MEETING MINUTES
September 25, 2019

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

Members Absent: Glenn Kohl

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

Administrative Review:

152 Turnpike Road PB# 2019-06 Request to endorse Mylars
152 Turnpike Road, JJN Realty, requests endorsement of the mylars for the project at 152 Turnpike.
Mylars were not ready and the Board did not have a letter from engineering on this item. No action taken.

9 Acton Road PB# 2019-08 Finding of Applicability
HOWMOR, Center Village LLC, requests a finding of applicability for the project at 9 Acton Road (aka 13 Acton Road)

Raisbeck made a motion to continue until the next meeting, seconded by Houle, unanimous.

The Board discussed and decided on having a meeting on October 30, 2019.

New Public Hearing:

23 Industrial Ave. (Map 85, Block 328, Lot 3). TJ Realty Properties, LLC, for property located at
The property is located in the IA Limited Industrial zoning district. The project proposes the construction of 11 new parking spaces with associated site improvements. Applicant requests Site Plan Approval, section 195-104 and a Special Permits per section 195-21.A & B, 195-17.B, 195-44.C, 195-45.B and 195-74 and any other relief that may be deemed necessary.
The Chair read the legal ad to open the public hearing. The Clerk read the department letters into the record. Brian Geaudreau, Engineer on the Project, appeared before the Board and described the request which is expanding the parking area, 11 spaces, in the front of the building. He stated that they tried other configurations but nothing worked. The plan presented is the end result and will work for the lot. Mr. Belansky went over the requests for relief, which includes landscaping, aquifer, and parking buffers. There were no further questions from the Board. The Chair opened the hearing to the public. There was no one from the public to speak for or against the project. Raisbeck made a motion to close the public hearing, seconded by Shanahan. Unanimous. Raisbeck made a motion to grant all the special permits requested, seconded by Shanahan. Unanimous. 7-0

Continued Public Hearing:
Continued at the last meeting to October 9, 2019
56 Pile Drive (formerly Rivard) PB# 2019-09 Site Plan / Special Permit
56 Pile Drive (Map 75, Block 291, Lot 55), HUB Foundation. The property is located in the IA Limited Industrial zoning district. The project proposes an outdoor contractor yard with a 4,000 sq. ft. structure and associated site improvements. Applicant requests Site Plan Approval, section 195-104 and a Special Permit for the use per Chapter 195, Attachment I, subsection E.5.a and any other relief that may be deemed necessary.
https://www.townofchelmsford.us/DocumentCenter/View/10200/56-Pile-Drive---Site-Plan-Review--
https://www.townofchelmsford.us/DocumentCenter/View/10201/56-Pile-Drive---Site-Plans--
https://www.townofchelmsford.us/DocumentCenter/View/10202/56-Pile-Drive--Special-Permit-App-

New Business-

- October 23rd - NO MEETING – Fall Town Meeting

Meeting Minutes - none
Next Meeting - October 9, 2019

Raisbeck made a motion to adjourn, unanimous.