

**TOWN OF CHELMSFORD  
PLANNING BOARD**

**MEETING MINUTES  
February 27, 2019**

**Members Present:** Michael Raisbeck, Henry Parlee, Donald Van Dyne, Henry Houle, Tim Shanahan, Nancy Araway, Mike Walsh  
**Members Absent:** Glenn Kohl  
**Others Present:** Evan Belansky, Community Dev. Dir., Colleen Stansfield

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

**Administrative Review:**

**21-25 Quigley Ave.** **PB#2018-13** **Request to sign Mylars**  
**21-25 Quigley, Katie Enright, Howard Stein Hudson**, requests endorsement of the mylars for the project at 21-25 Quigley. Parlee made a motion to endorse the mylars for the project at 21-25 Quigley Ave., seconded by Houle, Unanimous. 6-0

**56 Mill Road** **ANR#657** **Request for endorsement**  
**56 Mill Road, Bruce Chase**, Brian Milisci, representing the applicant, requests endorsement of an approval not required plan for the property at 56 Mill Road. Brian Milisci, engineer on the request, explained that this is an old subdivision that was never properly recorded and the ANR will correct the lot lines. Parlee made a motion to endorse the ANR with no determination to zoning, seconded by Shanahan, unanimous. 6-0

**177 Boston Road** **Minor Modification**  
**177 Boston Road, Triangle Service Station**, Minor Modification to a previous approved site plan to add ADA access to the office area. Attorney Douglas Hausler, representing the applicant, described the plan which included an ADA ramp and access to the office area. Parlee made a motion to accept the minor modification to the site plan for 177 Boston Road, seconded by Shanahan, unanimous. 6-0

**New Public Hearings:**

**152 Turnpike Road** **PB#2019-06** **Site Plan Review / special permits**  
**JJN Realty Trust, 152 Turnpike Road** for the construction of a 6-unit multi-family development contained within six separate structures and associated site improvements. RM – Multi-family and contains 31,212 sq. ft. of lot area shown as Map 96, Block 328, Lot 10. Article XXIV, Business Amenity Overlay District” and Article XXI, **Community Enhancement and Investment Overlay District (CEIOD)** and associated Special Permits per Sections 195-143, 195-145 (C), 195-114, 195-138 (D)(2), 195-74, 195-104.

Atty. Melissa Robbins, representing the applicant appeared before the Board and went over the application. She stated that she is looking for relief from the floor area ratio which they can meet but

then the units end up as town houses and not the units that are being presented here. Matt Hamor, Engineer on the project, went over the details of the project. He showed the lighting plan / fixtures and the landscape plan and explained the snow storage. The Board had questions about the upkeep of the landscaping and exterior of the buildings. Melissa reassured them that the Home Owners Association will be responsible for the management of both. There were no further questions from the Board. The Chair opened the hearing up to the public. Robert Antcil, attorney representing Stonegate, stated his arguments about density. Mary Cooney, Stonegate, read a letter representing the views of the condo association. They stated they had issues with the density of the proposed project. They also stated that parking is inadequate and they felt that traffic and noise will be a problem. Chris LaVallee, P4 Town Meeting Rep., stated that he does not usually speak out against projects but this one he felt, was inappropriate. Sue Johnson, 154 Turnpike, was concerned about the setback and stated that for 30 years the Stonegate neighbors have encroached upon her property and have cut down her trees to expand their backyards. She would like to see some type of fence or hedge to delineate the lot lines. Anita Tanini, P4 TMR, stated that she is against the project and told the Board that the Center school district is "full". She went on to describe her 2<sup>nd</sup> home that is in a neighborhood of 10,000 and 12,000 square foot lots. She feels that is very close. Richard Stander, 153 Turnpike, stated that the area is the narrowest section of Turnpike Road. He cited no signs for saying no parking and this project is not a good fit with the neighborhood. He stated that it is too dense. Michael Breneman, 71 Stonegate, stated his issues with the parking and spoke about the vacancies on Route 129. Sue Danderaw, P9, wanted the Board to hear a view from not an abutter. She stated that she is against this project. Michael Cooney, 69 Stonegate, stated that this is not a mini Stonegate. He stated that the zoning requires 80,000 sf and that is being ignored. He also said that Stonegate has been willing to work with the applicant but the numbers should have started at 1, not 15. Debra Soloman, Stonegate, stated she has benefitted from multifamily housing several times in her life but this project will only increase traffic which is already bad. David Gaudette, 154 Turnpike, had concerns over possible fire. Parlee made a motion to continue the hearing to March 13, 2019, seconded by Shanahan. Unanimous.

### **Continued Public Hearings:**

**21-29 Drum Hill Road** **PB# 2019-01** **Review draft decision / Vote**  
**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 addressed the Board and requested a continuance while an abutter reviews the plans. Parlee made a motion to continue the hearing to the March 27, 2019, seconded by Shanahan. Unanimous.

**59-65 Princeton Street** **PB# 2018-04** **Review draft decision / Vote**  
**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. Douglas Hausler representing the applicant addressed the Board and discussed the abandonment of the unbuilt portion of Newfield Street. Katie Enright, Engineer on the project, went over some changes to the landscaping plan. She also stated that all of the Town Engineer's concerns have been addressed and there is a new letter from her stating that fact. The Board had questions about the trash pickup and how many times a week

there be a scheduled pick up. The applicant stated that they will start with twice a week and if it needs to be picked up more they will do that. The Board asked that the decision include that snow storage be taken off site. The Chair opened the hearing to the public. Ken Tassi, 60 Gay Street, stated that he has met with the owner several times and wants assurance from the town that the owner will be given violations in the future if this property goes into disrepair again. Houle made a motion to close the public hearing, seconded by Parlee. Unanimous. The Board started deliberations and added language to address condo conversion and would be required to come back to the Board. Parlee made a motion to approve 195-8B (1), seconded by Van Dyne. 5-2. Walsh and Houle vote nay. Motion passes.

Parlee made a motion to approve 195-21 (G), seconded by Van Dyne. 5-2. Walsh and Houle vote nay. Motion passes.

Parlee made a motion to approve 195-44 (C), seconded by Van Dyne. 5-2. Walsh and Houle vote nay. Motion passes.

Parlee made a motion to approve 195-21(J) 1, seconded by Van Dyne. 5-2. Walsh and Houle vote nay. Motion passes.

The Board discussed the appointments to the Master Plan Update Committee.

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