



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

Town Clerk Stamp

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TOWN OF
CHELMSFORD
PATRICIA E.
DZURIS
TOWN CLERK

NOTICE OF PUBLIC HEARING

DATE: February 23, 2022

TIME: 7:00 pm

LOCATION: McCarthy School, 250 North Road Chelmsford, MA - Auditorium

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.

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.

ZOOM LINK:

<https://us02web.zoom.us/j/89096444344?pwd=WnR0bW9LTy9RaDdLMkpnaStTVjY1QT09>

MEETING ID: 890 9644 4344

PASSCODE: 758019

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

AGENDA

ADMINISTRATIVE REVIEW:

52 / 54 Bartlett Street: Request to endorse Form J

<https://www.townofchelmsford.us/DocumentCenter/View/13841/Bartlett-Definitve-Subdivision-approval>

<https://www.townofchelmsford.us/DocumentCenter/View/13842/Bartlett-Plan-Def-Subdivision>

<https://www.townofchelmsford.us/DocumentCenter/View/13843/Common-Driveway-Covenant-52-Bartlett-Form-J>

CONTINUED PUBLIC HEARING(S):

The Davis Companies on behalf of DIV Riverneck, LLC, for properties located at **191, 195, 199-201 Riverneck Road** for the demolition of the existing

structures and construction of a 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.

This meeting will focus on Traffic. The project engineer will provide a presentation. The Board's Traffic peer review consultant will also provide a presentation. The Board will ask questions of both consultants. Public Input may be taken on traffic. Next steps related to traffic review will be identified. Below is the link to the Peer Review Consultants review.

<https://www.townofchelmsford.us/DocumentCenter/View/13844/Riverneck-Rd-Warehouse-Traffic-Review-021622-002>

The below project document links are from the original submission.

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/13728/Chelmsford_List_of_record_permits

https://www.townofchelmsford.us/DocumentCenter/View/13729/Chelmsford_Narrative

https://www.townofchelmsford.us/DocumentCenter/View/13730/Chelmsford_Special_Permit_Application_Form

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/13733/Chelmsford_Environmental_Standards_Form

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/13844/Riverneck-Rd-Warehouse-Traffic-Review-021622-002>

NEW PUBLIC HEARING(S):

NEW BUSINESS:

1. Master Plan Implementation Committee:

Planning Board (TBD)
Selectboard (Ken LeFebvre)
Conservation Commission (Chris Tymula)
Housing Advisory Board (Deb Taverna)
Historical Commission (Deb Taverna)
Town Meeting Member or resident-at-large (TBD)
Agricultural commission (TBD)
Age-friendly Implementation Committee (TBD)
DPW (Advisor)
Town Manager (Advisor)
Department Community Development (Advisor)

MEETING MINUTES TO APPROVE: February 9, 2022

<https://www.townofchelmsford.us/DocumentCenter/View/13825/2-9-22-PB-Minutes>

NEXT MEETING DATE(S): March 9, 2022 and March 23, 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.