



PLANNING BOARD

Notice of Public Meeting

Filed with Town Clerk:

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2020-09-08

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TOWN OF CHELMSFORD

PATRICIA E. DZURIS

TOWN CLERK

DATE: **Wednesday, September 9, 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, September 9, 2020. This meeting is being televised by Chelmsford Telemedia and is being conducted remotely.

Topic: Planning Board

Time: Sep 9, 2020 07:00 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/82261345875?pwd=K1IKWHFORHYrNThNNmZUZER3K1Yzd09>

Meeting ID: 822 6134 5875

Passcode: 598462

Call into the meeting – 929-205-6099
7pm Workshop

7:00pm Joint with the Conservation Commission and applicant – Workshop for Stonegate Construction, Inc., 1 Billerica Road and 44 Central Square

NEW Layout:

<https://www.chelmsfordma.gov/DocumentCenter/View/11591/44-Central-Sq-1-Billerica---Layout-Change-9-3-20-for-submit>

REVISED Agenda

Administrative:

61 Dunstable Road

ANR #669

Request for Endorsement

61 Dunstable Road, Christopher Sullivan seeks endorsement of an Approval Not Required Plan for the property located at 61 Dunstable Road.

<https://www.chelmsfordma.gov/DocumentCenter/View/11587/61-Dunstable-ANR-9-9-2020>

330 Billerica Road, RMR Group

PB# 2020-06

Review /Approve Decision

330 Billerica Road, RMR Group, is seeking BAOD (Business Amenity Overlay District) Applicability approval Under 195- 47 and 195- 119 B 56755 sf upscale fast casual restaurant with a drive thru and up to 10,000 sf retail / restaurant / fast food

248 Princeton Street

PB #2020-07

Review /Approve Decision

248 Princeton Street, Page and Trahan Companies, seeks applicability finding under CEIOD and is subject to

Article XXII- Inclusionary Zoning to construct 12 townhouses style in two buildings,

Continued Public Hearings:

236 Groton Road	PB #2020-04	Close public hearing review and approve decision
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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.

NEW PLANS:

- <https://www.chelmsfordma.gov/DocumentCenter/View/11552/Groton-Road-19110-Northstar-PB-letter-8-19-20>
- <https://www.chelmsfordma.gov/DocumentCenter/View/11551/Groton-Road-19110-Supplemental-Data-Report-REV-1>
- <https://www.chelmsfordma.gov/DocumentCenter/View/11550/Groton-Road-19110---Site-Plans-8-19-20>

Continued to Sept 23, 2020:

1 Billerica Road and 44 Central Square	PB# 2020-03	Site Plan / Special Permits
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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 Business

Citizen Petition to re-zone 248 Princeton Street (Glennview site)

<https://www.chelmsfordma.gov/DocumentCenter/View/11576/08-27-2020-Citizen-Petition---Clark>

Matt Hanson, Expand CV-Center Village Overlay District to Worthen Street

<https://www.chelmsfordma.gov/DocumentCenter/View/11588/Citizen-Petition--Hanson-Proposed-adjustment-to-CV-Overlay-draft-8262020-002>

Sewer capacity update/discussion

Meeting Minutes- 7-22-2020

<https://www.townofchelmsford.us/DocumentCenter/View/11575/7-22-2020>

Next Meetings- September 23, 2020 October 14, 2020