

**TOWN OF CHELMSFORD
PLANNING BOARD**

**MEETING MINUTES
February 13, 2019**

Members Present: Michael Raisbeck, Henry Parlee, Donald Van Dyne, Henry Houle, Tim Shanahan, Glenn Kohl, Nancy Araway, Mike Walsh
Members Absent: None
Others Present: Evan Belansky, Community Dev. Dir., Christina Papadopoulos, Town Engineer, Colleen Stansfield

The Chair opened the meeting and stated that the meeting is being videotaped, recorded and broadcast by Chelmsford Telemedia.

14 Alpha Road, Brian Milisci, Whitman & Bingham, requests endorsement of the mylars for the project at 14 Alpha Road. The Chair read a letter from the Town Engineer, Christina Papadopoulos, stating her recommendation to endorse the Mylars. Kohl made a motion to endorse the Mylars for 14 Alpha Road, seconded by Parlee, unanimous.

New Public Hearings:

21-29 Drum Hill Road **PB# 2019-01** **Site Plan Review**
21-29 Drum Hill Road, Chelmsford Retail Management, LLC, for the demolition of the existing two-story 12,240 sq. ft. structure and **construction of a new one-story 7,615 sq. ft. multi-tenanted structure with one consisting of a fast food with drive-thru and associated site improvements.** The site is located in the CB – Roadside Business District and consists of approximately .92 acres as shown on Assessors Map 27 Block 101 Lot 5. The applicant requests approval under Article XXI, **Community Enhancement and Investment Overlay District (CEIOD)** and associated Special Permits per Sections 195-112, 195-115.C, and any other permit relief as may be required under the Chelmsford Zoning Bylaw to allow the proposed use/project. Atty. Melissa Robbins, representing the applicant, addressed the Board and went over the proposed project. She stated that the building will be demolished and replaced with a new building. The first waiver she is requesting is for parking. The CEIOD requires the parking to be in the rear of the building and for this project and the Drum Hill area this is inconsistent. The second waiver would be for the drive thru. The tenants will be Aspen Dental and Verizon. The restaurant tenant has not yet been identified. The planned drive thru is large meaning the car que has room for about 15 cars. The landscaping will be greatly improved and the parking will be better laid out and marked with 48 spaces. There are 2 cut through that will be maintained. The Board had questions about the cut throughs being maintained and asked about a sidewalk. They also questioned the turn radius for the fire trucks and asked that the snow be removed from the site since there is little space for snow storage. Kohl made a motion to close the public hearing seconded by Shanahan, unanimous. The Board further discussed the snow storage and turning radius. The Board decided to re-open the public hearing so that they could go over the plans and department concerns at the next meeting. Kohl made a motion to re-open the public hearing, seconded by Parlee, unanimous. Kohl made a motion to continue this hearing to the next meeting on February 27, 2019, seconded by Parlee, unanimous.

59-65 Princeton Street **PB# 2018-04** **Site Plan Review**
59-65 Princeton Street , Novus Properties, (Map 13, Block 48, Lot 5). RC Residential zoning district

and is currently occupied by 19 multi-family dwelling units. The project proposes a new 15 unit multi-family structure and associated site improvements. Applicant requests Site Plan Approval, section 195-104 and a Special Permits 195-8, 195-21.A, G, J(1) and 195-44.C

Atty. Hausler, representing the applicant, appeared before the Board and went over the proposal. Atty. Hausler explained the efforts of his client to meet with the abutters and the neighborhood to address all the issues they had prior to applying to the Planning Board. He feels that the concerns of the neighborhood has been addressed to everyone's satisfaction. He went on to explain that the new building will financially allow for the much needed renovations of the existing buildings. Katie Enright, Engineer on the project, went over the site plan which showed the new building being shifted towards Princeton Street which allows the playground to be tucked into the back of the property which is a safer location and the dumpsters are placed to the rear of the parcel. The department letters were read into the record. The Board asked if there were any other issues that have not been resolved with the neighbors. Atty. Hausler stated that there are a few sick trees that are being requested to be taken down at the applicants cost and the discontinuance of the unbuilt portion of Newfield Street. The Board discussed the Board of Health's request for more dumpsters and decided that more scheduled pickups is a better solution than more dumpsters on the property. It was agreed that there will be a 53G contribution for the new parking spaces that will be created. Bill Vines, 75 Newfield Street, stated that he has met with the applicant several times and says this is a huge improvement. He is very satisfied with the applicant and process. He requested that the board be specific in the decision about the details of such things as the garbage pick-up, discontinuing Newfield Street, etc. Ken Tassi, 60 Gay Street, stated that this plan is light years better than the last plan. He also stated that the discontinuance of Newfield street is a huge concern of the entire neighborhood. Scott Rummell, Lovett lane, asked if there were elevators in the building and wanted to know if the apartments were going to be townhouse style. It was stated that there will be no elevators and the apartments will be garden style. He asked why there was no economic impact study done and the Board answered that this is a project and not a zoning study. There being no further questions from the public, Shanahan made a motion to continue the hearing to the next regular meeting, seconded by Parlee, unanimous.

Spring Town Meeting Warrant Articles:

To adopt a new zoning bylaw, Article XXVI, "Historical Preservation and Reuse", for purposes of providing zoning options and regulations for the preservation and reuse of historical structures.

Shanahan made a motion to continue the public hearing without testimony to February 27, 2019, seconded by Kohl, unanimous.

To adopt a new zoning overlay bylaw and associated zoning Map amendments, Article XXVII "Rt. 40 West - Groton Road" for purposes of amending existing underlying zoning and / or adopting a new zoning overlay to permit a mix of uses.

Pam Armstrong introduced the Route 40 study committee starting with Virginia Timmins, Nancy Gillies, Mike Walsh, Emily Antul, Donald Van Dyne, Nancy Araway. She went over the mission statement and then discussed what they looked at and the stake holders they spoke with. Glenn Diggs, Wellman Ave, stated that he was disappointed that this did not make it to the last town meeting but in hind sight he felt it was a cake not baked enough. He is disappointed that the south side is being recommended to stay residential given the development of the Westford side of route 40. He stated he felt that the Planning Board would come up with a plan to control the development of the area and protect the residential neighborhoods. Marie Burnham, Groton Road, she is tired of people who know nothing about her neighborhood and telling her that she does not want to live there, she loves her home and wants to stay there. The Board discussed letting more residents speak and thought that the comments people want to make would be better addressed to the committee at their next meeting. Some Board members felt this committee missed their target deadline of having a recommendation for spring town meeting, but the Board wanted the committee to finish their work and come back with a report / recommendation. Roger Power, 258 Groton Road, stated that he lives on the south side and he thinks that this is not a

neighborhood. Dan Castellano, 245 Groton Road, has been there since 1955 and stated that the traffic has gotten so bad it is hard to sleep at night.

To amend Article XXIV "Route 129 Business Amenities Overlay District" for purposes of permitting "fast food restaurants with Drive-thrus" via a special permit.

Mr. Belansky went over the map that shows the properties that will be included in this overlay. He stated that this will only be allowed at the properties that are directly along Route 129.

Katie Enright, on behalf of the owners of 197 Billerica Road, asked where did the 3,500 gross square feet minimum come from and it was stated that the idea is to have a sit down restaurant and avoid small photomat types of requests. Glenn Diggs, Wellman Ave., wants to leave this a bit loose to allow for discretion. There was no one else from the public to speak. Kohl Made a motion to close the public hearing, seconded by Shanahan, Unanimous. Kohl made a motion that the Board recommend approval of this article to Town meeting, seconded by Shanahan, 6-1, Araway votes nay.

Parlee made a motion to adjourn, seconded by Shanahan, unanimous.

Next Meeting

- February 27, 2019