



# PLANNING BOARD

## Notice of Public Meeting

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TOWN OF CHELMSFORD

PATRICIA E. DZURIS

TOWN CLERK

DATE: **Wednesday, July 8, 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.

**Welcome to the Planning Board meeting for Wednesday, July 8, 2020. This meeting is being televised by Chelmsford Telemedia and is being conducted remotely.**

**Topic: Planning Board**

**Time: Jul 8, 2020 07:00 PM Eastern Time (US and Canada)**

The public can comment by calling **+1 646 558 8656** or by clicking the following link.

**Join Zoom Meeting**

<https://us02web.zoom.us/j/89733130270?pwd=UEMzaHlzZDJuNjZmd3FteFBwRlFHUT09>

**Meeting ID: 897 3313 0270**

**Password: 458000**

Town of Chelmsford Planning Board will be conducting a remote public hearing on **Wednesday, July 8, 2020**, at **7:00 P.M.** to hear the applications below.

## Agenda

**Steve Jahnle, Assistant DPW Director-** Sewer capacity discussion

### Administrative Review:

#### 56 Pile Drive

PB#2019-09

#### Request for Endorsement

**56 Pile Drive** (Map 75, Block 291, Lot 55), **HUB Foundation**. The property is located in the IA Limited Industrial zoning district. The project proposes an outdoor contractor yard with a 4,000 sq. ft. structure and associated site improvements. Applicant requests Site Plan Approval, section 195-104 and a Special Permit for the use per Chapter 195, Attachment I, subsection E.5.a and any other relief that may be deemed necessary.

#### 35 Devonshire Crossing

Special Permit

#### Review / Approve Decision

**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.

## **New Public Hearing:**

### **Historical Preservation-**

To adopt a new zoning bylaw, "Historical Preservation", for purposes of providing zoning options and regulations for the preservation and reuse of historical structures.

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The Chelmsford Planning Board will conduct a Public Hearing pursuant to G. L. c. 40A, s. 5, on **Wednesday, July 8 at 7:00 p.m.** via Zoom Platform due 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.

The purpose of this public hearing is to receive public comment to amend The Town Code, Chapter 195, "Zoning Bylaw" as follows:

<https://www.townofchelmsford.us/DocumentCenter/View/11269/REVISED-FINAL-Draft-TM-Article-3-4-20-kohl>

## **Continued Public Hearings:**

### **1 UPS Road**

### **PB# 93-101**

### **Review Decision**

**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>

**Stonegate Construction, Inc., 1 Billerica Road and 44 Central Square** requesting Site Plan Approval, section 195-104, and Special Permits under Article XXII, Village Center Overlay District (VCOD) and any other relief that may be deemed necessary. The proposed project consists of reuse and redevelopment of the Fisk House and Odd Fellows Hall into commercial space and a 100 seat restaurant and 8 apartments respectively. A 32 unit multi-family structure is proposed for the adjacent parking area. The site is located in the Village Center Overlay District and consists of approximately 3.5 acres as shown on Assessors Map 84, Block 334, Lots 10 and 11.

[http://www.townofchelmsford.us/DocumentCenter/View/11227/1-Billerica-Road-Streamline\\_The-Chelmsford\\_Dusk\\_With-Shutters\\_Opt\\_04-](http://www.townofchelmsford.us/DocumentCenter/View/11227/1-Billerica-Road-Streamline_The-Chelmsford_Dusk_With-Shutters_Opt_04-)

<http://www.townofchelmsford.us/DocumentCenter/View/11228/1-Billerica-Road-2019-12-18-chelmsford-arch-dwgs>

<http://www.townofchelmsford.us/DocumentCenter/View/11229/1-Billerica-Road-19222-19223---Drainage-Maps>

<http://www.townofchelmsford.us/DocumentCenter/View/11230/1-Billerica-Road-19222-19223---Supplemental-Data-Report>

<http://www.townofchelmsford.us/DocumentCenter/View/11231/1-Billerica-Road-19222-19223-Applications>

<http://www.townofchelmsford.us/DocumentCenter/View/11232/1-Billerica-Road-19222-19223-Deed>

<http://www.townofchelmsford.us/DocumentCenter/View/11233/1-Billerica-Road-19222-19223-Odd-Fellows-Reconstruction-Plans>

<http://www.townofchelmsford.us/DocumentCenter/View/11234/1-Billerica-Road-19222-19223-Plan-of-Land>

<http://www.townofchelmsford.us/DocumentCenter/View/11235/1-Billerica-Road-19222-19223-PostDevelopment-HydroCAD-Report>

<http://www.townofchelmsford.us/DocumentCenter/View/11236/1-Billerica-Road-19222-19223-PreDevelopment-HydroCAD-Report>

