



Chelmsford Planning Board  
Town of Chelmsford  
50 Billerica Road  
Chelmsford, MA 01824

Town Clerk Stamp

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## NOTICE OF PUBLIC HEARING

**DATE:** February 9, 2022

**TIME:** 7:00 PM

**LOCATION:** Town Offices, 50 Billerica Road, Chelmsford, MA **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.

### ZOOM LINK:

<https://us02web.zoom.us/j/84155709579?pwd=akI2TFhabHZOMGF5SW1xbGp3VjExZz09>

**MEETING ID:** 841 5570 9579 **PASSCODE:** 877961

**TO CALL INTO MEETING:** 1-929-205-6099

## AGENDA

### Public Comment

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.

### ADMINISTRATIVE REVIEW:

### CONTINUED PUBLIC HEARING(S):

**9 Acton Road LLC**, 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/13689/9-acton-1088---Application-Package-9-30-2021>

<https://www.townofchelmsford.us/DocumentCenter/View/13723/9-Acton-21088---Architectural-Drawings>

<https://www.townofchelmsford.us/DocumentCenter/View/13717/9-Acton-21088---Site-Plan>

<https://www.townofchelmsford.us/DocumentCenter/View/13718/9-Acton-21088---Supplemental-Data-Report>

<https://www.townofchelmsford.us/DocumentCenter/View/13750/UPDATED-Plans-13-Acton-21088---Site-Plan-LM-ONLY-2-1-22>

## **NEW PUBLIC HEARING(S):**

### **1 Billerica Road & 44 Central Square**

Application submitted by Americal Management Company, Inc., requesting a Minor Modification to a Previously Approved Site Plan, section 195-104, Modification of previously approved Special Permits under Article XXII, Village Center Overlay District (VCOD), special permit per sections 195—126.C & 195—127.A, a waiver from VCOD table 2-line item O1 and any other relief that may be deemed necessary.

The project proposes to subdivide / reconfigure the previously approved Lot 2 into two separate lots: Lot 2 and Lot 4. The newly proposed Lot 2 will contain the existing structure known as the Fiske House as well as three parking spaces. The newly proposed Lot 4 will contain the remaining parking area in the rear of the site.

The site is in the Village Center Overlay District and consists of a portion of the 3.5 acres as shown on Assessors Map 84, Block 334, Lots 10 and 11.

[https://www.townofchelmsford.us/DocumentCenter/View/13685/1-Billerica-44-Central-Modification-Letter-20211222\\_15119](https://www.townofchelmsford.us/DocumentCenter/View/13685/1-Billerica-44-Central-Modification-Letter-20211222_15119)

[https://www.townofchelmsford.us/DocumentCenter/View/13686/1-Billerica-44-Central-Site-Plan-20211222\\_15119](https://www.townofchelmsford.us/DocumentCenter/View/13686/1-Billerica-44-Central-Site-Plan-20211222_15119)

[https://www.townofchelmsford.us/DocumentCenter/View/13688/1-Billerica-44-Central-Special-Permit-20211222\\_15119](https://www.townofchelmsford.us/DocumentCenter/View/13688/1-Billerica-44-Central-Special-Permit-20211222_15119)

<https://www.townofchelmsford.us/DocumentCenter/View/13714/SITEPL1>

<https://www.townofchelmsford.us/DocumentCenter/View/13751/Letter-to-Planning-Board-2-3-22-1-Billerica-44-Central>

### **313 Littleton Road by Garrison Place Inc. / Nancy Chen**

The site is in the CB Roadside commercial zoning district and is shown as Map 99, Block 405 Lot 1, consisting of approximately 5.28 acres. The applicant requests approval under Article XXI, Community Enhancement and Investment Overlay District (CEIOD) and sub-sections 195-111.C (5), and any other permit relief as may be required under the Chelmsford Zoning Bylaw to construct an onsite manager apartment.

<https://www.townofchelmsford.us/DocumentCenter/View/13690/313-Littleton-Rd-Site-Plan-Public-Hearing>

<https://www.townofchelmsford.us/DocumentCenter/View/13746/UPDATED-apartment-plan>

**NEW BUSINESS:**

**MEETING MINUTES TO APPROVE:**

December 8, 2021

<https://www.townofchelmsford.us/DocumentCenter/View/13742/12-8-21-PB>

January 12, 2022

<https://www.townofchelmsford.us/DocumentCenter/View/13740/1-12-22-PB-Minutes>

January 26, 2022

<https://www.townofchelmsford.us/DocumentCenter/View/13741/1-26-22-PB-Minutes>

**NEXT MEETING DATE(S):**      February 23, 2022              March 9, 2022

**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.*