



# BOARD OF APPEALS

*Notice of Public Meeting*  
As required by G.L. c. 30 A, §18-25

Filed with Town Clerk:

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2020-12-30

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TOWN OF CHELMSFORD

PATRICIA E. DZURIS

TOWN CLERK

DATE: **Thursday, January 7, 2021**

TIME: **7:00 PM**

PLACE: **ZOOM Meeting** ADDRESS: ROOM:

## AGENDA

### Hearings for Special Permits & Variances Begin at 7:00 P.M.

**This meeting is being televised by Chelmsford Telemedia and being conducted remotely.**

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.

Join Zoom Meeting

<https://us02web.zoom.us/j/89144466903?pwd=OXRIRlpYY3R5QlN4cFA3ODI6bGp4UT09>

Meeting ID: 891 4446 6903

Passcode: 620289

**To participate in the meeting by phone -(929) 205-6099**

**Town of Chelmsford Board of Appeals** will be conducting a remote public hearing on **Thursday, January 7, 2021, at 7:00 P.M.** to hear the applications submitted by:

### **New Public Hearings:**

**49 Old Stage Road, Nicholas Raffaello** – for a special permit under 195-6.1, Limited Accessory Apartment to build a limited accessory apartment within the stand alone garage that will be connected to the house with a common area, and any other relief that may be deemed necessary.

<http://www.townofchelmsford.us/DocumentCenter/View/11908/49-Stage-Road-Application>

**17 Sandra Drive. Jonathan LaRoche**, for a special permit under 195-8, Non-conforming uses and structures, to construct a garage addition and new 2<sup>nd</sup> floor that will not meet the front and side setback and any other relief that may be deemed necessary.

<http://www.townofchelmsford.us/DocumentCenter/View/11897/17-Sandra-Application>

<http://www.townofchelmsford.us/DocumentCenter/View/11898/17-Sandra-Drive-Documents-For-Zoning-December-10-2020>

<http://www.townofchelmsford.us/DocumentCenter/View/11899/17Sandra12-14-20-Survey>

<http://www.townofchelmsford.us/DocumentCenter/View/11900/17-Sandra-Drive-Zoning-Package-December-11-2020>

**8 St. Nicholas Ave., Timothy and Lesley Whalen**, for a special permit under 195-8, non-conforming uses and structures, to construct a 20'x20' addition that will not meet the front setback and any other relief that may be deemed necessary.

<https://www.townofchelmsford.us/DocumentCenter/View/11896/8-St-Nichols-application>

**20 Marose Ave., Joseph Farmer**, for a Variance under 195-9, Conformity, to construct a garage addition that will not meet the side setback and any other relief that may be deemed necessary.

<http://www.townofchelmsford.us/DocumentCenter/View/11901/20-Marose-application>

**39 Sherman Street, Ryan Gallagher** – for a special permit under 195-6.1, Limited Accessory Apartment to build a limited accessory apartment and any other relief that may be deemed necessary.

<http://www.townofchelmsford.us/DocumentCenter/View/11902/39-Sherman-Applicatoion>

<http://www.townofchelmsford.us/DocumentCenter/View/11904/39-Sherman-Plans>

<http://www.townofchelmsford.us/DocumentCenter/View/11903/39-Sherman-Plans-pg-2>

### **Continued Public Hearing:**

**72-74 Littleton Road, Michael Smith** -for a variance under 195-9- conformity, seeking relief from lot area and frontage to create a buildable lot and any other relief that may be deemed necessary.

<https://www.chelmsfordma.gov/DocumentCenter/View/11650/72-Littleton-Road-Variance-10-1-2020>

### **Request to Withdraw**

**75-77 Concord Road, Mathew and Michele Nestor** -for a modification to a previously approved variance under 195-9- conformity, seeking relief from frontage for #75 Concord Rd., and any other relief that may be deemed necessary.

<https://www.chelmsfordma.gov/DocumentCenter/View/11715/75-77-Concord-application>

<https://www.chelmsfordma.gov/DocumentCenter/View/11721/75-77Concord-Rd-Chelmsford-Variance-plan>

**125 Graniteville Road, Ronald Couture**, for **Administrative Appeal** to the Chelmsford Zoning Board of Appeals. Applicant seeks to appeal the October 9, 2020, Building Inspector’s determination of compliance for Home Occupations.

<https://www.chelmsfordma.gov/DocumentCenter/View/11814/CoutureRonald-appeal-125-Graniteville>

<https://www.chelmsfordma.gov/DocumentCenter/View/11811/10-9-2020-letter-MAllen>

**Meeting Minutes:**    **8-6-20**    <http://www.townofchelmsford.us/DocumentCenter/View/11909/8-6-2020-MCC>

**9-3-20**    <http://www.townofchelmsford.us/DocumentCenter/View/11910/9-3-2020-MCC>

**10-1-20**    <http://www.townofchelmsford.us/DocumentCenter/View/11911/10-1-2020-MCC>

**11-5-20**    <http://www.townofchelmsford.us/DocumentCenter/View/11912/11-5-2020-MCC>

**Next Meeting:**

**February 4, 2021**

**March 4, 2021**