

Chelmsford
Planning Board
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TOWN OF CHELMSFORD

PATRICIA E. DZURIS

TOWN CLERK

Meeting Minutes Thursday, August 12, 2020

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

Members Absent:

Others Present: Evan Belansky, Com. Dev. Director, Christina Papadopoulos, Town Engineer, Colleen Stansfield, Department Assistant

Pursuant to Governor Baker's March 12, 2020, Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place.

Agenda

The Chair opened the meeting and read the Governor's orders above.

Administrative Review:

Bond Release- 44 Westford Street Realty Trust, Arlene's Way, Requests release of Bond
<https://www.chelmsfordma.gov/DocumentCenter/View/11476/Bond-Release-letter-2020-7-2>

The Chair read the request for the Bond release for 44 Westford Street Realty Trust (Arlene's Way) Kohl Made a motion to approve the bond release, seconded by Shanahan, 7-0, unanimous.

Araway joined the meeting at 7:05pm

Katrina Road PB# 2018-05 Request to Endorse Mylars

J.J McCarthy, LLC, for property located at the property is located in the Limited Industrial zoning district. The project proposes a 2 story – 14,000 sq. ft. building, 45 vehicle parking spaces and 69 bus parking spaces and associated site improvements for purposes of operating a school bus transportation and maintenance facility.

<https://www.townofchelmsford.us/DocumentCenter/View/11420/635-626-McCarthy--Plan-Set-6-11-18-S-002>

<https://www.townofchelmsford.us/DocumentCenter/View/11411/2018-05-pb-letter-mylar-Engineering>

The Chair read the request for endorsement of the mylars. There was discussion about what kind of work is going on at the site. The Chair stated that this is a Brownfield's site and the work has been ongoing for some time on the clean up. Shanahan made a motion to endorse the mylars, seconded by Houle. 7-0, unanimous.

Boston Road and Concord Road ANR #667 Request for Endorsement

Town of Chelmsford, Concord Road and Boston Road intersection improvements, Land taking and easements

https://www.chelmsfordma.gov/DocumentCenter/View/11479/608375_REGISTRY-PLANS

https://www.chelmsfordma.gov/DocumentCenter/View/11480/608375_RWPROP-PLANS-Color2

<https://www.chelmsfordma.gov/DocumentCenter/View/11481/Easement-List-2020-8-6-Concord-and-Boston>

The Chair read the request. Christina Papadopoulos, Town Engineer, went over the project which was intersection improvements that includes work to the culvert that runs under that intersection. The Board asked about the easements and takings. Christina stated that most of the easements are temporary during the construction process but some are permanent due the sidewalk improvements and upgrade to the antiquated culvert. The Board was satisfied with the Engineer's explanation. Kohl Made a motion to endorse the mylars as presented, seconded by Raisbeck, 7-0 Unanimous.

Continued Public Hearings:

Historical Preservation-

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

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The Chelmsford Planning Board will conduct a Public Hearing pursuant to G. L. c. 40A, s. 5, on **Wednesday, July 8 at 7:00 p.m.** via Zoom Platform due to **Governor Baker's March 12, 2020**, Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the **Governor's March 15, 2020** Order imposing strict limitation on the number of people that may gather in one place. The purpose of this public hearing is to receive public comment to amend The Town Code, Chapter 195, "Zoning Bylaw" as follows:

<https://www.townofchelmsford.us/DocumentCenter/View/11269/REVISED-FINAL-Draft-TM-Article-3-4-20-kohl>

<https://www.townofchelmsford.us/DocumentCenter/View/11412/2020-Historic-Preservation-Comments-NKA---071420-edits>

<https://www.townofchelmsford.us/DocumentCenter/View/11413/Historic-preservation-2020-Proposal-data>

NEW:

<https://www.chelmsfordma.gov/DocumentCenter/View/11482/200811-Historic-Preservation-By-law>

Araway went over the changes that have been made. She stated that the changes were primarily around formal input from the Historic Commission. It also has a change that brings back the Commission's input. Another change is that the bylaw allows for half size lots to be allowed. The age of the homes this will apply to has also changed. Structures built before 1800, the oldest homes, are eligible under this bylaw. One member asked who would be presenting this at Town Meeting. The Chair stated that the Planning Board is the sponsor and will be presenting this article to Town Meeting. The Board also discussed expanding the age of the homes to homes built before 1900. One member suggested that it may be out of scope to make that amendment and we should check with Town Counsel. Deb Taverna, 109 Billerica, wanted to state that they biggest

concern is the oldest homes. She stated those are more at risk. Brian Stripp, 90 High St., wanted to add that he, as part of the historic commission, hopes to get this bylaw on the books and possibly come back later to expand the bylaw to include homes built before 1900. Maura Snow, Old Stage Road, asked how this bylaw will protect the properties from developers and why did Town Meeting vote this down before? Araway answered that it provides an economic bonus to place that property under a historic restriction and fix up the outside of the home. This action will allow the developer to cut off a buildable lot that is half the requirements of the zoning district it is in. This lot would otherwise not be allowed. She also stated that town meeting voted it down because it allows for a much denser development than our standard zoning and there are a lot of feelings in town about increasing density. 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 to recommend the Historic Bylaw to Town Meeting, seconded by Raisbeck. 7-0 unanimous

Raisbeck made a motion to continue Stonegate's hearing to August 26, 2020, seconded by Shanahan, unanimous.

Continued Public Hearings:

Request to continue to August 26, 2020

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.

NEW:

<https://www.townofchelmsford.us/DocumentCenter/View/11419/1-Billerica-19222-19223-Transmittal-Letter-7-16-20> <https://www.townofchelmsford.us/DocumentCenter/View/11416/1-Billerica-15119---Elevation-Exhibit> <https://www.townofchelmsford.us/DocumentCenter/View/11417/1-Billerica-19222-LM-REV-7-16-20---Site-Plan> <https://www.townofchelmsford.us/DocumentCenter/View/11418/1-Billerica-Fiske-House-App-CHC-7-14-2020>

Raisbeck made a motion to continue Northstar's hearing to August 26, 2020, seconded by Shanahan, unanimous.

Request to continue to August 26, 2020

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 23, Block 92, Lots 1, 2, 3, 4 and 9.

Shanahan brought up the parking in the center issue and wanted to invite the Center Village Master Plan to a meeting to hear what they have to say on the topic. Belansky will facilitate this.

Meeting Minutes-

May 27, 2020 -

<https://www.townofchelmsford.us/DocumentCenter/View/11414/5-27-2020-final>

Shanahan made a motion to approve the meeting minutes of May, 27, 2020, seconded by Kohl, unanimous. 7-0

June 10, 2020 -

<https://www.townofchelmsford.us/DocumentCenter/View/11415/6-10-2020>

Shanahan made a motion to approve the meeting minutes of June 10, 2020, seconded by Kohl, unanimous. 7-0

Next Meetings-

August 26, 2020

September 9, 2020

Raisbeck made a motion to adjourn, unanimous.