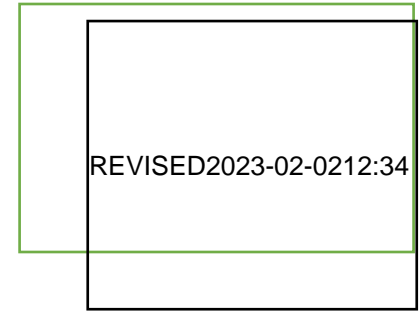




Zoning Board of Appeals
Town of Chelmsford
50 Billerica Road
Chelmsford, MA 01824

Town Clerk Stamp



NOTICE OF PUBLIC HEARING

DATE: February 2, 2023
LOCATION: Town Offices, 50 Billerica Road, Chelmsford, MA

TIME: 7:00 PM
ROOM: 204

AGENDA

PUBLIC INPUT – Public input shall be limited to statements from the public relating to any issues with the jurisdiction of the Chelmsford Zoning Board of Appeals that are not currently the subject of a pending public hearing before the Zoning Board of Appeals. Public comment on any pending public hearings shall only be heard during such public hearings.

ADMINISTRATIVE REVIEW: None

NEW PUBLIC HEARING(S): None

Please note: The public hearings for 10 Wildwood Street and 13 Stearns Street have been rescheduled due to omission of the newspaper legal notices for tonight's meeting. A second mail notification was sent to the abutters with the rescheduled meeting dates. The public hearing for 10 Wildwood Street is rescheduled for Thursday, February 9, 2023. The public hearing for 13 Stearns Street is rescheduled to Thursday, April 6, 2023.

DISCUSSION:

Proposed Zoning Bylaw amendments article(s) for April Town Meeting with Evan Belansky.

<https://www.chelmsfordma.gov/DocumentCenter/View/15090/ZBA-Proposed-Zoning-Article-Explanations>
Zoning bylaw section 195-8 - <https://www.chelmsfordma.gov/DocumentCenter/View/15087/195-8>
Zoning bylaw section 195-9 - <https://www.chelmsfordma.gov/DocumentCenter/View/15088/195-9>
<https://www.chelmsfordma.gov/DocumentCenter/View/15089/building-coverage-and-FAR-memo>
<https://www.chelmsfordma.gov/DocumentCenter/View/15091/SitePlanRegulations-12-12-draft-revision>
<https://www.chelmsfordma.gov/DocumentCenter/View/15092/Chelmsford-Sustainability-Checklist-Draft>

CONTINUED PUBLIC HEARING(S):

- 1) 150-152 Dalton Road – Luke Fougere d/b/a Fougere Landscaping, Inc. and 150-152 Dalton Road, LLC** The applicant requests an amendment to a 1955 variance, or in the alternative a special permit to modify an existing non-conforming use, for continuation of the current mixed-use as a

residential dwelling and landscaping company. This property consists of approximately 1.66 acres located in the Residential B district – Parcel ID: Map 51, Block 131, Lot 82.

NEW DOCUMENTS:

<https://www.townofchelmsford.us/DocumentCenter/View/15194/150-152-Dalton-Road---Town-Counsel-1-31-23-letter-to-Brian-Reidy>

<https://www.townofchelmsford.us/DocumentCenter/View/15225/150-152-Dalton-Road---Atty-Dane-response-letter-2-1-23>

<https://www.townofchelmsford.us/DocumentCenter/View/15230/150-152-Dalton-Road---Atty-Brown-2-2-23-letter>

<https://www.townofchelmsford.us/DocumentCenter/View/15114/Contractors-Yard-1977-Bylaw>

<https://www.townofchelmsford.us/DocumentCenter/View/15117/150-152-Dalton-road---opposition-letter-LUSKIN-1-5-23>

PREVIOUS DOCUMENTS:

<https://www.townofchelmsford.us/DocumentCenter/View/14967/150-152-Dalton-Road---Atty-Brown-APPLICANT-12-29-22>

<https://www.townofchelmsford.us/DocumentCenter/View/14966/150-152-Dalton-Road---Atty-Thatcher-OPPOSITION-MEMO-12-28-22>

<https://www.townofchelmsford.us/DocumentCenter/View/14969/150-152-Dalton-Road---Affidavit-of-Luke-Fougere>

<https://www.townofchelmsford.us/DocumentCenter/View/14968/EXHIBIT-Nursery-operation-1977>

<https://www.townofchelmsford.us/DocumentCenter/View/14970/150-152-Dalton-Road---support-letter-146-Dalton>

<https://www.townofchelmsford.us/DocumentCenter/View/14983/150-152-Dalton-Road---letter-BERTOLACCINI>

<https://www.townofchelmsford.us/DocumentCenter/View/14984/150-152-Dalton-Road---support-letter-Hogan>

<https://www.townofchelmsford.us/DocumentCenter/View/14985/150-152-Dalton-road---letter-Landry>

<https://www.townofchelmsford.us/DocumentCenter/View/14720/150-152-Dalton-Road---REQUEST-TO-CONTINUE-92922>

<https://www.townofchelmsford.us/DocumentCenter/View/14660/150-152-Dalton-Road-application-packet-91422>

<https://www.townofchelmsford.us/DocumentCenter/View/14724/2022-08-11-Bldg-Dept-letter---Variance-Moditification-Required>

<https://www.townofchelmsford.us/DocumentCenter/View/14722/150-152-Dalton-Road---Building-Dept-File>

<https://www.townofchelmsford.us/DocumentCenter/View/14721/150-152-Dalton-Road---Atty-Thatcher-OPPOSITION-MEMO>

- 2) **16 Freeman Road – Jeff Hansel** – Variance, under Section 195-8 Non-Conformity and/or Section 195-9 Conformity, to construct an attached single car garage that will not meet the side setback and any other relief that may be deemed necessary. Parcel is in the Residential B district, Map 113, Block 427, Lot 1.

***** REQUEST TO WITHDRAW APPLICATION *****

<https://www.townofchelmsford.us/DocumentCenter/View/15118/16-Freeman-Road---opposition-letter-Cheok>

<https://www.townofchelmsford.us/DocumentCenter/View/15136/16-Freeman-Road---WITHDRAWAL-REQUEST>

3) **11 Rainbow Avenue – Sarah and Gary Brown** are requesting a special permit under Section 195-6.1, for a Limited Accessory Apartment (LAA), and a variance(s) for the side setback requirement, the maximum building lot coverage and floor area ratio, any other relief deemed necessary. This property is located in the RB district – Parcel ID: Map 39, Block 163, Lot 15 and is approximately 10,720 square feet (0.25 acres) in size.

***** REQUEST FOR CONTINUATION OF HEARING WITH NO DISCUSSION *****

MEETING MINUTES TO APPROVE: January 5, 2023

<https://www.townofchelmsford.us/DocumentCenter/View/15116/1-5-23--BOA-Minutes-DRAFT>

NEXT MEETING DATE(S): February 9, 2023

- 10 Wildwood Street – special permit

March 2, 2023

April 6, 2023

- 13 Stearns Street – variances

ADJOURN

The listing of topics that the Chair reasonably anticipates will be discussed at the meeting is not intended as a guarantee of the time or topics that will be discussed. Not all topics listed may in fact be discussed, and other topics not listed may also be brought up for discussion to the extent permitted by the Chair.