



# PLANNING BOARD

## Notice of Public Meeting

Filed with Town Clerk:

**REVISED**

2022-01-12

2:22 PM

TOWN OF CHELMSFORD  
PATRICIA E. DZURIS

**DATE:** Wednesday, January 12, 2022

**TIME:** 6:30

**PLACE:** \*\*\* Change of Location \*\*\*

**Chelmsford High School Performing Arts Center 200 Richardson Road N. Chelmsford, MA 01863**

This meeting is being held IN PERSON and via ZOOM.

Welcome to the Planning Board meeting for Wednesday, January 12, 2022. This meeting is being televised by Chelmsford Telemedia and is being conducted remotely.

*CTM 1 is inviting you to a scheduled Zoom meeting.*

*Topic: Planning Board*

*Time: Jan 12, 2022 06:30 PM Eastern Time (US and Canada)*

*Join Zoom Meeting*

<https://us02web.zoom.us/j/85133389969?pwd=Y25NWkt2Rng1VFN3NjF4L2lnUW94Zz09>

*Meeting ID: 851 3338 9969*

*Passcode: 276086*

*Dial by your location*

*+1 929 205 6099 US (New York)*

## Agenda

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

### Continued Public Hearings

**1. 6:30 PM - UMass West Campus PB#----** **Zoning public hearing/proposed overlay & map**

The Town of Chelmsford Planning Board **will be a public hearing on** Wednesday, December 8, 2021, at 7:00 P.M. in Room 204, Town Offices 50 Billerica Road, **for purposes of receiving public comment to amend** The Town Code, Chapter 195, "Zoning Bylaw" by adopting a new overlay district known as the "UMass West Multi-family Housing Overlay District" and to amend the Chelmsford Zoning Map to rezone the real property located at 255 Princeton Street (Map 20-Block 74- Lot 1) consisting of 34 acres to the UMass West Multi-Family Housing Overlay District as shown on the UMass West Multi-Family Housing Overlay District Map, dated 10/10/2021.

<https://www.chelmsfordma.gov/DocumentCenter/View/13557/UMW---255-Princeton-Street---zoning-overlay--special-TM-warrant>

**2. CONTINUED - 9 Acton Road, ( Acton Road, LLC) PB# 2020-02 VCOD Site Plan / Special Permit**

**9 Acton Road LLC**, for the property located 13 (AKA 9) Acton Road, requests a special permit per Article XXII, Village Center Overlay District, sections 195-124 C (2), (4) (5), 195-125.B, Table 2 (L1, L4, L8,L9, B9) and section 195-104, Site Plan Review, and Article XXIII, Inclusionary Housing Bylaw, as applicable, for the construction of a 22 unit multifamily townhouse development with associated site improvements and any other zoning relief that is deemed necessary.

The site is located in the VCOD - Village Center Overlay District and consists of approximately 57,264 sq. ft. as shown on Assessors Map 84-336-19.

<https://www.townofchelmsford.us/DocumentCenter/View/13280/9-acton-1088---Application-Package>

<https://www.townofchelmsford.us/DocumentCenter/View/13281/21088---Architectural-Drawings-2>

<https://www.townofchelmsford.us/DocumentCenter/View/13282/21088---Site-Plan-2>

<https://www.townofchelmsford.us/DocumentCenter/View/13283/21088---Supplemental-Data-Report-4>

**Administrative Review:**

**3. ANR – 53 and 55 Woodbine Street – Audry Dumanian**

<https://www.chelmsfordma.gov/DocumentCenter/View/13558/ANR-Plan-for-driveway-at-55-Woodbine-St>

**New Public Hearings:** **No earlier than than 7 pm**

4. The Davis Companies on behalf of DIV Riverneck, LLC, for properties located at **191, 195, 199-201 Riverneck Road** for the demolition of the existing structures and construction of a 247,860 +/- square feet industrial warehouse building with integrated surface parking, loading facilities and on-site infrastructure improvements.

The site is located in the IA and RB zoning districts and is shown as parcel Id Map 64, Block 275, Lots 4, 5, 7 and 16 and consisting of approximately 21.03 acres. The applicant requests approval under Article XXIV, **Route 129 Business Amenities Overlay District (BAOD)** and Article XXI, **Community Enhancement and Investment Overlay District (CEIOD)** sub-sections 195-111 D, 195-115, 195-116, and associated Special Permits per Article XIV Aquifer Protection District, sub-section 195-74, Article XV Floodplain District, sub-section 195-82, Article XI Major Business Complexes, and any other permit relief, including but not limited to Articles V and IX, as may be required under the Chelmsford Zoning Bylaw to allow the proposed use/project.

[https://www.chelmsfordma.gov/DocumentCenter/View/13559/Chelmsford\\_Architectural\\_Plans---riverneck-](https://www.chelmsfordma.gov/DocumentCenter/View/13559/Chelmsford_Architectural_Plans---riverneck-)

[https://www.chelmsfordma.gov/DocumentCenter/View/13560/Chelmsford\\_DD\\_Drawings\\_12-13-2021---riverneck-](https://www.chelmsfordma.gov/DocumentCenter/View/13560/Chelmsford_DD_Drawings_12-13-2021---riverneck-)

[https://www.chelmsfordma.gov/DocumentCenter/View/13561/Chelmsford\\_List\\_of\\_record\\_permits---riverneck-](https://www.chelmsfordma.gov/DocumentCenter/View/13561/Chelmsford_List_of_record_permits---riverneck-)

[https://www.chelmsfordma.gov/DocumentCenter/View/13562/Chelmsford\\_Narrative---riverneck-](https://www.chelmsfordma.gov/DocumentCenter/View/13562/Chelmsford_Narrative---riverneck-)

[https://www.chelmsfordma.gov/DocumentCenter/View/13563/Chelmsford\\_Special\\_Permit\\_Application\\_Form---riverneck-](https://www.chelmsfordma.gov/DocumentCenter/View/13563/Chelmsford_Special_Permit_Application_Form---riverneck-)

[https://www.chelmsfordma.gov/DocumentCenter/View/13564/Chelmsford\\_Waivers--riverneck](https://www.chelmsfordma.gov/DocumentCenter/View/13564/Chelmsford_Waivers--riverneck)

[https://www.chelmsfordma.gov/DocumentCenter/View/13565/Chelmsford\\_Cover\\_Letter---riverneck-](https://www.chelmsfordma.gov/DocumentCenter/View/13565/Chelmsford_Cover_Letter---riverneck-)

[https://www.chelmsfordma.gov/DocumentCenter/View/13566/Chelmsford\\_Environmental\\_Standards\\_Form-riverneck](https://www.chelmsfordma.gov/DocumentCenter/View/13566/Chelmsford_Environmental_Standards_Form-riverneck)

[https://www.chelmsfordma.gov/DocumentCenter/View/13568/Stormwater\\_Management\\_Report\\_Full-riverneck](https://www.chelmsfordma.gov/DocumentCenter/View/13568/Stormwater_Management_Report_Full-riverneck)

[https://www.chelmsfordma.gov/DocumentCenter/View/13589/Riverneck\\_Road\\_Traffic\\_Impact\\_Assessment\\_Full](https://www.chelmsfordma.gov/DocumentCenter/View/13589/Riverneck_Road_Traffic_Impact_Assessment_Full)

**5. New Business / Old Business**

- Process

**6. Board Members Liaison Reports and Referrals**

**7. Approval of Minutes - TBD**

**8. Next meetings:    *January 26, 2022***

***February 9, 2022***

***9. Adjournment***