the northeastern portion of the site, to allow for an additional 138 parking spaces. There is associated earth removal and landscape work as a part of this design, along with minor utility adjustments (underground water line, and associated electrical site lighting) and any other relief that may be deemed necessary.

<https://www.townofchelmsford.us/DocumentCenter/View/10601/UPS-Chelmsford-Permit-Drawings-Submittal>

<https://www.townofchelmsford.us/DocumentCenter/View/10602/UPS-Chelmsford-Stormwater-Memo-Final-1-13-2020>

<https://www.townofchelmsford.us/DocumentCenter/View/10603/UPS-Chelmsford-Traffic-Impact-Study-with-Attachments>

NEW Plans:

<https://www.townofchelmsford.us/DocumentCenter/View/11266/UPS-Updated-plan-L-1>

<https://www.townofchelmsford.us/DocumentCenter/View/11267/UPS-Updated-plan-L-2>

New Business- - Historic Preservation Bylaw

<https://www.townofchelmsford.us/DocumentCenter/View/11082/REVISED-FINAL-Draft-TM-Article-3-4-20-kohl>

- Route 3 Interchange study RFP

<http://www.townofchelmsford.us/DocumentCenter/View/11263/Town-of-Chelmsford---REQUEST-FOR-PROPOSAL----state-planning-grant----6-2020-final-draft>

Meeting Minutes-

February 26, 2020

<https://www.townofchelmsford.us/DocumentCenter/View/11262/2-26-2020>

1. **EXECUTIVE SESSION** - Strategy with Respect to Acquisition of land and considering to fund associated appraisals.
 - a. 24 Misty Meadows – Map 81 Block 321 Lot 1
 - b. Portion of 135 Pine Hill Road - Land on the northerly side of Pine Hill Road, Chelmsford Assessor's Map Block Lot: 81-321-35
 - c. 95 Boston Road – Map 94 Block 348 Lot 14, off Boston Road Map 94 Block 348 Lot 8 and Parker Road Map 102 Block 348 Lot 8

Next Meetings-

June 24, 2020