



# PLANNING BOARD

## Notice of Public Meeting

Filed with Town Clerk:

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2020-11-06

10:28 AM

TOWN OF CHELMSFORD

PATRICIA E. DZURIS

TOWN CLERK

DATE: **Wednesday, November 11, 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, November 11, 2020**. This meeting is being televised by Chelmsford Telemedia and is being conducted remotely.

*Planning Board*

*Time: Nov 11, 2020 07:00 PM*

*Join Zoom Meeting*

<https://us02web.zoom.us/j/81639619678?pwd=b3puamk4anhHc2t0UnpuWENEQmNzUT09>

*Meeting ID: 816 3961 9678*

*Passcode: 983892*

**Call into the meeting – 929-205-6099**

### Agenda

#### Administrative Review:

#### **Continued from 10-28-2020**

**12 Kidder Road, John Bachini**

**PB# 2016-07**

**Minor Modification**

<https://www.townofchelmsford.us/DocumentCenter/View/11743/Application-Minor-Modification-with-Narrative-and-Exhibits-A-D-12-Kidder-Road>

<https://www.townofchelmsford.us/DocumentCenter/View/11742/12-Kidder-Road-C2-10-23-2020>

<https://www.townofchelmsford.us/DocumentCenter/View/11741/12-Kidder-Temp-Fence>

**1 UPS Road**

**PB# 93-101**

**Request to Endorse Mylars**

UPS, Casey Wolf, Facilities Engineer for property located at 1 UPS Road (Map 77, Block 271, Lot 18).

#### CONTINUED PUBLIC HEARINGS:

#### **Continued to December 9, 2020**

**Stonegate Construction, Inc.,**

**PB# 2020-03**

**Site Plan Approval/ Special Permits**

**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.

[https://www.chelmsfordma.gov/DocumentCenter/View/11728/2020\\_10\\_16\\_CutFill\\_Analysis](https://www.chelmsfordma.gov/DocumentCenter/View/11728/2020_10_16_CutFill_Analysis)

[https://www.chelmsfordma.gov/DocumentCenter/View/11729/2020\\_10\\_16\\_HSH\\_Riverfront-Alternatives-Analysis](https://www.chelmsfordma.gov/DocumentCenter/View/11729/2020_10_16_HSH_Riverfront-Alternatives-Analysis)  
[https://www.chelmsfordma.gov/DocumentCenter/View/11730/2020\\_10\\_16\\_HSH\\_Site\\_Plan\\_Drainage\\_Maps](https://www.chelmsfordma.gov/DocumentCenter/View/11730/2020_10_16_HSH_Site_Plan_Drainage_Maps)  
[https://www.chelmsfordma.gov/DocumentCenter/View/11731/2020\\_10\\_16\\_PostDevelopment\\_HydroCAD\\_Report](https://www.chelmsfordma.gov/DocumentCenter/View/11731/2020_10_16_PostDevelopment_HydroCAD_Report)  
[https://www.chelmsfordma.gov/DocumentCenter/View/11732/2020\\_10\\_16\\_PreDevelopment\\_HydroCAD\\_Report](https://www.chelmsfordma.gov/DocumentCenter/View/11732/2020_10_16_PreDevelopment_HydroCAD_Report)  
<https://www.chelmsfordma.gov/DocumentCenter/View/11733/15119---Stamped-Plans>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11734/15119---Supplemental-Data-Report-10-16-20-w-cover>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11735/Construction-Sequence-Prelim>

**New Public Hearings:**

**314 Dunstable Road** **PB# 2020-08** **Definitive Subdivision**

The Chelmsford Planning Board will conduct a Remote Public Hearing on **Wednesday, November 11, 2020, @ 7:30pm**, via Zoom Meeting platform, to consider the application of **Dunstable Ledge LLC**, for a **six lot Definitive Subdivision located at 314 Dunstable Road**. 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 deadend roadway, and the construction of six new houses on six new lots. The site is located in the RB Residential Zoning District. The properties are approximately 10.9 acres as shown on Assessors Map 2, Block 4, lo 1 & 2. Both parcels are located on the western side of Dunstable / Makepeace Road and abut the Westford town line.

<https://www.chelmsfordma.gov/DocumentCenter/View/11759/314-Dunstable-Subdivision>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11760/314-Dunstable-road---Full-Report>

<b>New Business:</b>	<b>Town Meeting</b>	<b>Spring Town Meeting Zoning initiatives</b>
<b>Meeting Minutes-</b>	<b>10-28-2020</b>	
<b>Next Meetings-</b>	<b>December 9, 2020</b>	<b>January 13, 2020</b>