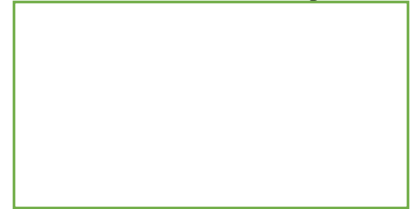




Chelmsford Planning Board

Town of Chelmsford
50 Billerica Road
Chelmsford, MA 01824

Town Clerk Stamp



NOTICE OF PUBLIC MEETING

DATE: February 8, 2023

TIME: 7:00 p.m.

LOCATION: Town Offices

ROOM: 204

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law.

CTM 1 is inviting you to a scheduled Zoom meeting.

Topic: Planning Board

Time: Feb 8, 2023 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86197719047?pwd=T2xsRXBUcHhobnhYREp0bWhWeDhzdz09>

Meeting ID: 861 9771 9047

Passcode: 961068

Dial by your location

- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 931 3860 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
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- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US

Find your local number: <https://us02web.zoom.us/j/86197719047?pwd=T2xsRXBUcHhobnhYREp0bWhWeDhzdz09>

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.

BOARD DISCUSSION ITEMS:

1. The **Clean Energy and Sustainability Committee** has filed a warrant article for April town meeting proposing town adoption of the new Specialized Energy code released by DOER last month. They are offering a 5-minute presentation to the Planning Board which summarizes the substance of this article since it may be of interest to Board activities and also to seek feedback from the Board.

<https://www.townofchelmsford.us/DocumentCenter/View/15248/Specialized-Stretch-Code-ReV-3A>

2. Board policy / procedure discussion – requests for Town Counsel

ADMINISTRATIVE REVIEW – NEW: None

ADMINISTRATIVE ITEMS – CONTINUED:

1. **12 Kidder Road – review of December 9, 2020 Minor Modification related to landscape buffering**

*****REQUEST FOR CONTINUATION OF PUBLIC HEARING WITHOUT DISCUSSION*****

<https://www.chelmsfordma.gov/DocumentCenter/View/14988/12-kidder-PB-decision-2016>

<https://www.chelmsfordma.gov/DocumentCenter/View/14989/12-kidder-PB-endorsed-2016-plan>

<https://www.chelmsfordma.gov/DocumentCenter/View/14990/12-Kidder-PB-approved-modification-and-applicants-narrative>

<https://www.chelmsfordma.gov/DocumentCenter/View/14991/12-kidder-approved-12-9-20-modification-plan>

2. **47 Chelmsford Street – request for Minor Modification of Special Permit**

*****REQUEST FOR CONTINUATION OF PUBLIC HEARING WITHOUT DISCUSSION*****

<https://www.townofchelmsford.us/DocumentCenter/View/15069/47-Chelmsford-Street---Application>

<https://www.townofchelmsford.us/DocumentCenter/View/15070/47-Chelmsford-Street---Cover-Letter-JAN-25>

<https://www.townofchelmsford.us/DocumentCenter/View/15071/47-Chelmsford-Street---JAN-25-Proposed-PLAN>

<https://www.townofchelmsford.us/DocumentCenter/View/15074/47-Chelmsford-Street---Sewer-Calculations>

<https://www.townofchelmsford.us/DocumentCenter/View/15075/47-Chelmsford-Street---Special-Permit-5-25-22>

<https://www.townofchelmsford.us/DocumentCenter/View/15073/47-Chelmsford-Street---Minor-Modification-OCT-26>

<https://www.townofchelmsford.us/DocumentCenter/View/15076/47-Chelmsford-Street--Modification-Approval-10-26-22>

<https://www.townofchelmsford.us/DocumentCenter/View/15072/47-Chelmsford-Street---OCT-26-PLAN>

<https://www.townofchelmsford.us/DocumentCenter/View/15250/47-Chelmsford-Street---comments-FIRE>

NEW PUBLIC HEARINGS: None

CONTINUED PUBLIC HEARINGS:

- 1. Zoning Amendments and Regulations Public Hearing** – For purposes of receiving public comment to amend The Town Code, Chapter 195, “Zoning Bylaw” by amending section 195-8 .E, “By-right Pre-existing Non- Conforming single and two family residential structures” by adding a new section (2) that would provide for a special permit to be granted for any non-by-right pre-existing non-conforming single and two family residential structure, and amend section 195-9.B, “Conformity Required” for purposes of expanding the existing 20% special permit reduction to the table in section 195-8.E and also provide for a special permit for an increase to the Maximum building coverage and floor area ratio per the Table of dimensional requirements (195 Attachment 2) for any single and two family dwelling and to amend the Planning Board Site Plan and Special Permit Rules and Regulations section 2.8.11, “Landscape Plan” by adding a new section titled “Quality” and also adding a new section 2.10, “Clean Energy and Sustainability Checklist”

<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>

NEW DOCUMENTS

https://www.townofchelmsford.us/DocumentCenter/View/15252/195-9-rev-1_PJH-revisions

<https://www.townofchelmsford.us/DocumentCenter/View/15253/building-coverage-and-FAR-memo-rev-1>

- 2. 264 Groton Road** - Attorney Douglas C. Deschenes requesting a Definitive Subdivision approval for Newport Landing subdivision proposal consisting of a two-lot private way with a two-family dwelling in each lot (total of four new residential units) at **264 Groton Road**. This property is located in the RC zoning district and is shown as Parcel ID Map 23, Block 92, Lot 8 and consists of approximately 1.81 acres.

NEW DOCUMENTS:

<https://www.townofchelmsford.us/DocumentCenter/View/15199/264-Groton-Rd---Applicant-cover-letter-1-31-2023>

<https://www.townofchelmsford.us/DocumentCenter/View/15200/264-Groton-Rd---LandTech-Response-to-PB-Comments---1-27-23>

<https://www.townofchelmsford.us/DocumentCenter/View/15201/264-Groton-Rd---Def-Subdivision-Rev-1---Plan-Set>

<https://www.townofchelmsford.us/DocumentCenter/View/15202/264-Groton-Rd---Def-Sub-Rev-1-Truck-Turning-Plan>
<https://www.townofchelmsford.us/DocumentCenter/View/15203/264-Groton-Rd---Roadway-Exhibit-Plan-Combined>
<https://www.townofchelmsford.us/DocumentCenter/View/15204/264-Groton-Rd---Abutter-exhibit>
<https://www.townofchelmsford.us/DocumentCenter/View/15205/264-Groton-Rd---Rendering>
<https://www.townofchelmsford.us/DocumentCenter/View/15206/264-Groton-Rd---Waivers-request-10-26-22>

NEW DEPARTMENTAL COMMENTS

<https://www.townofchelmsford.us/DocumentCenter/View/15245/264-Groton-Rd---comment-BOH>
<https://www.townofchelmsford.us/DocumentCenter/View/15246/264-Groton-Rd---comment-BUILDING>

PREVIOUS DOCUMENTS

<https://www.townofchelmsford.us/DocumentCenter/View/14860/264-Groton-Rd---Def-Subdivision-application>
<https://www.townofchelmsford.us/DocumentCenter/View/14861/264-Groton-Rd---Def-Subdivision-PLANS>
<https://www.townofchelmsford.us/DocumentCenter/View/14862/264-Groton-Rd---Stormwater-Report>
<https://www.townofchelmsford.us/DocumentCenter/View/14863/264-Groton-Rd---Supplemental-Data-Report>
<https://www.townofchelmsford.us/DocumentCenter/View/15026/264-Groton-Rd---Def-Subdivision-WAIVER-LIST>

PREVIOUS DEPARTMENTAL REVIEW COMMENTS

<https://www.chelmsfordma.gov/DocumentCenter/View/14948/Dept-Comments---BOH>
<https://www.chelmsfordma.gov/DocumentCenter/View/14949/CWD-Response-for-Groton-Road-264>
<https://www.townofchelmsford.us/DocumentCenter/View/14992/264-Groton-Rd---NCWD-comments>
<https://www.townofchelmsford.us/DocumentCenter/View/14994/264-Groton-Rd---DPW-comments>
<https://www.townofchelmsford.us/DocumentCenter/View/14993/264-Groton-Rd---Fire-comments>

- 3. 270 Billerica Road** – DH Property Holdings – for the demolition of the existing structure and construction of an 85,000 square foot industrial warehouse building with integrated surface parking, loading facilities and on-site infrastructure improvements.

The site is located in the IA zoning district and is shown as parcel Id Map 87, Block 291, Lot 1 and consists of approximately 6.99 acres. The applicant requests special permits per Article XI, Major Business Complex, Article XIV, Aquifer Protection, and Site Plan Review per section 195-104 and any other permit relief as may be required under the Chelmsford Zoning Bylaw to allow the proposed use/project.

NEW DOCUMENTS

<https://www.townofchelmsford.us/DocumentCenter/View/15214/270-Billerica-Rd---Site-Plan-Revisions-1-19-23>
<https://www.townofchelmsford.us/DocumentCenter/View/15210/270-Billerica-Rd---Plans-and-Elevations-1-19-23>

<https://www.townofchelmsford.us/DocumentCenter/View/15211/270-Billerica-Rd---Rendering-1-19-23>
<https://www.townofchelmsford.us/DocumentCenter/View/15212/270-Billerica-Rd---Supplemental-Data-Report-1-19-23>
<https://www.townofchelmsford.us/DocumentCenter/View/15213/270-Billerica-Rd---Trip-Gen-Memo-1-19-23>
<https://www.townofchelmsford.us/DocumentCenter/View/15240/270-Billerica-Rd---comments-Fire>
<https://www.townofchelmsford.us/DocumentCenter/View/15241/270-Billerica-Rd---comments-Police>
<https://www.townofchelmsford.us/DocumentCenter/View/15249/270-Billerica-Rd---Peer-Review-1-30-23>

PREVIOUS DOCUMENTS

<https://www.townofchelmsford.us/DocumentCenter/View/14609/270-Billerica-Rd-Stormwater-Peer-Review-8-25-22>
<https://www.townofchelmsford.us/DocumentCenter/View/14630/270-Billerica-Road---Response-to-Comments-9-7-2022>
<https://www.townofchelmsford.us/DocumentCenter/View/14629/270-Billerica-Road---HSH-Transmittal-9-7-2022>
<https://www.townofchelmsford.us/DocumentCenter/View/14628/270-Billerica-Road---Elevations-9-7-2022>
<https://www.townofchelmsford.us/DocumentCenter/View/14632/270-Billerica-Road---TruckRoutingPlan-9-7-2022>
<https://www.townofchelmsford.us/DocumentCenter/View/14631/270-Billerica-Road---Site-Plans-9-8-2022>
<https://www.townofchelmsford.us/DocumentCenter/View/14637/270-Billerica-Rendering-revised-9-9-2022>
<https://www.townofchelmsford.us/DocumentCenter/View/14522/270-Billerica-Road---Site-Plans-REVISED>
<https://www.townofchelmsford.us/DocumentCenter/View/14532/270-Billerica-Road---Elevations>
<https://www.townofchelmsford.us/DocumentCenter/View/14523/270-Billerica-Road---Supplemental-Data-Report>
<https://www.townofchelmsford.us/DocumentCenter/View/14525/270-Billerica-Road---Form-11-TP1-TP2-Signed>
<https://www.townofchelmsford.us/DocumentCenter/View/14526/270-Billerica-Road---Form-11-TP3-TP4-Signed>
<https://www.townofchelmsford.us/DocumentCenter/View/14527/270-Billerica-Road---Form-11-TP5-TP6-Signed>
<https://www.townofchelmsford.us/DocumentCenter/View/14528/270-Billerica-Road---Form-11-TP7-TP8-signed>
<https://www.townofchelmsford.us/DocumentCenter/View/14529/270-Billerica-Road---Response-to-Comments-07-25-2022>
<https://www.townofchelmsford.us/DocumentCenter/View/14530/270-Billerica-Road---Response-to-comments>
<https://www.townofchelmsford.us/DocumentCenter/View/14541/270-Billerica-Rd---Traffic-Peer-Review-061722>
<https://www.townofchelmsford.us/DocumentCenter/View/14542/270-Billerica-Rd---2nd-Traffic-Peer-Review-072922>

APPLICATION SUBMITTALS

<https://www.chelmsfordma.gov/DocumentCenter/View/14350/270-Billerica---application>
<https://www.chelmsfordma.gov/DocumentCenter/View/14351/270-billerica---Architectural-Plans>
<https://www.chelmsfordma.gov/DocumentCenter/View/14352/270-billerica---Supplemental-Data-Report>
<https://www.chelmsfordma.gov/DocumentCenter/View/14353/270-billerica---SitePlan>
<https://www.chelmsfordma.gov/DocumentCenter/View/14354/270-Billerica---Traffic-report>

4. **250 Apollo Drive** – 250 Apollo Drive LLC – for the construction of a 36,372 sq. ft. building addition for manufacturing and 14,100 sq. ft. office space with integrated surface parking, loading facilities and on-site infrastructure improvements. The site is located in the IA zoning district and is shown as Parcel ID: Map 75, Block 291, Lot 36 and consisting of approximately 10.99 acres. The applicant requests approval under Article XXI, **Community Enhancement and Investment Overlay District (CEIOD)** sub-sections 195-111.D (2), 195-115, Special Permits per Article XIV Aquifer Protection District, sub-section 195-74, Article XI Major Business Complexes, and any other permit relief.

NEW DOCUMENTS

<https://www.townofchelmsford.us/DocumentCenter/View/15216/250-Apollo-Dr---1-20-23-response-to-BLDG-comments>

<https://www.townofchelmsford.us/DocumentCenter/View/15217/250-Apollo-Dr---1-20-23-response-to-BOH-comments>

<https://www.townofchelmsford.us/DocumentCenter/View/15218/250-Apollo-Dr---1-20-23-response-to-DPW-comments>

<https://www.townofchelmsford.us/DocumentCenter/View/15219/250-Apollo-Dr---1-20-23-response-to-FIRE-comments>

<https://www.townofchelmsford.us/DocumentCenter/View/15220/250-Apollo-Dr---1-20-23-response-to-WATER-comments>

<https://www.townofchelmsford.us/DocumentCenter/View/15215/250-Apollo-Dr---PLANS-Rev-1>

<https://www.townofchelmsford.us/DocumentCenter/View/15224/250-Apollo-Dr--Fire-Truck-Turning-Rev-1>

<https://www.townofchelmsford.us/DocumentCenter/View/15221/250-Apollo-Dr---CONTECH-water-quality-flow>

<https://www.townofchelmsford.us/DocumentCenter/View/15222/250-Apollo-Dr---OMP-Rev-1-31-23>

<https://www.townofchelmsford.us/DocumentCenter/View/15223/250-Apollo-Dr---Title-5-Flow-Est>

NEW DEPARTMENTAL COMMENTS

<https://www.townofchelmsford.us/DocumentCenter/View/15243/250-Apollo-Dr---comments-WATER>

<https://www.townofchelmsford.us/DocumentCenter/View/15244/250-Apollo-Dr---comments-BUILDING>

<https://www.townofchelmsford.us/DocumentCenter/View/15247/250-Apollo-Dr---comments-DPW>

PREVIOUS DOCUMENTS

<https://www.townofchelmsford.us/DocumentCenter/View/14818/250-Apollo---application-and-cover-letter>

<https://www.townofchelmsford.us/DocumentCenter/View/14819/250-Apollo-Drive---PLANS>

<https://www.townofchelmsford.us/DocumentCenter/View/14820/250-Apollo---Design>

<https://www.townofchelmsford.us/DocumentCenter/View/14821/250-Apollo---Fire-truck-turning-template>

PREVIOUS DEPARTMENTAL REVIEW COMMENTS

<https://www.townofchelmsford.us/DocumentCenter/View/14836/250-Apollo-Drive---Bldg-Dept-comments>

<https://www.townofchelmsford.us/DocumentCenter/View/14837/250-Apollo-Drive---BOH-comments>

<https://www.townofchelmsford.us/DocumentCenter/View/14838/250-Apollo-Drive---Town-Engineer-comments>

<https://www.townofchelmsford.us/DocumentCenter/View/14839/250-Apollo-Drive---Water-District-comments>

NEW BUSINESS – Schedule next work session

MEETING MINUTES TO APPROVE – January 11, 2023

<https://www.townofchelmsford.us/DocumentCenter/View/15236/1-11-2023-PB-Minutes-DRAFT>

NEXT MEETING DATE(S): February 22 & March 8

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 have been 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 Planning Board Chair.