PLANNING BOARD
Notice of Public Meeting

DATE: Wednesday, February 27, 2019  TIME: 7:00 pm
PLACE: Town Offices  ADDRESS: 50 Billerica Road  ROOM: 204

AGENDA

Administrative Review:

21-25 Quigley Ave.  PB#2018-13  Request to sign Mylars
21-25 Quigley, Katie Enright, Howard Stein Hudson, requests endorsement of the mylars for the project at 21-25 Quigley

56 Mill Road  ANR#657  Request for endorsement
56 Mill Road, Bruce Chase, Brian Milisci, representing the applicant, requests endorsement of an approval not required plan for the property at 56 Mill Road

177 Boston Road  Minor Modification
177 Boston Road, Triangle Service Station, Minor Modification to a previous approved site plan to add ADA access to the office area.
https://www.townofchelmsford.us/DocumentCenter/View/9650/Minor-Modification-Triangle-service-station

New Public Hearings:

152 Turnpike Road  PB#2019-06  Site Plan Review / special permits
JIN Realty Trust, 152 Turnpike Road for the construction of a 6-unit multi-family development contained within six separate structures and associated site improvements. RM – Multi-family and contains 31,212 sq. ft. of lot area shown as Map 96, Block 328, Lot 10. Article XXIV, Business Amenity Overlay District” and Article XXI, Community Enhancement and Investment Overlay District (CEIOD) and associated Special Permits per Sections 195-143, 195-145 (C), 195-114, 195-138 (D)(2), 195-74, 195-104
https://www.townofchelmsford.us/DocumentCenter/View/9630/152-Turnpike-Cover-letter
https://www.townofchelmsford.us/DocumentCenter/View/9631/Architectural-Elevation---Front
https://www.townofchelmsford.us/DocumentCenter/View/9632/Architectural-Elevation---Side
https://www.townofchelmsford.us/DocumentCenter/View/9634/Turnpike-Permit-Plan-Set

Continued Public Hearings:

21-29 Drum Hill Road  PB# 2019-01  Review draft decision / Vote
21-29 Drum Hill Road, Chelmsford Retail Management, LLC, for the demolition of the existing two-story 12,240 sq. ft. structure and construction of a new one-story 7,615 sq. ft. multi-tenanted structure with one consisting of a fast food with drive-thru and associated site improvements. The site is located in the CB – Roadside Business District and consists of approximately .92 acres as shown on Assessors Map 27 Block 101 Lot 5. The applicant requests approval under Article XXI, Community Enhancement and Investment Overlay District (CEIOD) and associated Special Permits per Sections 195-112, 195-115.C, and any other permit relief as may be required under the Chelmsford Zoning Bylaw to allow the proposed use/project.
59-65 Princeton Street PB# 2018-04 Review draft decision / Vote

59-65 Princeton Street, Novus Properties, (Map 13, Block 48, Lot 5). RC Residential zoning district and is currently occupied by 19 multi-family dwelling units. The project proposes a new 15 unit multi-family structure and associated site improvements. Applicant requests Site Plan Approval, section 195-104 and a Special Permits 195-8, 195-21.A, G, J(1) and 195-44.C

New Business: Zoning Items
1) Route 40
2) Others

Appointments to fill: -Master Plan committee appointments - 2 Past Master Plan Comm. Reps
S. George Zaharoolis, Linda Prescot
- 2 Citizen Representatives
Scott Rummell

William Murphy

Meeting Minutes: -TBD
Next Meeting - March 13, 2019