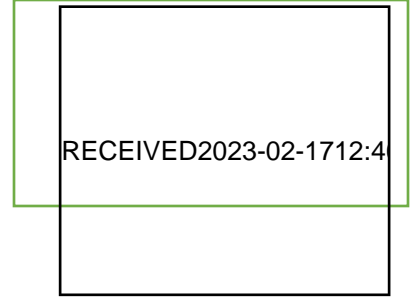




# Chelmsford Planning Board

Town of Chelmsford  
50 Billerica Road  
Chelmsford, MA 01824

Town Clerk Stamp



## NOTICE OF PUBLIC MEETING

**DATE:** February 22, 2023

**LOCATION:** Town Offices

**TIME:** 6:30 p.m.

**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 22, 2023 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88069524934?pwd=VFpQMDdjYUtPL25IcS9OTnVibkdYZz09>

Meeting ID: 880 6952 4934

Passcode: 893711

Dial by your location

- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
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- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 507 473 4847 US
- +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
- +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

Find your local number: <https://us02web.zoom.us/j/88069524934?pwd=VFpQMDdjYUtPL25IcS9OTnVibkdYZz09>

## 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.

### ADMINISTRATIVE REVIEW – NEW

1. **#26, 28, 30 Wildwood Street – Request for one lot release – Form G endorsements**

<https://www.townofchelmsford.us/DocumentCenter/View/15300/Form-G-Cert-of-Release-7166-63>

<https://www.townofchelmsford.us/DocumentCenter/View/15301/Form-G-Cert-of-Release-31469-99>

<https://www.townofchelmsford.us/DocumentCenter/View/15302/Form-G-Cert-of-Release-31522-78>

<https://www.townofchelmsford.us/DocumentCenter/View/15303/26-Wildwood-St---PB-Covenant-7166-63>

<https://www.townofchelmsford.us/DocumentCenter/View/15304/26-Wildwood-St---PB-Covenant-31489-99>

<https://www.townofchelmsford.us/DocumentCenter/View/15305/26-Wildwood-St---PB-Covenant-31522-78>

2. **270 Billerica Road – Vote to ratify Certificate of Decision**

### ADMINISTRATIVE REVIEW – CONTINUED

1. **191, 195, 199-201 Riverneck Road – Request for preliminary subdivision review**

<https://www.townofchelmsford.us/DocumentCenter/View/14598/Riverneck-Rd-preliminary-subdivision-packet>

### PUBLIC HEARINGS – CONTINUED:

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”

#### NEW DOCUMENT

[https://www.townofchelmsford.us/DocumentCenter/View/15315/195-9-rev-1\\_PJH-revisions](https://www.townofchelmsford.us/DocumentCenter/View/15315/195-9-rev-1_PJH-revisions)

<https://www.townofchelmsford.us/DocumentCenter/View/15310/FAR-and-Building-coverage---comparision-to-other-towns>

<https://www.chelmsfordma.gov/DocumentCenter/View/15089/building-coverage-and-FAR-memo>

#### PREVIOUS DOCUMENTS

<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>

[https://www.townofchelmsford.us/DocumentCenter/View/15252/195-9-rev-1\\_PJH-revisions](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>

#### **PUBLIC HEARING – NEW:**

- 1. 300 Apollo Drive** – THE DAVIS COMPANIES requesting modifications to previously approved site plan and special permits (approved on August 27, 1986 and most recently revised October 19, 1998) to alter the existing fire access lane by widening it to a two (2) lane private access drive with access control gates and combine it with a newly created buildable lot. In doing so, the Applicant is requesting a special permit per Section 195-18 for a reduced parking ratio to a minimum of 3.5 spaces per 1,000 square feet of net floor area and any other permit relief as may be required under the Chelmsford Zoning Bylaw to allow the proposed use/project. The site is located in the IA zoning district and is shown as parcel ID Map 75, Block 291, Lot 1 and consists of approximately 26.65 acres.

<https://www.townofchelmsford.us/DocumentCenter/View/15274/300-Apollo-Drive---application-packet>

<https://www.townofchelmsford.us/DocumentCenter/View/15297/300-Apollo-Drive---Conceptual-Plan-Narrative>

<https://www.townofchelmsford.us/DocumentCenter/View/15298/300-Apollo-Drive---Concept-01-Subdivision-Plan>

<https://www.townofchelmsford.us/DocumentCenter/View/15275/300-Apollo-Drive---plans>

<https://www.townofchelmsford.us/DocumentCenter/View/15309/300-Apollo-Drive---Dept-Comments-request-letter>

<https://www.townofchelmsford.us/DocumentCenter/View/15314/300-Apollo-Drive---Comments-DPW-2-17-23>

#### **PUBLIC HEARINGS – CONTINUED:**

- 2. 191, 195, 199-201 Riverneck Road** – The Davis Companies on behalf of DIV Riverneck, LLC – for the demolition of the existing structures and construction of a new 247,860 +/- square feet industrial warehouse building with integrated surface parking, loading facilities and on-site infrastructure improvements.

The site is in the IA and RB zoning districts and is shown as parcel Id Map 64, Block 275, Lots 4, 5, 7 and 16 and consisting of approximately 21.03 acres. The applicant requests approval under Article XXIV, Route

129 Business Amenities Overlay District (BAOD) and Article XXI, Community Enhancement and Investment Overlay District (CEIOD) sub-sections 195-111 D, 195-115, 195-116, and associated Special Permits per Article XIV Aquifer Protection District, sub-section 195-74, Article XV Floodplain District, sub-section 195-82, Article XI Major Business Complexes, and any other permit relief, including but not limited to Articles V and IX, as may be required under the Chelmsford Zoning Bylaw to allow the proposed use/project.

#### NEW DOCUMENTS

<https://www.townofchelmsford.us/DocumentCenter/View/15280/Riverneck---Revised-Plans-2-7-2023>  
<https://www.townofchelmsford.us/DocumentCenter/View/15277/Riverneck---Apollo-Access-Drive-Drawings-2-4-2023>  
<https://www.townofchelmsford.us/DocumentCenter/View/15279/Riverneck---Apollo-Access-DriveDrawings-11x17>  
<https://www.townofchelmsford.us/DocumentCenter/View/15281/Stormwater-Management-Report-and-Appendix>  
<https://www.townofchelmsford.us/DocumentCenter/View/15308/Riverneck-Rd---REVISIONS-Dept-Comments-request-letter>  
<https://www.townofchelmsford.us/DocumentCenter/View/15293/191-201-Riverneck-Rd---Comments-BLDG>  
<https://www.townofchelmsford.us/DocumentCenter/View/15296/191-201-Riverneck-Rd---Comments-CWD>  
<https://www.townofchelmsford.us/DocumentCenter/View/15294/191-201-Riverneck-Rd---Comments-CWD-2>  
<https://www.townofchelmsford.us/DocumentCenter/View/15295/191-201-Riverneck-Rd---Comments-CWD-3>  
<https://www.townofchelmsford.us/DocumentCenter/View/15306/191-201-Riverneck-Rd---Traffic-Review-02-16-23>  
<https://www.townofchelmsford.us/DocumentCenter/View/15307/Riverneck-Proposed-Draft-Conditions-02-12-2023>

#### PREVIOUS DOCUMENTS

<https://www.chelmsfordma.gov/DocumentCenter/View/15093/Riverneck-Road-riverneck---Traffic-Impact-Study-Revised-121522wAPP>  
<https://www.chelmsfordma.gov/DocumentCenter/View/15094/Riverneck-Rd-Industrial-Warehouse-Sight-Distance-Assessment>  
<https://www.chelmsfordma.gov/DocumentCenter/View/15095/peer-review---Riverneck-Rd-2nd-Traffic-Review-011623>  
<https://www.townofchelmsford.us/DocumentCenter/View/15102/Riverneck-Rd-Traffic-Peer-Review-Response-011923>  
<https://www.townofchelmsford.us/DocumentCenter/View/15103/Reponse-Comment-Letter-to-CWD-01-19-23>  
<https://www.townofchelmsford.us/DocumentCenter/View/15104/C-200-Building-Plan>  
<https://www.townofchelmsford.us/DocumentCenter/View/15105/C-203-Building-Plan>  
<https://www.townofchelmsford.us/DocumentCenter/View/15099/Riverneck-Rd-proposed-Special-Conditions>  
<https://www.townofchelmsford.us/DocumentCenter/View/14601/Letter-9-1-22>  
<https://www.townofchelmsford.us/DocumentCenter/View/14600/Draft-Use-Restriction-Conditions>  
<https://www.townofchelmsford.us/DocumentCenter/View/14602/Truck-Trip-Reduction-Memo>  
<https://www.townofchelmsford.us/DocumentCenter/View/14599/Additional-Traffic-Analysis-Memo>  
<https://www.townofchelmsford.us/DocumentCenter/View/13844/Riverneck-Rd-Warehouse-Traffic-Review-021622-002>  
<https://www.townofchelmsford.us/DocumentCenter/View/14730/Riverneck-Rd---Water-District-Response-toComments-9-26-22>  
<https://www.townofchelmsford.us/DocumentCenter/View/14729/Riverneck-Rd---TB-Response-Comments-to-CWD-3-21-22>  
<https://www.townofchelmsford.us/DocumentCenter/View/14728/MassDEPSnow-Disposal-2020-Guidance>  
<https://www.townofchelmsford.us/DocumentCenter/View/14755/Riverneck-Rd---DPW-Comments-1072022>

## APPLICATION SUBMITTALS

[https://www.townofchelmsford.us/DocumentCenter/View/13726/Riverneck Road Application Package](https://www.townofchelmsford.us/DocumentCenter/View/13726/Riverneck_Road_Application_Package)  
[https://www.townofchelmsford.us/DocumentCenter/View/13727/Chelmsford DD Drawings 12-13-2021](https://www.townofchelmsford.us/DocumentCenter/View/13727/Chelmsford_DD_Drawings_12-13-2021)  
[https://www.townofchelmsford.us/DocumentCenter/View/13728/Chelmsford List of record permits](https://www.townofchelmsford.us/DocumentCenter/View/13728/Chelmsford_List_of_record_permits)  
[https://www.townofchelmsford.us/DocumentCenter/View/13729/Chelmsford Narrative](https://www.townofchelmsford.us/DocumentCenter/View/13729/Chelmsford_Narrative)  
[https://www.townofchelmsford.us/DocumentCenter/View/13730/Chelmsford Special Permit Application For m](https://www.townofchelmsford.us/DocumentCenter/View/13730/Chelmsford_Special_Permit_Application_For_m)  
[https://www.townofchelmsford.us/DocumentCenter/View/13731/Chelmsford Waivers](https://www.townofchelmsford.us/DocumentCenter/View/13731/Chelmsford_Waivers)  
[https://www.townofchelmsford.us/DocumentCenter/View/13732/Chelmsford Cover Letter](https://www.townofchelmsford.us/DocumentCenter/View/13732/Chelmsford_Cover_Letter)  
[https://www.townofchelmsford.us/DocumentCenter/View/13733/Chelmsford Environmental Standards Form](https://www.townofchelmsford.us/DocumentCenter/View/13733/Chelmsford_Environmental_Standards_Form)  
[https://www.townofchelmsford.us/DocumentCenter/View/13734/Stormwater Management Report Full](https://www.townofchelmsford.us/DocumentCenter/View/13734/Stormwater_Management_Report_Full)  
[https://www.townofchelmsford.us/DocumentCenter/View/13735/Riverneck Road Traffic Impact Assessment Full](https://www.townofchelmsford.us/DocumentCenter/View/13735/Riverneck_Road_Traffic_Impact_Assessment_Full)  
<https://www.townofchelmsford.us/DocumentCenter/View/13844/Riverneck-Rd-Warehouse-Traffic-Review-021622-002>

- 3. 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.

**\*\*\* REQUEST FOR CONTINATION WITHOUT DISCUSSION TO MARCH 8, 2023\*\*\***

<https://www.townofchelmsford.us/DocumentCenter/View/15312/264-Groton-Rd---Request-to-CONT-2-15-2023>  
<https://www.townofchelmsford.us/DocumentCenter/View/15313/264-Groton-Rd---Stormwater-Report-Combined>

**MEETING MINUTES TO APPROVE** – December 14, 2022 (*postponed from January 25, 2023 meeting*)

<https://www.townofchelmsford.us/DocumentCenter/View/15311/12-14-2022-PB-Minutes>

**NEXT MEETING DATE(S)**: March 8 & 22, 2023

## **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.*