



**PLANNING BOARD**  
*Notice of Public Meeting*  
**Revised 2-24-2021**

Filed with Town Clerk:

RECEIVED

2021-02-24

12:32 PM

TOWN OF CHELMSFORD

PATRICIA E. DZURIS

TOWN CLERK

DATE: **Wednesday, February 24, 2021**

TIME: **7:00pm**

PLACE: Virtual meeting ADDRESS: ROOM: Virtual

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 24, 2021**. This meeting is being televised by Chelmsford Telemedia and is being conducted remotely.

Join Zoom Meeting:

<https://us02web.zoom.us/j/89803833773?pwd=eXVMdHVDeKvWQ2lZMXhNQ3NzZEhvQT09>

Meeting ID: 898 0383 3773

Passcode: 216303

**Call into the meeting – 929-205-6099**

**Agenda**

**CONTINUED PUBLIC HEARINGS:**

**Spring Town Meeting Warrant Articles:**

[https://www.townofchelmsford.us/DocumentCenter/View/12311/CA-CB-CC-CD-CV-IA\\_Zone\\_aerial](https://www.townofchelmsford.us/DocumentCenter/View/12311/CA-CB-CC-CD-CV-IA_Zone_aerial)

[https://www.townofchelmsford.us/DocumentCenter/View/12312/CB\\_IA\\_Zone\\_aerial](https://www.townofchelmsford.us/DocumentCenter/View/12312/CB_IA_Zone_aerial)

<https://www.townofchelmsford.us/DocumentCenter/View/12313/PB-Zoning-Warrant-articles-STM-2021>

**Administrative Review:**

**61 Dunstable Road, Christopher Sullivan**, Seeks a finding of Applicability under CEIOD for the property at 61 Dunstable.

<https://www.chelmsfordma.gov/DocumentCenter/View/12309/61-Dunstable-CEIOD-applicability-2-24-2021>

<https://www.chelmsfordma.gov/DocumentCenter/View/12310/61-Dunstable-CEIOD-applicability-Plans-2-24-2021>

**Request to Continue to March 10, 2021**

**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 Review & Ratify Decision**

**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 business Discussion / Schedule Worksession**

**Old Business**

**Next meetings March 10, 2021 March 24, 2021**