

**TOWN OF CHELMSFORD  
PLANNING BOARD**

**MEETING MINUTES**

**July 24, 2019**

**Members Present:** Glenn Kohl, Michael Raisbeck, Henry Parlee, Donald Van Dyne, Henry Houle, Nancy Araway, Mike Walsh, Tim Shanahan

**Members Absent:** none

**Others Present:** Evan Belansky, Community Dev. Dir., Collen Stansfield, Dept. Assist.

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

**Meeting Minutes - July 10, 2019**

<https://www.townofchelmsford.us/DocumentCenter/View/10137/7-10-2019>

Walsh made a motion to approve the meeting minutes of July 10, 2019, seconded by Parlee, unanimous. 5-0

**Withdrawn**

**29 Regina/91 Concord Road ANR #662 Request for endorsement**

**29 Regina Drive / 91 Concord Road, Timothy Russell**, requests endorsement of the approval not required plan for the properties located at 29 Regina Drive and 91 Concord Road.

<https://www.townofchelmsford.us/DocumentCenter/View/10144/91-CONCORD-RD-ANR-PLAN-7-19-2019>

Timothy Russell submitted an email requesting withdrawal of this ANR. Parlee made a motion to accept the withdrawal without prejudice, seconded by Walsh, unanimous. 5-0

**Route 40 Work Session – Economic Development Committee, Route 40 Study Committee**

<https://www.townofchelmsford.us/DocumentCenter/View/10087/Route-40-Committee-Final-Report-62018>

**New Petitions Route 40**

[https://www.townofchelmsford.us/DocumentCenter/View/10149/Route-40-Petition\\_North](https://www.townofchelmsford.us/DocumentCenter/View/10149/Route-40-Petition_North)

[https://www.townofchelmsford.us/DocumentCenter/View/10150/Route-40-Petition\\_South](https://www.townofchelmsford.us/DocumentCenter/View/10150/Route-40-Petition_South)

**Economic Development Committee letter:**

<https://www.townofchelmsford.us/DocumentCenter/View/10151/EDC-letter-to-PB-7242019>

**Evan edits**

<https://www.townofchelmsford.us/DocumentCenter/View/10152/rt-40---EB-edits-from-rt-40-Committee-mtg-7-16>

Sam Chase, Economic Development Committee, addressed the Board and stated he was speaking for the Committee this evening. He presented a letter dated July 24, 2019, from EDC to the Board and read it into the record. The Board discussed the letter and agreed that the issue of Route 40 re-zoning should go to Town Meeting and if the proponents for re-zoning the south side want to bring a citizen petition to Town Meeting, that is their right. The Board generally felt that what the Route 40 Study Committee has recommended will be ready to go to Town Meeting after the next few meetings.

**Administrative Review:**

**9 Acton Road (aka 13 Acton Road) PB #2019-08 Applicability Finding - CVOD**

**HOWMOR Center Village, LLC**, requests a finding of applicability under Article XXII - Center Village Overlay District for their project at 9 Acton Road (13 Acton Road) to construct 64 Condominium Units in one 4 story building with 93 underground parking spaces.

<https://www.townofchelmsford.us/DocumentCenter/View/10141/9-acton-presentation>

<https://www.townofchelmsford.us/DocumentCenter/View/10142/9-Acton-Road-CVOD-Applicability-Letter>

<https://www.townofchelmsford.us/DocumentCenter/View/10143/19118-PresentationPlan>

Mr. Belansky described the process of applicability to the Board and the audience. He stated that Gristmill was the last and only project that has gone through this process and there are a few new members that did not sit on those hearings.

Dennis Morgan appeared before the Board and presented his plan for 9 Acton Road. Katie Enright, Engineer on the project, went over the site plan which showed a 62 unit 4 story building with the parking under. Most units will be 2 bedrooms but the sales at the adjacent Gristmill project had a high demand for 1 bedroom units so the developer stated he was open on the bedrooms counts. The Board comments after the presentation were generally not supportive of the large number of units and also indicated that they would like to see only 3 floors with no “penthouse” units. Mr. Morgan stated that he will go back to the drawing board to see if he can make the project work and come back with some modifications.

**New Public Hearings:**

**7:30pm**

**278 – 282 Mill Road, Rainbow Builders Corp., PB#2019-07 Site Plan / BAOD/CEIOD**

**278 – 282 Mill Road, Rainbow Builders Corp.**, Seeks Site Plan Review and a special permit for the construction of a 5,400 gross sq. ft. single story multi-tenanted commercial building. Tenants include a 3,000 sq. ft. restaurant with 100 seats and two retail tenant spaces and associated site improvements.

The site is located in the IA zoning district and is shown as parcel Id’s Map 97, Block 328 Lot 7 & 8 consisting of approximately 1 acre. 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 195-114. a and b – side and rear dimensional setbacks and 195-115. C – location of parking between front elevation of building and street and any other permit relief as may be required under the Chelmsford Zoning Bylaw to allow the proposed use/project.

[https://www.townofchelmsford.us/DocumentCenter/View/10124/278-282-Mill--2019-07-02-PSP-Plan-Set-Binder\\_stamped](https://www.townofchelmsford.us/DocumentCenter/View/10124/278-282-Mill--2019-07-02-PSP-Plan-Set-Binder_stamped)

<https://www.townofchelmsford.us/DocumentCenter/View/10125/278-282-Mill-Narrative-Binder-7-2-19>

<https://www.townofchelmsford.us/DocumentCenter/View/10126/278-282-Mill-Renderings--2>

<https://www.townofchelmsford.us/DocumentCenter/View/10127/278-282-Mill-Renderings>

The legal ad was read into the record to open the public hearing. The Clerk read the department letters into the record. Brian Geaudreau, Project engineer, appeared before the Board and explained his site plan. There are two tiers due to the topography and retaining walls will be part of the plan. He showed renditions of what the project will look like. The lighting plan is not complete yet, but Mr. Geaudreau assured the Board that the lighting will be dark sky compliant. Attorney Jeff Brown, General Counsel for Princeton Properties, addressed the Board and submitted a letter of concerns. He stated that he has talked with the Project Engineer and they have agreed to work together to resolve any concerns from the residential building to the south. Brian Latina, Jesse Road, he had concerns about handicap parking. He showed a rock from the back entrance that he stated was on the handicap ramp. He asked what the pitch will be for the driveway. Mr. Geaudreau assured the Board that these handicap parking spots will be compliant. Raisbeck made a motion to continue this hearing to August 14, 2019. Seconded by Shanahan. Unanimous

Araway passed out her draft Historical preservation bylaw and asked the Board to review for the next meeting.

**The Board agreed to hold off on the zoning articles until the next meeting.**

**New Business-**

- Zoning Articles – Identify zoning articles and date for public hearing
- Cluster Subdivisions

<https://www.townofchelmsford.us/DocumentCenter/View/10089/Evan-map-cluster-subdivisions-6-26-2019>

- Discussion of options to address pre-existing, non-conforming neighborhoods
- Master Plan update committee

**Parlee made a motion to adjourn, unanimous**

**Next Meeting**

**- August 14, 2019**