



# PLANNING BOARD

## Notice of Public Meeting

Filed with Town Clerk:

**RECEIVED**

2019-01-02

2:06 PM

**TOWN OF CHELMSFORD  
PATRICIA E. DZURIS  
TOWN CLERK**

DATE: **Wednesday, January 9, 2019** TIME: **7:00 pm**  
PLACE: **Town Offices** ADDRESS: **50 Billerica Road** ROOM: **204**

### AGENDA

#### Administrative Review:

#### New Public Hearings:

**88 High Street, Joe Tedesco**, is seeking a special permit under 195-11, Accessory Structures, to construct a 26'x36' garage addition that is over 900 sf on a conforming lot and will not meet zoning setbacks and any other relief deemed necessary.

<http://www.townofchelmsford.us/DocumentCenter/View/9460/88-High-Street>

**35 Hunt Road, Wayne Cuningham, Minor Site plan** to build structure with an additional 3,500 sf structure, resulting in a total building area just under 7,500 sf.

<http://www.townofchelmsford.us/DocumentCenter/View/9444/35-Hunt-9661-Site-Plan-120318>

<http://www.townofchelmsford.us/DocumentCenter/View/9444/35-Hunt-9661-Site-Plan-120318>

<http://www.townofchelmsford.us/DocumentCenter/View/9446/35-Hunt-A21-Exterior-Elevations---092018>

<http://www.townofchelmsford.us/DocumentCenter/View/9447/35-Hunt-C-1-Cover-Page---092018>

<http://www.townofchelmsford.us/DocumentCenter/View/9448/35-Hunt-Color-Rendering-Proposed>

<http://www.townofchelmsford.us/DocumentCenter/View/9449/35-Hunt-Minor-Site-Plan-Application-Final-110918>

**53 Parkhurst Road, Bomark, LLC**, for the demolition of the existing structure and **construction of a two (2) commercial buildings totaling 20,275 sq. ft., new parking spaces and associated site improvements.**

The site is located in the CB – Roadside Business District and consists of approximately 2.1 acres as shown on Assessors Map 32 Block 110 Lot 13. 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 195-111-D (2), 195-111.D (5), 195-114.C, 195-115, 195-116 and 195-116.C and any other permit relief as may be required under the Chelmsford Zoning Bylaw to allow the proposed use/project.

<http://www.townofchelmsford.us/DocumentCenter/View/9443/53-Parkhurst-Rd-Chelmsford-Site-Plan-Review-Application>

<http://www.townofchelmsford.us/DocumentCenter/View/9442/53-Parkhurst-Road-Chelmsford-PB-Submittal>

<http://www.townofchelmsford.us/DocumentCenter/View/9441/53-Parkhurst-Road-Chelmsford-Architectural-Plans>

<http://www.townofchelmsford.us/DocumentCenter/View/9440/53-Parkhurst-Rd-Chelmsford-Special-Permit-Application>

<http://www.townofchelmsford.us/DocumentCenter/View/9439/53-Parkhurst-Rd-Chelmsford-Site-Plan-102718>

#### Continued Public Hearings:

### **Request to continue to January 23, 2019**

#### **Off Tobin Avenue, SGC Development LLC, for a 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 and Article XIV-Aquifer Protection District special permit. The project proposes to create 4 new lots that will each contain a 2 family dwelling with frontage

via a new roadway. The site is located in the RC Residential Zoning District. The site is approximately 3.29 acres as shown on Assessors Map 20, Block 50, Lot 4.

<http://www.townofchelmsford.us/DocumentCenter/View/9328/off-Tobin--Report-and-Application>

<http://www.townofchelmsford.us/DocumentCenter/View/9329/Off-Tobin-Avenue--11-14-2018>

<http://www.townofchelmsford.us/DocumentCenter/View/9330/off-Tobin-Registry-of-deed-docs-referenced-in-plan>

**New Business:**

**W**

**-Master Plan Discussion**

**-Committee Reports**

**Meeting Minutes:**

**-TBD**

**Next Meeting**

**- January 23, 2019**