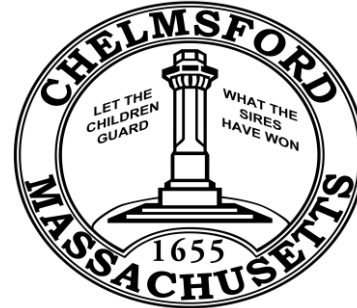


Chelmsford
Board of Appeals
Town Offices
50 Billerica Road
Chelmsford, MA 01824
Phone: 978-250-5231



Meeting Minutes
Thursday, March 5, 2020

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

Members Present: Erin Drew, Mark Carota, Charlie Wojtas, Ida Gates, Steve Mendez, Nancy Morency
Members Absent: Jamie Brown, Brian Ready
Others Present: Colleen Stansfield, Department Assistant

The Chair opened the meeting and stated that this meeting is being televised and hand recorded for minute taking purposes.

Continued Public Hearing:

Request to be Withdrawn

29 Gorham Street, Shaun McDonough, is seeking variances under 195-9, conformity, to construct 2 new two-family homes and razing/constructing of an existing two-family home and any other relief that may be deemed necessary.

<https://www.townofchelmsford.us/DocumentCenter/View/10344/29-Gorham-Street-12-5-2019>

<https://www.townofchelmsford.us/DocumentCenter/View/10345/29-Gorham-Street-plan-12-5-2019>

The Chair read a letter requesting to withdraw the application without prejudice. Gates made a motion to accept the withdrawal without prejudice, seconded by Drew, unanimous. 5-0

6-11 Walters Street, Doug Landry, Landry Brothers Construction, LLC, for Administrative Appeal of the decision of the Building Commissioner of the Town of Chelmsford, for enforcing the Chelmsford Zoning Bylaw for violation of section 195-5 and/or MGL c. 40A for the purported use of the subject property for a transport terminal in the limited industrial zoning district.

<https://www.townofchelmsford.us/DocumentCenter/View/10591/6-11-Walter-admin-appeal-->

<https://www.townofchelmsford.us/DocumentCenter/View/10592/6-11-Walter-admin-appeal--12-09-19-Stamped->

NEW Documents:

<https://www.townofchelmsford.us/DocumentCenter/View/10750/appeal-Visniewski-Affidavit---Signed>
<https://www.townofchelmsford.us/DocumentCenter/View/10749/appeal-Memo-to-Zoning-Board-2620>
<https://www.townofchelmsford.us/DocumentCenter/View/10748/appeal-Affidavit-of-John-Dinatale---Signed>
<https://www.townofchelmsford.us/DocumentCenter/View/10747/appeal-Affidavit-of-Doug-Landry---Signed>
<https://www.townofchelmsford.us/DocumentCenter/View/10746/appeal-Affidavit-Bruce-Cumming---Signed>

The Chair read a letter requesting a continuance to the next meeting on April 2, 2020. Gates made a motion to continue the hearing to the April 2, 2020 meeting, seconded by Morency. Unanimous, 5-0

New Public Hearing:

15 Roberts Street, Gail Gardetto, for a special permit under 195-8, to construct a new 24'x24' 2 car garage that will not meet the front setback and any other relief that may be deemed necessary.

<https://www.townofchelmsford.us/DocumentCenter/View/10744/15-Roberts-application>

<https://www.townofchelmsford.us/DocumentCenter/View/10745/15-Roberts-Plan->

Hooshi Ashmar, engineer on the project, appeared before the Board and described the project. The plan is to build a 2 car garage. He explained that the property is long and narrow and abuts Russell mill pond to the rear. This leaves little are that she can place the garage. The engineer stated that the plan he is showing was approved by the Conservation Commission. The garage is pulled closer to the street due to the wetland buffer zone behind the home and this is the reason for the special permit request. The chair read the department letters into the record. There was no one from the public to speak for or against this application. Mendez made a motion to close the public hearing, seconded by Wojtas. Unanimous. Wojtas made a motion to approve the special permit and noted the department letters that were read, seconded by Mendez, unanimous. 5-0

Mendez made a motion to adjourn, unanimous.

Next Meeting: April 2, 2020