



# BOARD OF APPEALS

## Notice of Public Meeting

Filed with Town Clerk:

DATE: **Thursday, October 4, 2018**

TIME: **7:00 PM**

PLACE: **Town Offices**

ADDRESS: **50 Billerica Road**

ROOM: **204**

### **REVISED AGENDA**

The Board of Appeals of the Town of Chelmsford will hold a public hearing on **Thursday, October 4, 2018**, at the Town Offices, 50 Billerica Road, Room 204, to hear requests for Special Permits, Variances and other appeals. This meeting is being televised by Chelmsford Telemedia.

### **Hearings for Special Permits & Variances Begin at 7:00 P.M.**

#### **Administrative review:**

**61 Dunstable Road**- Extension of a special permit

#### **Continued Public Hearings:**

**91 Billerica Road, William Harvey, Trustee**, for **Administrative Appeal** of the decision of the Building Commissioner of the Town of Chelmsford, rescinding a previously issued building permit for the construction of a single-family residential structure. Such rescission was based upon the Building Commissioner's determination that the property located at 91 Billerica Road lack sufficient lot area pursuant to the definition of Lot Area contained in Article XX of the Chelmsford Zoning Bylaw.

#### ***Request to Withdraw***

**91 Billerica Road, William Harvey**, is seeking a Variance under 195-9, Conformity, for relief of the requirement contained in the definition of "Lot Area" in Article XX of the Chelmsford Zoning Bylaw that where there is less than fifty feet (50') of width in any portion of a lot, the smaller portion of the lot shall not be used for computing minimum lot area. The Applicant seeks a variance to allow the smaller portion of a lot having a lot width of less than fifty feet (50') in the computation of lot area and any other relief deemed necessary.

#### ***Request to Withdraw***

**27 Sunset Ave, Jennifer Battelle** is seeking a variance under 195-9, Conformity, to create a non-conforming lot (frontage, width, square footage) and any other relief that may be deemed necessary.

<http://www.townofchelmsford.us/DocumentCenter/View/9096/27-Sunset-Application>

<http://www.townofchelmsford.us/DocumentCenter/View/9097/27-Sunset-Survey>

#### **New Public Hearings:**

**Pineview Condominiums, LLC, Melissa Robbins**, is seeking a modification to a previously approved Comprehensive Permit to change the tenure of the development from rental to homeownership. No other detail of the project will change and any other relief that may be deemed necessary.

<http://www.townofchelmsford.us/DocumentCenter/View/9175/1-Pinview--10-4-2018>

**Marose Ave., Larry Gagnon**, is seeking a variance under 195-9, Conformity, and 195-10, Existing non-conforming lots, for relief of required frontage/width/ lot area to construct a new single family dwelling and any other relief that may be deemed necessary.

<http://www.townofchelmsford.us/DocumentCenter/View/9174/0-Marose-Ave-10-4-2018>

**132 Dalton Road, John and Sarah Kivlan**, are seeking a special permit under 195-8 E (2) to construct an addition which will increase the square footage over 10% allowable and any other relief that may be deemed necessary.

**59-65 Princeton Street, Princeton Court Apartments, LLC.,** is seeking a variance under 195-9, Conformity, for relief of Floor Area Ratio (FAR) to construct a new 18 Unit Apartment Building and any other relief that may be deemed necessary.

<http://www.townofchelmsford.us/DocumentCenter/View/9173/59-65-Princeton-Street-10-4-2018>

**83 Westford St., Paul And Jennifer Hardy,** is seeking a special permit under 195-8 E(2), to construct a new 25'6"x9' mudroom addition and side garage addition with bedrooms on second floor, 26'x30' to a pre-existing non-conforming structure on a pre-existing nonconforming lot (lot area & side setback) which will increase the square footage over the 30% allowable and further encroach on the side setback, and any other relief deemed necessary.

<http://www.townofchelmsford.us/DocumentCenter/View/9168/83-Westford-Street-10-4-2018>

**272 Old Westford Street., Laura Lindberg,** is seeking a special permit under 195-8 E(2), to construct a 8'x30.4" farmers porch on a pre-existing, non-conforming structure (front setback) on a pre-existing nonconforming lot (lot area / frontage / width) and any other relief deemed necessary.

<http://www.townofchelmsford.us/DocumentCenter/View/9172/272-Old-Westford-Road-10-4-2018>

**251 Dunstable Road., Matthew Caissie,** is seeking a special permit under 195-8 E(2), to demolish a structure and build a new 1,604 sf single family home a new 102 sf side garage on a pre-existing nonconforming lot (lot area / frontage / width) which will now meet zoning setbacks and increase the square footage over the 30% allowable and any other relief deemed necessary.

<http://www.townofchelmsford.us/DocumentCenter/View/9171/251-Dunstable-Road-10-4-2018>

**129 Graniteville Road., Joseph Barrila,** is seeking a special permit under 195-8 E(2), to construct a new side garage addition 30'x30' and a master Bedroom, 35'x40' to a pre-existing non-conforming structure on a pre-existing nonconforming lot (lot area & front setback) which will increase the square footage over the 30% allowable and further encroach on the side setback, and any other relief deemed necessary.

<http://www.townofchelmsford.us/DocumentCenter/View/9170/129-Graniteville-Road-10-4-2018>

**101 Main Street, Brian and Lucy Sullivan,** M/P 23-92-26, is seeking a variance under 195-9, Conformity, to create a new buildable lot from an existing lot and any other relief that may be deemed necessary.

<http://www.townofchelmsford.us/DocumentCenter/View/9169/101-Main-Street-10-4-2018>

**59 Moore Street, Josh Kelly,** is seeking a special permit under 195-6.1, to construct a Limited Accessory Apartment, and 195-8 E (2) which will increase the square footage over 30% allowable and any other relief that may be deemed necessary.

<http://www.townofchelmsford.us/DocumentCenter/View/9167/59-Moore-Street--10-4-2018>

<http://www.townofchelmsford.us/DocumentCenter/View/9177/59-Moore-Street-Survey>

**2A Groton Road, Zhao Qiong,** is seeking a special permit under 195-5 D (33), to conduct a massage service establishment in the CD – Commercial Business District and any other relief deemed necessary.

<http://www.townofchelmsford.us/DocumentCenter/View/9176/2A-Groton-Road-10-4-2018>

**Meeting Minutes:** -TBD

**Next Meeting** - November 1, 2018