



**PLANNING BOARD**  
*Notice of Public Meeting*  
**REVISED 07/20/2020**

Filed with Town Clerk:

RECEIVED REVISION

2020-07-20

2:05 PM

TOWN OF CHELMSFORD

PATRICIA E. DZURIS

DATE: Wednesday, July 22, 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 22, 2020**. This meeting is being televised by Chelmsford Telemedia and is being conducted remotely.*

**Planning Board**

Time: Jul 22, 2020 07:00 PM Eastern Time

**Join Zoom Meeting**

<https://us02web.zoom.us/j/84018484189?pwd=aDkrT0k3c2E5TEFPYWptNk9CVnE2dz09>

Meeting ID: 840 1848 4189

Passcode: 663933

**Call in Number - 646 558 8656**

**Agenda**

**Administrative Review:**

**Katrina Road**

**PB# 2018-05**

**Request to Endorse Mylars**

JJ McCarthy, LLC, for property located at the property is located in the Limited Industrial zoning district. The project proposes a 2 story – 14,000 sq. ft. building, 45 vehicle parking spaces and 69 bus parking spaces and associated site improvements for purposes of operating a school bus transportation and maintenance facility.

<https://www.townofchelmsford.us/DocumentCenter/View/11420/635-626-McCarthy--Plan-Set-6-11-18-S-002>

<https://www.townofchelmsford.us/DocumentCenter/View/11411/2018-05-pb-letter-mylar-Engineering>

**1 UPS Road**

**PB# 93-101**

**Review and Sign 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.

## **Continued Public Hearings:**

### **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>

### **New:**

<https://www.townofchelmsford.us/DocumentCenter/View/11412/2020-Historic-Preservation-Comments-NKA---071420-edits>

<https://www.townofchelmsford.us/DocumentCenter/View/11413/Historic-preservation-2020-Proposal-data>

## **Continued Public Hearings:**

**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.

### **NEW:**

<https://www.townofchelmsford.us/DocumentCenter/View/11419/1-Billerica-19222-19223-Transmittal-Letter-7-16-20>

<https://www.townofchelmsford.us/DocumentCenter/View/11416/1-Billerica-15119---Elevation-Exhibit>

<https://www.townofchelmsford.us/DocumentCenter/View/11417/1-Billerica-19222-LM-REV-7-16-20---Site-Plan>

<https://www.townofchelmsford.us/DocumentCenter/View/11418/1-Billerica-Fiske-House-App-CHC-7-14-2020>

***The following hearing was continued to August 12, 2020***

**Northstar Realty LLC. 236 Groton Road** for an eleven-lot Definitive Subdivision. The Applicant requests Definitive Subdivision approval and applicable waivers under Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land in the Town Of Chelmsford. The project calls for the construction of a new dead end roadway, and the construction of 11 duplexes on 11 new lots. One new duplex is proposed to replace an existing home using frontage for 236 Groton Road. The site is located in the RC Residential Zoning District. The project consists of 5 properties totaling approximately 8 acres as shown on Assessors Map 23, Block 92, Lots 1, 2, 3, 4 and 9.

### **Meeting Minutes-**

**May 27, 2020 -**

<https://www.townofchelmsford.us/DocumentCenter/View/11414/5-27-2020-final>

**June 10, 2020 -**

<https://www.townofchelmsford.us/DocumentCenter/View/11415/6-10-2020>

### **Next Meetings-**

**August 6, 2020**

**September 9, 2020**