



PLANNING BOARD
Notice of Public Meeting
REVISED 3-8-2021

Filed with Town Clerk:

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2021-03-08

10:58 AM

TOWN OF CHELMSFORD

PATRICIA E. DZURIS

TOWN CLERK

DATE: **Wednesday, March 10, 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, March 10, 2021**. This meeting is being televised by Chelmsford Telemedia and is being conducted remotely.

Join Zoom Meeting

<https://us02web.zoom.us/j/88960806467?pwd=WTqzNFZTcGdpQ053SjhyZDlIdUdNQOT09>

Meeting ID: 889 6080 6467

Passcode: 768750

Call into the meeting – 929-205-6099

Agenda

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>

Woodbine and Dulgarian Terrace PB# 2017-13 Request Lot Release

<https://www.townofchelmsford.us/DocumentCenter/View/12332/14-Dulgarian-Terrace-Minor-Modification>

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.

21-29 Drum Hill Road PB# 2019-01 Minor Modification

original legal ad - Chelmsford Retail Management, LLC, **21-29 Drum Hill Road** 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.**

CB – Roadside Business District, .92 acres, Assessors Map 27 Block 101 Lot 5. 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.

<https://www.chelmsfordma.gov/DocumentCenter/View/12341/21-29-Drum-Hill-Cover-letter-Board---Minor-Modification-Planning-Board>
<https://www.chelmsfordma.gov/DocumentCenter/View/12342/21-29-Drum-hill-Cover-letter-for-Engineering-Minor-Modification-Engineering>
<https://www.chelmsfordma.gov/DocumentCenter/View/12343/21-29-Drum-Hill-Minor-Mod--Site-Plan-Stamped-Reduced>

New Public Hearing:

39 North Road	Special Permit	Requests approval under 195-8 (b) Non-conforming uses & structures
39 North Road, Matthew Hanson, (M/P 73/259/21) for a special permit under 195-8 (b), Non-conforming uses and structures. (Changes, Extensions and Alterations of non-conforming use and structures), and any other permit relief as may be required under the Chelmsford Zoning By-Laws to allow for the change, extension, or alteration of the current pre-existing non-conforming use (two-family) to construct a new two-family home on the property		

<https://www.chelmsfordma.gov/DocumentCenter/View/12305/39-north-Hanson-signed-SP-application>
<https://www.chelmsfordma.gov/DocumentCenter/View/12306/39-North-Rd-Chelmsford-PB-Submittal>
<https://www.chelmsfordma.gov/DocumentCenter/View/12307/39-North-Rd-Chelmsford-Site-Plan-021021>

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/12312/CB-IA-Zone-aerial>
<https://www.townofchelmsford.us/DocumentCenter/View/12313/PB-Zoning-Warrant-articles-STM-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.

New:

<https://www.chelmsfordma.gov/DocumentCenter/View/12338/248-princeton-cover-letter-2121PB22221>
<https://www.chelmsfordma.gov/DocumentCenter/View/12337/248-Princeton---Fire-Truck-2128FireTruck22121>
<https://www.chelmsfordma.gov/DocumentCenter/View/12339/248-Princeton-Site-Plan-2128SitePlan22121>
<https://www.chelmsfordma.gov/DocumentCenter/View/12340/248-Princeton-Standard-9-2121OM22121>

Old:

<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>

New business

Discussion / Schedule Worksession

Old Business

Next meetings

March 24, 2021

April 14, 2021