



**Zoning Board of Appeals**  
Town of Chelmsford  
50 Billerica Road  
Chelmsford, MA 01824

Town Clerk Stamp

REVISED  
2023-01-05  
11:46 AM

TOWN OF CHELMSFORD  
PATRICIA E. DZURIS  
TOWN CLERK

**NOTICE OF PUBLIC HEARING**

**DATE:** January 5, 2023

**TIME:** 7:00 PM

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

**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(S):** None

**CONTINUED PUBLIC HEARING(S):**

- 1) **150-152 Dalton Road – Luke Fougere d/b/a Fougere Landscaping, Inc. and 150-152 Dalton Road, LLC** The applicant requests an amendment to a 1955 variance, or in the alternative a special permit to modify an existing non-conforming use, for continuation of the current mixed-use as a residential dwelling and landscaping company. This property consists of approximately 1.66 acres located in the Residential B district – Parcel ID: Map 51, Block 131, Lot 82.

NEW DOCUMENTS:

<https://www.townofchelmsford.us/DocumentCenter/View/14967/150-152-Dalton-Road---Atty-Brown-APPLICANT-12-29-22>

<https://www.townofchelmsford.us/DocumentCenter/View/14966/150-152-Dalton-Road---Atty-Thatcher-OPPOSITION-MEMO-12-28-22>

<https://www.townofchelmsford.us/DocumentCenter/View/14969/150-152-Dalton-Road---Affidavit-of-Luke-Fougere>

<https://www.townofchelmsford.us/DocumentCenter/View/14968/EXHIBIT-Nursery-operation-1977>

<https://www.townofchelmsford.us/DocumentCenter/View/14970/150-152-Dalton-Road---support-letter-146-Dalton>

<https://www.townofchelmsford.us/DocumentCenter/View/14983/150-152-Dalton-Road---letter-BERTOLACCINI>

<https://www.townofchelmsford.us/DocumentCenter/View/14984/150-152-Dalton-Road---support-letter-Hogan>

<https://www.townofchelmsford.us/DocumentCenter/View/14985/150-152-Dalton-road---letter-Landry>

PREVIOUS DOCUMENTS:

<https://www.townofchelmsford.us/DocumentCenter/View/14720/150-152-Dalton-Road---REQUEST-TO-CONTINUE-92922>

<https://www.townofchelmsford.us/DocumentCenter/View/14660/150-152-Dalton-Road-application-packet-91422>

<https://www.townofchelmsford.us/DocumentCenter/View/14724/2022-08-11-Bldg-Dept-letter---Variance-Modification-Required>

<https://www.townofchelmsford.us/DocumentCenter/View/14722/150-152-Dalton-Road---Building-Dept-File>

<https://www.townofchelmsford.us/DocumentCenter/View/14721/150-152-Dalton-Road---Atty-Thatcher-OPPOSITION-MEMO>

- 2) **16 Freeman Road – Jeff Ansel** – Variance, under Section 195-8 Non-Conformity and/or Section 195-9 Conformity, to construct an attached single car garage that will not meet the side setback and any other relief that may be deemed necessary. Parcel is in the Residential B district, Map 113, Block 427, Lot 14.

**\*\*\* REQUEST FOR CONTINUATION OF HEARING WITH NO DISCUSSION\*\*\***

- 3) **11 Rainbow Avenue – Sarah and Gary Brown** are requesting a special permit under Section 195-6.1, for a Limited Accessory Apartment (LAA), and a variance(s) for the side setback requirement, the maximum building lot coverage and floor area ratio, any other relief deemed necessary. This property is located in the RB district – Parcel ID: Map 39, Block 163, Lot 15 and is approximately 10,720 square feet (0.25 acres) in size.

**\*\*\* REQUEST FOR CONTINUATION OF HEARING WITH NO DISCUSSION\*\*\***

**NEW BUSINESS:**

**MEETING MINUTES TO APPROVE:** December 1, 2022

<https://www.townofchelmsford.us/DocumentCenter/View/14986/12-1-22--ZBA-Minutes-draft->

**NEXT MEETING DATE(S):** February 2, 2023  
March 2, 2023

**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.*