



PLANNING BOARD

Notice of Public Meeting

Filed with Town Clerk:
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2019-07-24
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TOWN OF CHELMSFORD
PATRICIA E. DZURIS
TOWN CLERK

DATE: **Wednesday, July 24, 2019** TIME: **6:00 pm**
PLACE: **Town Offices** ADDRESS: **50 Billerica Road** ROOM: **204**

AGENDA

2ND REVISION

Route 40 Work Session – Economic Development Committee, Route 40 Study Committee

<https://www.townofchelmsford.us/DocumentCenter/View/10087/Route-40-Committee-Final-Report-62018>

New Petitions Route 40

https://www.townofchelmsford.us/DocumentCenter/View/10149/Route-40-Petition_North

https://www.townofchelmsford.us/DocumentCenter/View/10150/Route-40-Petition_South

Economic Development Committee letter:

<https://www.townofchelmsford.us/DocumentCenter/View/10151/EDC-letter-to-PB-7242019>

Evan edits

<https://www.townofchelmsford.us/DocumentCenter/View/10152/rt-40---EB-edits-from-rt-40-Committee-mtg-7-16>

Administrative Review:

Withdrawn

29 Regina/91 Concord Road ANR #662 Request for endorsement

29 Regina Drive / 91 Concord Road, Timothy Russell, requests endorsement of the approval not required plan for the properties located at 29 Regina Drive and 91 Concord Road.

<https://www.townofchelmsford.us/DocumentCenter/View/10144/91-CONCORD-RD-ANR-PLAN-7-19-2019>

9 Acton Road (aka 13 Acton Road) PB #2019-08 Applicability Finding - CVOD

HOWMOR Center Village, LLC, requests a finding of applicability under Article XXII - Center Village Overlay District for their project at 9 Acton Road (13 Acton Road) to construct 64 Condominium Units in one 4 story building with 93 underground parking spaces.

<https://www.townofchelmsford.us/DocumentCenter/View/10141/9-acton-presentation>

<https://www.townofchelmsford.us/DocumentCenter/View/10142/9-Acton-Road-CVOD-Applicability-Letter>

<https://www.townofchelmsford.us/DocumentCenter/View/10143/19118-PresentationPlan>

New Public Hearings:

7:30pm

278 – 282 Mill Road, Rainbow Builders Corp., PB#2019-07 Site Plan / BAOD/CEIOD

278 – 282 Mill Road, Rainbow Builders Corp., Seeks Site Plan Review and a special permit for the construction of a 5,400 gross sq. ft. single story multi-tenanted commercial building. Tenants include a 3,000 sq. ft. restaurant with 100 seats and two retail tenant spaces and associated site improvements.

The site is located in the IA zoning district and is shown as parcel Id's Map 97, Block 328 Lot 7 & 8 consisting of approximately 1 acre. The applicant requests approval under **Article XXIV, Business Amenity Overlay District** and **Article XXI, Community Enhancement and Investment Overlay District (CEIOD)** and associated

Special Permits per Sections 195-114. a and b – side and rear dimensional setbacks and 195-115. C – location of parking between front elevation of building and street and any other permit relief as may be required under the Chelmsford Zoning Bylaw to allow the proposed use/project.

https://www.townofchelmsford.us/DocumentCenter/View/10124/278-282-Mill--2019-07-02-PSP-Plan-Set-Binder_stamped

<https://www.townofchelmsford.us/DocumentCenter/View/10125/278-282-Mill-Narrative-Binder-7-2-19>

<https://www.townofchelmsford.us/DocumentCenter/View/10126/278-282-Mill-Renderings--2>

<https://www.townofchelmsford.us/DocumentCenter/View/10127/278-282-Mill-Renderings>

New Business-

- Zoning Articles – Identify zoning articles and date for public hearing
- Cluster Subdivisions

<https://www.townofchelmsford.us/DocumentCenter/View/10089/Evan-map-cluster-subdivisions-6-26-2019>

- Discussion of options to address pre-existing, non-conforming neighborhoods
- Master Plan update committee

Meeting Minutes - July 10, 2019

<https://www.townofchelmsford.us/DocumentCenter/View/10137/7-10-2019>

Next Meeting - August 14, 2019