

<https://www.townofchelmsford.us/DocumentCenter/View/10603/UPS-Chelmsford-Traffic-Impact-Study-with-Attachments>

NEW Plans:

<https://www.townofchelmsford.us/DocumentCenter/View/11266/UPS-Updated-plan-L-1>

<https://www.townofchelmsford.us/DocumentCenter/View/11267/UPS-Updated-plan-L-2>

Walsh gave an update on the site walk. The Board discussed the sound wall and the level of the parking lot and agreed they had a better understanding of the site after the visit. The chair asked if anyone from the public would like to speak. Krishna Yelamanchili, 4 Jennafer Lane, thanked UPS for the site walk. He still has concerns about the sound barrier and did not think 30 decibels would help the noise much. Doug Preston, engineer on the project, read a statement into the record stating that they agree to use sound dampening material and to increase the height of the fence from 8' to 14'. They have also set up a complaint center at 90 Brick kiln Road where their human resource office is located. He went on with a list of what UPS has done to mitigate the concerns of the abutting neighbors. Belansky suggested leaving the hearing open so that the Board can deliberate before the decision is final. Anthony James, 76 Brick Kiln Road, stated he also would like consideration given to the noise issues. Raisbeck made a motion to continue the hearing to the next meeting on July 8, 2020, and to have staff draft the decision, seconded by Kohl. Unanimous.

New Public Hearings:

PB Member Mike Walsh recused himself on this hearing

Northstar Realty LLC. 236 Groton Road for an eleven-lot 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. The project calls for the construction of a new dead end roadway, and the construction of 11 duplexes on 11 new lots. One new duplex is proposed to replace an existing home using frontage for 236 Groton Road. The site is located in the RC Residential Zoning District. The project consists of 5 properties totaling approximately 8 acres as shown on Assessors Map 123, Block 92, Lots 1, 2, 3, 4 and 9.

<http://www.townofchelmsford.us/DocumentCenter/View/11256/Groton-Road-Abutter-Labels>

http://www.townofchelmsford.us/DocumentCenter/View/11245/Groton-Road--3440_1_1_1980

http://www.townofchelmsford.us/DocumentCenter/View/11246/Groton-Road-9452_3_3_2020

<http://www.townofchelmsford.us/DocumentCenter/View/11247/Groton-Road-19110-Definitive-Subdivision>

<http://www.townofchelmsford.us/DocumentCenter/View/11248/Groton-Road-19110-Supplemental-Data-Report-full>

<http://www.townofchelmsford.us/DocumentCenter/View/11249/Groton-Road-19110-Drainage-Plans-Unstamped>

<http://www.townofchelmsford.us/DocumentCenter/View/11250/Groton-Road-19110-Northstar-PB-letter>

http://www.townofchelmsford.us/DocumentCenter/View/11251/Groton-Road-19174_5_14_2018

http://www.townofchelmsford.us/DocumentCenter/View/11252/Groton-Road-24916_6_18_2018

http://www.townofchelmsford.us/DocumentCenter/View/11253/Groton-Road-25709_6_28_2019

<http://www.townofchelmsford.us/DocumentCenter/View/11254/Groton-Road-20200527-Definitive-Subdivision-Application-Signed>

The legal ad was read to open the public hearing. The department letters were also read into the record. Attorney Melissa Robbins appeared before the board and introduced her team for this project. She stated that there are 5 lots that total to 8 acres in the RC – Two Family zoning district. The plan calls for 11 duplexes in the subdivision plan and 1 lot on Groton Road. They are seeking a special permit for the 11th unit. Katie Enright, Project Engineer, showed the color rendering of the subdivision and pointed out that the 8 units are on the

north - east side of the proposed roadway. There are 2 units on the south side of the roadway and one unit on Groton road. She went over the water access, sewer and drainage and is working with the Town to see what is needed. She spoke about the easement to National Grid and is working with them along with Sewer and the Water District for work within the easement. They will need a curb cut from the State but that application does not go in until the project is approved. Katie went into the zoning and described the RC-Residential 2 family district. She told the Board that she would be requesting a waiver for more that 10 lots in the subdivision. Raisbeck stated he was not supportive of the 2 lots on the opposite side of the National Grid easement. Araway asked about the easement and asked for the document at the next meeting. She had a concern about if national grid would be maintaining the easement because they use roundup and that has been linked to cancer and should not be used in a residential area. Parlee asked to have the National grid work order number so the Board can access what has been discussed. Shanahan had a concern about the proximity of 2 lots to the homes on Burton Lane. Houle had concerns about the use of the easement area for the driveways. Kohl asked about distance from the off ramp for Route 3 and stated he also did not care for the 2 lots on the other side of the easement, close to Burton Lane. Van Dyne stated that he would not have any issues with the two lots close to Burton Lane as long as National Grid and Fire approve the plan. Kim Bennett, 25 Lovett Lane, had issues with the same two lots closest to Burton Lane. She asked the Board to not approve those 2 lots. Beth Logan, 36 Lovett Lane, also took issue with the 2 lots previously described. She would support this plan if those were not included. Mike Walsh, 7 Burton Lane, stated that he is talking as an abutter and went on to say that the rumors about development from the past two years have been unsettling. He said that there are letter from the public that should be read into the record. Walsh described the area to be developed as full of mature trees that help buffer the noise and pollution from the ramp and Route 3. He would like the developer to leave clusters of trees to help with the noise. He mentioned that there is a great variety of wildlife in the area that will be affected. He also has an issue with the lots closest to Burton Lane. Walsh asked for a privacy fence and trees on his side of the fence. He worries about the retaining wall close to the property line because he feels they will cut into roots the 80 feet tall trees on his property. He also questions the easement for the sewer. He asked the Board to only approve what is allowed and to deny the special permit for the extra lot. Cindy Bruder, 6 Burton lane, worries about her property value and has similar concerns as Mike Walsh. Tammy Arena, 3 Burton lane, was concerned about the area where the sewer is proposed becoming an access path. Beth Logan, wanted to remind the Board that a lot split was rejected by the town at the end of Burton. Gerry Hall, Lovett Lane, wanted to know about the homeowners association. Nance Gillies, 248 Groton Road, asked about the animals that will be displaced. Mike Gillies, 248 Groton Road, asked about the site walk. Kohl made a motion to continue this hearing to July 8, 2020, seconded by Raisbeck. Unanimous.

Stonegate Construction, Inc., 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.

http://www.townofchelmsford.us/DocumentCenter/View/11227/1-Billerica-Road-Streamline_The-Chelmsford_Dusk_With-Shutters_Opt_04-
<http://www.townofchelmsford.us/DocumentCenter/View/11228/1-Billerica-Road-2019-12-18-chelmsford-arch-dwgs>
<http://www.townofchelmsford.us/DocumentCenter/View/11229/1-Billerica-Road-19222-19223---Drainage-Maps>
<http://www.townofchelmsford.us/DocumentCenter/View/11230/1-Billerica-Road-19222-19223---Supplemental-Data-Report>
<http://www.townofchelmsford.us/DocumentCenter/View/11231/1-Billerica-Road-19222-19223-Applications>
<http://www.townofchelmsford.us/DocumentCenter/View/11232/1-Billerica-Road-19222-19223-Deed>

<http://www.townofchelmsford.us/DocumentCenter/View/11233/1-Billerica-Road-19222-19223-Odd-Fellows-Reconstruction-Plans>
<http://www.townofchelmsford.us/DocumentCenter/View/11234/1-Billerica-Road-19222-19223-Plan-of-Land>
<http://www.townofchelmsford.us/DocumentCenter/View/11235/1-Billerica-Road-19222-19223-PostDevelopment-HydroCAD-Report>
<http://www.townofchelmsford.us/DocumentCenter/View/11236/1-Billerica-Road-19222-19223-PreDevelopment-HydroCAD-Report>
http://www.townofchelmsford.us/DocumentCenter/View/11237/1-Billerica-Road-19222-19223-Site-Plan_Stamped
<http://www.townofchelmsford.us/DocumentCenter/View/11238/1-Billerica-Road-19222-19223-Transmittal-Letter>
<http://www.townofchelmsford.us/DocumentCenter/View/11239/1-Billerica-Road-Elevation-Propose-Color-East-Elevation>
<http://www.townofchelmsford.us/DocumentCenter/View/11240/1-Billerica-Road-Elevation-Propose-Color-North-Elevation>
<http://www.townofchelmsford.us/DocumentCenter/View/11241/1-Billerica-Road-Elevation-Propose-Color-South-Elevation>
<http://www.townofchelmsford.us/DocumentCenter/View/11242/1-Billerica-Road-Elevation-Propose-Color-West-Elevation>
http://www.townofchelmsford.us/DocumentCenter/View/11243/1-Billerica-Road-HSH_Stonegate-Central-Square_2020-05-29

The Legal notice was read into the record to open the public hearing. The Department letters were read into the record.

Attorney Melissa Robbins, appeared before the board and introduced her team. She went over the project generally and stated that this is a collaborative effort. The Fiske House and the Oddfellows building are being renovated by one group and the new building in the rear parking lot will be done by another group. The new building will have 32 units and all the units being built will be subject to the inclusionary bylaw. Atty. Robbins stated that tonight the team will be giving a project overview and take any preliminary questions. Katie Enright, engineer on the project, showed the site plan and stated that the plan has not evolved too much since she presented this at the applicability hearing. She described the Odd Fellows Building as a 3 story building that has not been used in many years. Odd Fellows, LLC, is looking to create a 100 seat restaurant and eight 1 bedroom apartments. The main entrance to this building will be on the north side of the building, although the front of the building will be updated. The new building in the back will have the underground parking and since it is in the flood zone there will be accommodations made to address those facts. Enright went on to say that there are also significant improvements to be made to the utilities, sewer and water that exist there now. The out building at the Fiske House was planned to be taken down but now they are hoping to move it. She stated that those updates will be shown on a future plan. They are adding sidewalks and the expanding the brook walk and a pocket park. There are also major upgrades to the landscaping planned. There will also be a significant amount of pavement removed. Enright went on to talk about height and had several photos and renderings to show the majority of the buildings in the Center District. She stated that her team has worked with the historic district for months making sure the plans satisfy them. She went on to state that these plans are evolving and she is aware that they owe the Board quite a bit of information and is looking for Board input at this point. The Board generally like the plan and asked for an absolute height comparison for the next meeting. They opened the hearing to the public. Dierdre Connolly, 19 Billerica Road, stated that she does not support the 5 stories and would like to have large evergreens and a privacy fence to help mitigate the viewshed. Mike Rigney, 19 Billerica Road, asked if there will be affordable units or will you be looking for a payment in lieu of the units. He stated that the project is just too big and you are looking to build a big building on top of a marsh. He stated that he would like to see several things including a 3d model, consistent planting plans and view of the balloon test from his property. There was no one else from the public to speak. Kohl made a motion to continue July 8, 2020, second by Walsh, unanimous.

Historic Preservation Bylaw

<https://www.townofchelmsford.us/DocumentCenter/View/11082/REVISED-FINAL-Draft-TM-Article-3-4-20-kohl>

The Board discussed the proposed bylaw and it was stated that the public hearing will start at the next meeting on July 8, 2020, which is the day after the next historic commission meeting so there should be input from them. Van Dyne wanted to go back and asked again how this bylaw came to the Board. Kohl stated that this was the original plan before the 3 family was introduced and the much got re-written. Van Dyne stated that the historic Commission

did not seem to know anything about this version. Kohl stated that historic sat down with Bill Harvey at the historic commission meeting with Araway and went through this originally. Harvey rewrote it and gave it to Kohl to put on the agenda. Van Dyne asked why Harvey did not present it himself. Kohl stated that Harvey asked him to present it as chair of the planning Board. Shanahan asked if there is a problem with that as a resident asking for someone else to present something they wrote. Kohl stated this is no different than how route 40 came out. Van Dyne said this is not similar because Araway and Historic Commission has been working on this for years and they don't know anything about it, so is this Harvey's bylaw or the planning Boards? Kohl stated that he brought it forward as the Chair of the planning board. Houle agreed that whoever wrote it should be the one to present to the Board.

New Business- - PB Liason Assignments were voted as follows:

Representative

- Community Preservation Committee - PB Representative – Henry Parlee
- Housing Advisory Committee - PB Representative – Tim Shanahan / Donald Van Dyne
- Vinal Square Strategic Action Plan Committee - PB Representative – Mike Walsh
- Northern Middlesex Council of Governments - PB Representative – Henry Parlee

Liaison/non voting

- Bicycle and Pedestrian Advisory Committee - Hank Houle
- Economic Development Committee - Donald Van Dyne
- Center Village - Donald Van Dyne
- Historical Commission - Nancy Araway

Meeting Minutes- None

Next Meetings- *August 26, 2020 September 9, 2020*

Raisbeck made a motion to adjourn, seconded by Kohl, unanimous.