



**PLANNING BOARD**  
*Notice of Public Meeting*  
**THIRD REVISION**

Filed with Town Clerk:

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2021-01-27

3:12 PM

TOWN OF CHELMSFORD

PATRICIA E. DZURIS

TOWN CLERK

DATE: **Wednesday, January 27, 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 27, 2021**. This meeting is being televised by Chelmsford Telemedia and is being conducted remotely.

Topic: Planning Board

Meeting ID: 827 8980 0483

Time: Jan 27, 2021 07:00 PM

Join Zoom Meeting

Passcode: 196230

<https://us02web.zoom.us/j/82789800483?pwd=RjVweCtFR3FreFl3UVZlQXNaelJZZz09>

**Call into the meeting – 929-205-6099**

**Agenda**

**Administrative Review:**

**314 Dunstable Road PB# 2020-08 Review and Sign Decision**

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/12137/Decision-314-Dunstable---def-sub-1>

**New Public Hearings:**

**Continued to February 10, 2021**

**248 Princeton Street**

**PB# 2020-07**

**CEIOD / Special Permits**

The Chelmsford Planning Board will conduct a Public Hearing on **Wednesday, January 27, 2021, at 8:00 P.M.** for on an application submitted by Page & Trahan Companies for property located at **248 Princeton Street** for the **construction of a ten (10) unit multi-family development with associated site improvements located on a newly created lot**. The site is located in the CB Commercial District and consists of approximately 32,637 sq. ft. as shown on Assessors Map 20, Block 54, Lot 9. The applicant requests approval under Article XXI, Community Enhancement and Investment Overlay District and associated Special Permits per Sections 195-

111.D for a Residential Use; Section 195-114 for increased FAR and Article XXIII Inclusionary Housing Bylaw.

- <https://www.chelmsfordma.gov/DocumentCenter/View/11983/Landscape-Plan---248-Princeton-St>
- <https://www.townofchelmsford.us/DocumentCenter/View/12053/1-Billerica-44-Central-Square-Proof-of-Mailing>
- <https://www.townofchelmsford.us/DocumentCenter/View/12054/248-Princeton-2128SitePlans122120>
- <https://www.townofchelmsford.us/DocumentCenter/View/12055/248-Princeton-StreetStamped-Copy>
- <https://www.townofchelmsford.us/DocumentCenter/View/12057/Princeton-Building-Elevations--Floor-Plans>
- <https://www.townofchelmsford.us/DocumentCenter/View/12058/Princeton-Renderings>

**Spring Town Meeting Warrant Articles:**

The Chelmsford Planning Board will conduct a **virtual Public Hearing** pursuant to G. L. c. 40A, s. 5, on **Wednesday, January 27, 2021 at 7:00 p.m.** for purposes of receiving public comment to amend The Town Code, Chapter 195, “Zoning Bylaw” as follows:

- To amend Article XVIIIA “Center Village Zoning” section 195-98.3.A “Parking” and Article XXII “Village center Overlay District” section 195-126.C for purposes of reducing the by-right 50% parking reduction, and
- To amend Article III, “Use Regulations”, Attachment 1 “Use Regulation Schedule” and Article XX “Terminology”, for purposes of establishing and regulating new uses and definitions for e-commerce, fulfillment center, ghost kitchen and dark stores.
- To amend Article III, “Use Regulations”, Attachment 1 “Use Regulation Schedule” and Article XX “Terminology”, for purposes of establishing and regulating new uses and definitions for adult use marijuana (recreational , non-medical).

<https://www.chelmsfordma.gov/DocumentCenter/View/12117/Pb---zoning-articles---final-draft-1-25-21>

**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>

**New Business:** **Affordable Housing Update**

**Meeting Minutes-** **10-28-2020**

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

**Next Meetings-** **February 10, 2021** **February 24, 2021**

## **Requested Documents for 44 Central Square / 1 Billerica Road**

### **Approvals to date:**

#### **Historic District Commission Approvals**

Certificates of Appropriateness - Odd Fellows Building

Certificates of Appropriateness - New 32 Unit Residential Building

[https://www.chelmsfordma.gov/DocumentCenter/View/12128/HDC-cert\\_of\\_appropriateness\\_odd\\_fellows\\_02-03-20](https://www.chelmsfordma.gov/DocumentCenter/View/12128/HDC-cert_of_appropriateness_odd_fellows_02-03-20)

[https://www.chelmsfordma.gov/DocumentCenter/View/12129/HDC-cert\\_of\\_appropriateness\\_stonegate\\_02-03-20](https://www.chelmsfordma.gov/DocumentCenter/View/12129/HDC-cert_of_appropriateness_stonegate_02-03-20)

#### **Conservation Commission – Order of Conditions**

<https://www.chelmsfordma.gov/DocumentCenter/View/12166/ConCom-approval>

#### **New January 27, 2021**

<https://www.chelmsfordma.gov/DocumentCenter/View/12167/1-Billerica-Rd--Layout--Materials>

<https://www.chelmsfordma.gov/DocumentCenter/View/12168/Building-Measurements-Aug-2015-Fiske--Odd-Fellows>

<https://www.chelmsfordma.gov/DocumentCenter/View/12169/15119---Parking-Update-1-27-2021>

<https://www.chelmsfordma.gov/DocumentCenter/View/12170/15119---Elev-Plan-1-23-21-ELEVATION-PLAN>

<https://www.chelmsfordma.gov/DocumentCenter/View/12172/15119---Layout-Exhibit>

#### **Building Areas added and the elevation adjusted to remove the 18”.**

<https://www.chelmsfordma.gov/DocumentCenter/View/12171/2021-1-26-chelmsford-arch-dwgs>

#### **Presentations**

<https://www.chelmsfordma.gov/DocumentCenter/View/12120/15119---Elevation-Exhibit>

<https://www.chelmsfordma.gov/DocumentCenter/View/12121/15119---Layout-Change-9-3-20-for-submit>

<https://www.chelmsfordma.gov/DocumentCenter/View/12122/15119---OVERLAY>

<https://www.chelmsfordma.gov/DocumentCenter/View/12123/19222-Planning-Board-7-22-20>

[https://www.chelmsfordma.gov/DocumentCenter/View/12124/Central-Sq-Presentation-Updated-01-07-21\\_CM-compressed-1](https://www.chelmsfordma.gov/DocumentCenter/View/12124/Central-Sq-Presentation-Updated-01-07-21_CM-compressed-1)

<https://www.chelmsfordma.gov/DocumentCenter/View/12125/Final-Present-6-24-20>

<https://www.chelmsfordma.gov/DocumentCenter/View/12126/Final-Present-10-28-20>

<https://www.chelmsfordma.gov/DocumentCenter/View/12127/Present-2-3-20>

#### **Dept Letters**

<https://www.chelmsfordma.gov/DocumentCenter/View/12133/Department-letters>

<https://www.chelmsfordma.gov/DocumentCenter/View/12134/Engineering-leter-2020-03-pb-letter-Central-Square-3-002>

<https://www.chelmsfordma.gov/DocumentCenter/View/12135/New-Fire-Prevention-letter-1-26-2021--PB---2020---44-Central-Sq-1-Billerica-Rd-mixed-use-development-002>

<https://www.townofchelmsford.us/DocumentCenter/View/12160/Fire-Prevention-letter-1-27-2021>

<https://www.townofchelmsford.us/DocumentCenter/View/12159/Engineering-letter-1-27-2021>

<https://www.townofchelmsford.us/DocumentCenter/View/12158/Board-of-Health-Dept-Letter>

<https://www.chelmsfordma.gov/DocumentCenter/View/12163/Belansky-Memo-to-PB-1-27-2021>

#### **Applicability**

<https://www.chelmsfordma.gov/DocumentCenter/View/12119/floor-plans-Odd-Fellows-Applicability-2-12-2020New>  
2-12-2020

<https://www.chelmsfordma.gov/DocumentCenter/View/10699/44-Central-sq--1-billerica--CVOD-Letter-19222-19223-2-7-20>

<https://www.chelmsfordma.gov/DocumentCenter/View/10700/44-Central-sq--1-billerica--Cover-Sheet>

<https://www.chelmsfordma.gov/DocumentCenter/View/10701/44-central-sq-1-Billerica--Conceptual-Layout>

<https://www.chelmsfordma.gov/DocumentCenter/View/10703/44-Central-Sq--1-Billerica-Road-Proof---Yield-Plan>

6-24-2020

[https://www.chelmsfordma.gov/DocumentCenter/View/11227/1-Billerica-Road-Streamline-The-Chelmsford Dusk With-Shutters Opt 04-](https://www.chelmsfordma.gov/DocumentCenter/View/11227/1-Billerica-Road-Streamline-The-Chelmsford-Dusk-With-Shutters-Opt-04-)  
<https://www.chelmsfordma.gov/DocumentCenter/View/11228/1-Billerica-Road-2019-12-18-chelmsford-arch-dwgs>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11229/1-Billerica-Road-19222-19223---Drainage-Maps>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11230/1-Billerica-Road-19222-19223---Supplemental-Data-Report>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11231/1-Billerica-Road-19222-19223-Applications>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11232/1-Billerica-Road-19222-19223-Deed>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11233/1-Billerica-Road-19222-19223-Odd-Fellows-Reconstruction-Plans>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11234/1-Billerica-Road-19222-19223-Plan-of-Land>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11235/1-Billerica-Road-19222-19223-PostDevelopment-HydroCAD-Report>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11236/1-Billerica-Road-19222-19223-PreDevelopment-HydroCAD-Report>  
[https://www.chelmsfordma.gov/DocumentCenter/View/11237/1-Billerica-Road-19222-19223-Site-Plan Stamped](https://www.chelmsfordma.gov/DocumentCenter/View/11237/1-Billerica-Road-19222-19223-Site-Plan-Stamped)  
<https://www.chelmsfordma.gov/DocumentCenter/View/11238/1-Billerica-Road-19222-19223-Transmittal-Letter>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11239/1-Billerica-Road-Elevation-Propose-Color-East-Elevation>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11240/1-Billerica-Road-Elevation-Propose-Color-North-Elevation>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11241/1-Billerica-Road-Elevation-Propose-Color-South-Elevation>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11242/1-Billerica-Road-Elevation-Propose-Color-West-Elevation>  
[https://www.chelmsfordma.gov/DocumentCenter/View/11243/1-Billerica-Road-HSH Stonegate-Central-Square 2020-05-29](https://www.chelmsfordma.gov/DocumentCenter/View/11243/1-Billerica-Road-HSH-Stonegate-Central-Square-2020-05-29)

7-22-2020

<https://www.chelmsfordma.gov/DocumentCenter/View/11416/1-Billerica-15119---Elevation-Exhibit>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11417/1-Billerica-19222-LM-REV-7-16-20---Site-Plan>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11418/1-Billerica-Fiske-House-App-CHC-7-14-2020>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11419/1-Billerica-19222-19223-Transmittal-Letter-7-16-20>

9-9-2020

<https://www.chelmsfordma.gov/DocumentCenter/View/11591/44-Central-Sq-1-Billerica---Layout-Change-9-3-20-for-submit>

10-28-2020

<https://www.chelmsfordma.gov/DocumentCenter/View/11728/2020-10-16-CutFill-Analysis>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11729/2020-10-16-HSH-Riverfront-Alternatives-Analysis>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11730/2020-10-16-HSH-Site-Plan-Drainage-Maps>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11731/2020-10-16-PostDevelopment-HydroCAD-Report>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11732/2020-10-16-PreDevelopment-HydroCAD-Report>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11733/15119---Stamped-Plans>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11734/15119---Supplemental-Data-Report-10-16-20-w-cover>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11735/Construction-Sequence-Prelim>  
[https://www.chelmsfordma.gov/DocumentCenter/View/11995/20084---Site-Plans Stamped-Reduced-cs-reduce](https://www.chelmsfordma.gov/DocumentCenter/View/11995/20084---Site-Plans-Stamped-Reduced-cs-reduce)  
<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>  
<https://www.chelmsfordma.gov/DocumentCenter/View/11999/20084---Response-to-Comments-1>  
[https://www.chelmsfordma.gov/DocumentCenter/View/12000/20084---Site-Plans Stamped-Reduced](https://www.chelmsfordma.gov/DocumentCenter/View/12000/20084---Site-Plans-Stamped-Reduced)  
[https://www.chelmsfordma.gov/DocumentCenter/View/12001/Supplemental-Data-Report Stamped](https://www.chelmsfordma.gov/DocumentCenter/View/12001/Supplemental-Data-Report-Stamped)  
<https://www.chelmsfordma.gov/DocumentCenter/View/12053/1-Billerica-44-Central-Square-Proof-of-Mailing>

**Petition**

<https://www.townofchelmsford.us/DocumentCenter/View/12161/Petition---19-Billerica-Road>

