



PLANNING BOARD

Notice of Public Meeting

2ND Revised Agenda - January 11, 2021

Filed with Town Clerk:

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2021-01-11

4:20 PM

TOWN OF CHELMSFORD

PATRICIA E. DZURIS

TOWN CLERK

DATE: **Wednesday, January 13, 2021**

TIME: **7:00pm**

PLACE: Virtual meeting ADDRESS: ROOM:

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.

Welcome to the Planning Board meeting for **Wednesday, January 13, 2021**. This meeting is being televised by Chelmsford Telemedia and is being conducted remotely.

Topic: *Planning Board*

Time: *Jan 13, 2021 07:00 PM Eastern Time (US and Canada)*

Join Zoom Meeting

<https://us02web.zoom.us/j/88040623747?pwd=amZMcDcwV3FGS0lDZWV5eDJCVU85QT09>

Meeting ID: 880 4062 3747

Passcode: 702043

Call into the meeting – 929-205-6099

Agenda

Administrative Review:

59-65 Princeton St. ANR# 673 Request for Endorsement

59-65 Princeton Street, Atty Doug Hausler, representing the applicants, seeks endorsement for an Approval Not Required plan to claim to the center line of the paper street

<https://www.chelmsfordma.gov/DocumentCenter/View/12002/59-65-Princeton-Claim-Road>

9 Turnpike Road PB #2020-05 Vote to Endorse Covenant

9 Turnpike Road, Joseph Ready, for a five lot **Definitive Subdivision** located at 9 Turnpike Road. The Applicant requests **Definitive Subdivision approval and applicable waivers** under Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land in the Town of Chelmsford. The project calls for the construction of a new deadend roadway, and the construction of 5 duplexes on 5 new lots. The site is located in the RC-Residential 2 Family Zoning District. The site is approximately 3.037 acres as shown on Assessors Map 74, Block 324, Lot 5.

<https://www.chelmsfordma.gov/DocumentCenter/View/11986/9-Turnpike-Form-J-Common-Driveway-Private-Way-Covenant>

New Public Hearings:

40 Vinal Square Special Permit

40 Vinal Square, Canine Odyssey, Nicole Tran, (M/P 13-19-2) for a special permit under 195-5, Use

Regulations. The site is located in the CD Commercial District and consists of approximately 1.48 acres as shown on Assessors Map 13 Block 19, Lot 2. The applicant requests approval under 195-5, Use Regulations, Attachment 1, Use Table, D.5. to operate a Kennel.

<https://www.townofchelmsford.us/DocumentCenter/View/11982/40-Vinal-Sq-kennel-1-13-2021>

<https://www.townofchelmsford.us/DocumentCenter/View/11982/40-Vinal-Sq-kennel-1-13-2021>

CONTINUED PUBLIC HEARINGS:

Stonegate Construction, Inc., PB# 2020-03 Site Plan Approval/ Special Permits

1 Billerica Road and 44 Central Square requesting Site Plan Approval, section 195-104, and Special Permits under Article XXII, Village Center Overlay District (VCOD) and any other relief that may be deemed necessary. The proposed project consists of reuse and redevelopment of the Fisk House and Odd Fellows Hall into commercial space and a 100 seat restaurant and 8 apartments respectively. A 32 unit multi-family structure is proposed for the adjacent parking area. The site is located in the Village Center Overlay District and consists of approximately 3.5 acres as shown on Assessors Map 84, Block 334, Lots 10 and 11.

<https://www.chelmsfordma.gov/DocumentCenter/View/11996/Waiver-List>

<https://www.chelmsfordma.gov/DocumentCenter/View/11997/Monetary-and-other-financial-contributions-w-Property-Taxes-01-07-20>

<https://www.chelmsfordma.gov/DocumentCenter/View/11998/1-Billerica-rd-Housing-Renderings-12-3-20>

314 Dunstable Road PB# 2020-08 Possible close hearing / Vote

The Chelmsford Planning Board will conduct a Remote Public Hearing on **Wednesday, November 11, 2020, @ 7:30pm**, via Zoom Meeting platform, to consider the application of **Dunstable Ledge LLC**, for a **six lot Definitive Subdivision located at 314 Dunstable Road**. The Applicant requests **Definitive Subdivision approval and applicable waivers** under Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land in the Town of Chelmsford. The project calls for the construction of a new deadend roadway, and the construction of six new houses on six new lots. The site is located in the RB Residential Zoning District. The properties are approximately 10.9 acres as shown on Assessors Map 2, Block 4, lo 1 & 2. Both parcels are located on the western side of Dunstable / Makepeace Road and abut the Westford town line.

<https://www.chelmsfordma.gov/DocumentCenter/View/12001/Supplemental-Data-Report Stamped>

<https://www.chelmsfordma.gov/DocumentCenter/View/12000/20084---Site-Plans Stamped-Reduced>

<https://www.chelmsfordma.gov/DocumentCenter/View/11999/20084---Response-to-Comments-1>

New Business: Zoning Articles for Spring Town Meeting
Affordable Housing Update

Meeting Minutes- 10-28-2020
<https://www.chelmsfordma.gov/DocumentCenter/View/11984/10-28-2020-cs>

Next Meetings- January 27, 2021 February 10, 2021