



PLANNING BOARD
Notice of Public Meeting
Revised 2-10-2021

Filed Filed with Town Clerk:

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2021-02-10

3:34 PM

TOWN OF CHELMSFORD
PATRICIA E. DZURIS

DATE: **Wednesday, February 10, 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, February 10, 2021**. This meeting is being televised by Chelmsford Telemedia and is being conducted remotely.

Topic: Planning Board

Time: Feb 10, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86032077768?pwd=NEZROUNFSIpuUmJrVVBUDZQUONiQT09>

Meeting ID: 860 3207 7768

Passcode: 404853

Call into the meeting – 929-205-6099

Agenda

Meeting Minutes- 10-28-2020

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

1-13-2021

<https://www.chelmsfordma.gov/DocumentCenter/View/12232/1-13-2021>

CONTINUED PUBLIC HEARINGS:

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 XVIII A "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>

Administrative Review:

236 Groton Road, Northstar Realty, LLC., PB #2020-04 Minor Modification

Northstar Realty LLC. 236 Groton Road for an eleven-lot Definitive Subdivision. 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.

<https://www.townofchelmsford.us/DocumentCenter/View/12227/Groton-road-letter-minor-mod-19110-Northstar-PB-letter-2-4-21>

https://www.townofchelmsford.us/DocumentCenter/View/12228/Groton-Road-minor-mod-19110-Site-Plan_StampedReduced

Continued Public Hearing:

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>

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.

NEW:

https://www.townofchelmsford.us/DocumentCenter/View/12229/1-Billerica-44-central-sq-Proposed_Multifamily_Elevation_View_0221

<https://www.townofchelmsford.us/DocumentCenter/View/12230/1-Billerica-44-central-sq-2021-1-30-rev-A4-exterior-elevations>

<https://www.townofchelmsford.us/DocumentCenter/View/12231/1-Billerica-44-central-sq-2021-1-30-A6-roof-plan>

<https://www.chelmsfordma.gov/DocumentCenter/View/12262/HAB-letter---1-billerica-road-pilo>

<https://www.chelmsfordma.gov/DocumentCenter/View/12261/Water-district-letter---Melanson>

<https://www.chelmsfordma.gov/DocumentCenter/View/12260/Shanahan-letter>

New Business:

Schedule a worksession per Chair (possibly February 17, 2021)

APPOINT SELECT BOARD MEMBER TO ROUTE 3 HIGHWAY INTERCHANGE ADVISORY BOARD

<https://www.chelmsfordma.gov/DocumentCenter/View/12235/Rt-3-study-next-steps>

<https://www.chelmsfordma.gov/DocumentCenter/View/12236/Rt-3-market-study>

Next Meetings-

February 24, 2021

March 10, 2021

Document pages -

1/27/2021 Meeting Documents

<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>

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/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/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/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/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>

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/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/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>