



## Zoning Board of Appeals

Town of Chelmsford  
50 Billerica Road  
Chelmsford, MA 01824

Town Clerk Stamp

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### NOTICE OF PUBLIC MEETING

**DATE:** March 2, 2023

**LOCATION:** Town Offices, 50 Billerica Road, Chelmsford, MA

**TIME:** 7:00 PM

**ROOM:** 204

### AGENDA

**PUBLIC INPUT** – Public input shall be limited to statements from the public relating to any issues with the jurisdiction of the Chelmsford Zoning Board of Appeals that are not currently the subject of a pending public hearing before the Zoning Board of Appeals. Public comment on any pending public hearings shall only be heard during such public hearings.

#### **ADMINISTRATIVE REVIEW:**

**1) 3 Summit Avenue – Inground pool proposal**

**Resident request to review and discuss Section 195-11 Accessory Buildings/Structures as it pertains to inground pool requirements on corner lots, and previously approved variances for corner lot and/or front yard pools.**

<https://www.townofchelmsford.us/DocumentCenter/View/15338/Section-195-11-Acessory-Buildings-or-Structures>

<https://www.townofchelmsford.us/DocumentCenter/View/15335/3-Summit-Ave---resident-presentation>

<https://www.townofchelmsford.us/DocumentCenter/View/15336/3-Summit-Ave---plot-plan>

<https://www.townofchelmsford.us/DocumentCenter/View/15337/3-Summit-Ave---locus-map>

<https://www.townofchelmsford.us/DocumentCenter/View/15339/8-Lady-Slipper-Lane---Variance-12-19-2012>

<https://www.townofchelmsford.us/DocumentCenter/View/15340/8-Lady-Slipper-Lane---Variance-approved-plan>

<https://www.townofchelmsford.us/DocumentCenter/View/15341/182-Dalton-Road---Variance-4-8-2012>

<https://www.townofchelmsford.us/DocumentCenter/View/15342/182-Dalton-Road---Variance-approved-plan>

## NEW PUBLIC HEARING(S):

- 1) **42 Westview Avenue – Paul and Colleen Synan** requesting a Special Permit, under Section 195-8 Non-Conformity and/or Section 195-9 Conformity for exceeding floor area ratio (FAR), and any other relief that may be deemed necessary, to construct a second story addition to an existing pre-existing nonconforming residential structure. This property is located in the Residential B district – Parcel ID: Map 124, Block 482, Lot 18, consisting of approximately 2,799 sq.ft./0.01 acre.

<https://www.townofchelmsford.us/DocumentCenter/View/15323/42-Westview-Ave---application>

<https://www.townofchelmsford.us/DocumentCenter/View/15325/42-Westview-Ave--proposed-plot-plan>

<https://www.townofchelmsford.us/DocumentCenter/View/15324/42-Westview-Ave---map>

<https://www.townofchelmsford.us/DocumentCenter/View/15326/42-Westview-Ave---photo>

<https://www.townofchelmsford.us/DocumentCenter/View/15327/42-Westview-Ave--Plan-AN-1-layout>

<https://www.townofchelmsford.us/DocumentCenter/View/15328/42-Westview-Ave---Plan-AN-2-rendering>

- 2) **42 Woodbine Street – Michael J. Welch, on behalf of Richard & Denise Roberts**, requesting a Special Permit under Section 195-6.1 for the construction of an addition for a Limited Accessory Apartment (LAA), any other relief deemed necessary. This property is located in the Residential B district – Parcel ID: Map 41, Block 140, Lot 51.

<https://www.townofchelmsford.us/DocumentCenter/View/15329/42-Woodbine-St---LAA-application>

<https://www.townofchelmsford.us/DocumentCenter/View/15330/42-Woodbine-St---narrative>

<https://www.townofchelmsford.us/DocumentCenter/View/15331/42-Woodbine-St---plot-plan>

<https://www.townofchelmsford.us/DocumentCenter/View/15332/42-Woodbine-St---locus-map>

<https://www.townofchelmsford.us/DocumentCenter/View/15334/42-Woodbine-St---architectural-plans>

<https://www.townofchelmsford.us/DocumentCenter/View/15333/42-Woodbine-St---Bldg-dept-denial-letter>

## CONTINUED PUBLIC HEARING(S):

- 1) **11 Rainbow Avenue – Sarah and Gary Brown** are requesting a special permit under Section 195-6.1, for a Limited Accessory Apartment (LAA), and a variance(s) for the side setback requirement, the maximum building lot coverage and floor area ratio, any other relief deemed necessary. This property is located in the RB district – Parcel ID: Map 39, Block 163, Lot 15 and is approximately 10,720 square feet (0.25 acres) in size.

**\*\*\* REQUEST FOR CONTINUATION OF HEARING WITH NO DISCUSSION \*\*\***

**MEETING MINUTES TO APPROVE:** None

**NEXT MEETING DATE(S):** April 6, 2023

- 13 Stearns Street – variances
- 11 Rainbow Ave – continued

**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 be 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 Chair.*