Zoning Work Session with Town Counsel –

1. rt. 40

2. Cluster
   https://www.townofchelmsford.us/DocumentCenter/View/10168/Cluster----zoning--revision
   https://www.townofchelmsford.us/DocumentCenter/View/10171/Large_res

3. Non conforming
   https://www.townofchelmsford.us/DocumentCenter/View/10169/Pre-existing-Non-conforming-195-8
   https://www.townofchelmsford.us/DocumentCenter/View/10172/ResByYear

4. Historic preservation
   https://www.townofchelmsford.us/DocumentCenter/View/10173/20190723_HistPres_and_Rear_Lot_Proposals1-CS
   https://www.townofchelmsford.us/DocumentCenter/View/10174/Historic-Map

5. Sign Advisory committee – delete

6. Community Enhancement and Investment Overlay District, sub-section 195-113 “Residential Uses” to delete the prohibition of multi-family within IA zoning districts

Public Input – 1 hour

Administrative Review: None

Continued Public Hearings:

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.


New Business-

- Master Plan update committee

Meeting Minutes - July 24, 2019

Next Meeting - August 28, 2019