



PLANNING BOARD

Notice of Public Meeting

Filed with Town Clerk:

REVISED

2022-01-24

1:15 PM

TOWN OF CHELMSFORD

PATRICIA E. DZURIS

TOWN CLERK

DATE: Wednesday, January 26, 2022 **TIME:** 6:30 PM
PLACE: Town Offices, 50 Billerica Road, Chelmsford, MA **ROOM:** 204

Welcome to the Planning Board meeting for Wednesday, January 26, 2022.

This meeting is being televised by Chelmsford Telemedia and is being conducted IN PERSON and via ZOOM.

Topic: Planning Board

Time: January 26, 2022 6:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81511872814?pwd=NXNmRnEzaE5sWWNXNWEwSXNucDI5UT09>

Meeting ID: 815 1187 2814

Passcode: 583012

Call into meeting: 1 929 205 6099 US (New York)

Agenda

Administrative Review:

- a. Master Plan update sub-committee – presentation to PB - Request to Vote Endorsement & Vote to Initiate Appointments of Implementation Committee

<https://www.chelmsfordma.gov/DocumentCenter/View/13615/CHELMSFORD-MP-PRESENTATION--to-PB--1-18-2022>

<https://www.chelmsfordma.gov/DocumentCenter/View/13616/MP-Letter-To-Residents--FINAL-with-12-2-21-edits>

https://www.chelmsfordma.gov/DocumentCenter/View/13617/Final-Draft-Chelmsford-Master-Plan_10_28_21

- b. 231 – 235 Littleton Road – request to endorse final plans

<https://www.townofchelmsford.us/DocumentCenter/View/13600/235-Littleton-Road-Chelmsford-Site-Plan-Rev---final-plans-for-endorsement>

- c. **Choice - David Hedison**, Executive Director Chelmsford Housing Authority – Request to utilize Housing Stabilization funds for UMW senior affordable housing per Article 6 on the special town meeting.

ARTICLE 6. To see if the Town will vote to appropriate a sum of money from the Affordable Housing Stabilization Fund, the Community Preservation Fund Community Housing Reserve, and/or the Community Preservation Fund General Reserve for the construction of senior affordable housing at 255 Princeton Street, Chelmsford; or act in relation thereto.

<https://www.chelmsfordma.gov/DocumentCenter/View/13613/UMASS-West-Senior-Residences-CHOICE--PP>

<https://www.chelmsfordma.gov/DocumentCenter/View/13614/UMW---Proposed-Sources-and-Uses-CHOICE-SCG-funding>

- d. **313 Littleton Road by Garrison Place Inc. / Nancy Chen – Garrison Place LLC - Parcel ID: 99 / 405/ 1**
District: CB / CEIOD applicability for an onsite managers apartment

<https://www.townofchelmsford.us/DocumentCenter/View/13601/313-Littleton-Road---denail-letter-from-Commissioner>

<https://www.townofchelmsford.us/DocumentCenter/View/13602/313-Littleton-Road-CEOID-application>

<https://www.chelmsfordma.gov/DocumentCenter/View/13638/313-Littleton-Road---Managers-Apartment-plan-1>

<https://www.chelmsfordma.gov/DocumentCenter/View/13639/313-Littleton-Road---Managers-Apartment-plan-2---details>

- e. 133 Princeton Street – Request to endorse final plans

Continued Public Hearings:

***REQUEST TO CONTINUE UNTIL February 9, 2022* - 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 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>

New Business:

- Potential Zoning Articles for Spring Town Meeting
- Flood Plain Bylaw – updates per State

<https://www.chelmsfordma.gov/DocumentCenter/View/13642/floodplain-bylaw-email-from-state>

<https://www.chelmsfordma.gov/DocumentCenter/View/13643/Floodplain---State-Model-Bylaw-2021>

- Zoning Conflicts – Planning Board discussion

Meeting Minutes:

October 13, 2021

<https://www.townofchelmsford.us/DocumentCenter/View/13628/10-13-2021>

October 27, 2021

<https://www.townofchelmsford.us/DocumentCenter/View/13629/10-27-2021>

November 10, 2021

<https://www.townofchelmsford.us/DocumentCenter/View/13631/11-10-2021>

December 15, 2021

<https://www.townofchelmsford.us/DocumentCenter/View/13630/12-15-21-Planning-Board-Minutes1>

Next Meetings

February 9, 2022

February 24, 2022

Adjourn