



## Zoning Board of Appeals

Town of Chelmsford  
50 Billerica Road  
Chelmsford, MA 01824

Town Clerk Stamp

REVISED  
2024-01-31  
9:46 AM

TOWN OF CHELMSFORD  
PATRICIA E. DZURIS  
TOWN CLERK

### NOTICE OF PUBLIC MEETING

**DATE:** February 1, 2024

**LOCATION:** Town Offices, 50 Billerica Road, Chelmsford, MA

**TIME:** 7:00 PM

**ROOM:** 204

### AGENDA

**PUBLIC INPUT** – Public input shall be limited to statements from the public relating to any issues with the jurisdiction of the Chelmsford Zoning Board of Appeals that are not currently the subject of a pending public hearing before the Zoning Board of Appeals. Public comment on any pending public hearings shall only be heard during such public hearings.

**ADMINISTRATIVE REVIEW:** None

**NEW PUBLIC HEARING:** None

**CONTINUED PUBLIC HEARING(S):**

- 1) **43 Bartlett Street – Elizabeth Gavriel, Trustee**, requesting an Administrative Appeal of the Building Commissioner’s determination letter and a Special Permit under Section 195-6.1 for a pre-existing detached Limited Accessory Apartment (LAA), any other relief deemed necessary. This property is located in the residential RB District as Parcel ID: Map 94, Block 352, Lot 1 consisting of approximately 0.47 acres.

**NEW DOCUMENTS:**

<https://www.townofchelmsford.us/DocumentCenter/View/16998/43-Bartlett-St---Town-Counsel-letter-1-26-24>

<https://www.townofchelmsford.us/DocumentCenter/View/17010/43-Bartlett-St---Waivers-Request-and-Technical-Memo-1-31-24>

**PREVIOUS DOCUMENTS:**

<https://www.townofchelmsford.us/DocumentCenter/View/16994/43-Bartlett-St-continuation-request-01042024>

<https://www.townofchelmsford.us/DocumentCenter/View/16501/43-Bartlett-St-LAA---PHOTOS-exterior>

<https://www.townofchelmsford.us/DocumentCenter/View/16502/43-Bartlett-St-LAA---mortgage-plan-stamped>

<https://www.townofchelmsford.us/DocumentCenter/View/16504/43-Bartlett-St-LAA---Mullin-Affidavit-BROWN>

<https://www.townofchelmsford.us/DocumentCenter/View/16503/43-Bartlett-St-LAA---Continuation-Request-10-05-2023>

<https://www.townofchelmsford.us/DocumentCenter/View/16199/43-Bartlett-St---request-for-postponement>  
<https://www.townofchelmsford.us/DocumentCenter/View/16195/43-Bartlett-St---LAA-appeal-narrative>  
<https://www.townofchelmsford.us/DocumentCenter/View/16196/43-Bartlett-St---LAA-application>  
<https://www.townofchelmsford.us/DocumentCenter/View/16197/43-Bartlett-St---sewer-documentation>  
<https://www.townofchelmsford.us/DocumentCenter/View/16198/43-Bartlett-St---LAA-layout>  
<https://www.townofchelmsford.us/DocumentCenter/View/16201/43-Bartlett-St---LAA-photos>  
<https://www.townofchelmsford.us/DocumentCenter/View/16200/43-Bartlett-St---deed>  
<https://www.townofchelmsford.us/DocumentCenter/View/16289/43-Bartlett-St---COMMENTS-Bldg-Dept-determination>  
<https://www.townofchelmsford.us/DocumentCenter/View/16290/43-Bartlett-St---COMMENTS-Fire>

## **NEW BUSINESS / DISCUSSION ITEMS:**

### **1) LAA Bylaw – Section 195-6.1**

- Pros and cons of the current bylaw
- Comparison of other towns/cities in-law bylaws and MGL
- Whether or not to amend the current bylaw
- Suggestions for amending the current bylaw

<https://www.townofchelmsford.us/DocumentCenter/View/16500/Section-195-61-LAA-Bylaw>  
<https://www.townofchelmsford.us/DocumentCenter/View/16499/LAA-Overview-Packet>  
[https://enewspaper.lowellsun.com/infinity/article\\_popover\\_share.aspx?guid=54f6b80c-6deb-4c9e-b120-5de4242d8a97](https://enewspaper.lowellsun.com/infinity/article_popover_share.aspx?guid=54f6b80c-6deb-4c9e-b120-5de4242d8a97)  
[A housing crisis in Massachusetts: a look at single family homes \(bostonglobe.com\)](#)

Member Diggs' opinion for updating the LAA Bylaw:

<https://www.townofchelmsford.us/DocumentCenter/View/16991/DIGGS-email-ZBA>  
<https://www.townofchelmsford.us/DocumentCenter/View/16992/DIGGS-Multi-Generational-Housing-Plan>  
<https://www.townofchelmsford.us/DocumentCenter/View/16993/DIGGS-committee-suggestion>

**MEETING MINUTES TO APPROVE:** January 4, 2024

<https://www.townofchelmsford.us/DocumentCenter/View/16990/01-04-2024-ZBA-Minutes-DRAFT>

**NEXT MEETING DATE(S):** March 7, 2024

## **ADJOURN**

*The listing of topics that the Chair reasonably anticipates will be discussed at the meeting is not intended as a guarantee of the time or topics that will be discussed. Not all topics listed may in fact be discussed, and other topics not listed may also be brought up for discussion to the extent permitted by the Chair.*