TOWN OF CHELMSFORD
PLANNING BOARD

MEETING MINUTES
October 9, 2019

Members Present: Glenn Kohl, Henry Parlee, Donald Van Dyne, Henry Houle, Mike Walsh, Nancy Araway, Michael Raisbeck
Absent: Tim Shanahan, Evan Belansky
Others Present: Colleen Stansfield, Department Assistant, Christina Papadopoulos, Town Engineer.

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

Administrative Review:

11 Cushing Place PB# 2016-10 Minor Modification
11 Cushing Place, Jay Finnegan requests a minor modification to the timing of the payment in lieu of affordable units.
The Clerk read the letter submitted to request the change in the timing of payment in lieu of affordable housing. The Board did not have any issues with the request. Raisbeck made a motion to allow the payment in lieu to be paid after each closing on the 32 units, in the amount of $11,250, with a total of $360,000, seconded by Araway. Unanimous. 6-0

278-282 Mill Road PB# 2019-07 Request to sign Mylars
278 – 282 Mill Road, Rainbow Builders Corp., for property located at 278-282 Mill for the construction of a 5,400 gross sq. ft. single story multi-tenant commercial building. Tenants include a 3,000 sq. ft. restaurant with 100 seats and two retail tenant spaces and associated site improvements.
Raisbeck made a motion to allow the Chair to endorse the mylars and not to be released until final submission to engineering is submitted, seconded by Parlee, unanimous. 6-0

New Public Hearing: NONE
Continued Public Hearing:
Continued to October 9, 2019

Minor Modification to a previously approved Definitive Subdivision and 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.


The department letters were read into the record. Atty. Douglas Deschenes, representing the applicant, addressed the Board and stated that they have been working on the drainage, lighting plan and have added a dumpster location. He reminded the Board that the entire property is fenced and he asked if the dumpster needed to be enclosed. He then informed the Board that they will not be removing any pavement since the Fire Department has already reviewed the plans for fire access and turn around. Atty. Deschenes also informed the Board that they had recently been granted approval from the Conservation Commission and that they liked the plan and they were happy with the drainage. Parlee stated that the Board of Health requires the dumpster to be enclosed even though the lot is enclosed. He stated that it is a safety issue rather than a view issue. The Chair opened the hearing to the public, there was no one from the public to speak. Raisbeck made a motion to close the public hearing seconded by Parlee, unanimous. Raisbeck made a motion to approve the minor modification and the associated special permits, seconded by Parlee. Unanimous, 7-0

New Business:
Reminder! October 15, 2019, 7PM Police Station – Presentation of Fiske House and Odd Fellows Hall

Raisbeck made a motion to approve the minutes for 9/11/2019 and 9/25/2019, as submitted, seconded by Parlee, unanimous. Kohl abstains 5-0-1

Article 23 – Discussion – Van Dyne spoke against the rezoning of the Route 40 / Groton Road area that is on the Town Meeting Warrant. He stated that this is not responsible zoning because it puts an at risk group (seniors) next to an asphalt plant. Raisbeck read a letter from the Board of Health that supported Van Dyne’s view on the warrant article. Van Dyne played a video clip of a town in Texas that is in a similar situation and the concerns it brought to its seniors. George Zaharoolis asked the Board if this was a public hearing and the Board said no. The Chair allowed Van Dyne to put this on the agenda for discussion purposes only. Kohl asked the Board Members if anyone thought this should go to another vote and the members generally agreed that the vote to recommend should stand.
- October 23rd - NO MEETING – Fall Town Meeting
- October 30th Meeting (per Board)

Parlee made a motion to adjourn, unanimous.

Next Meetings - October 30, 2019 – November 13, 2019