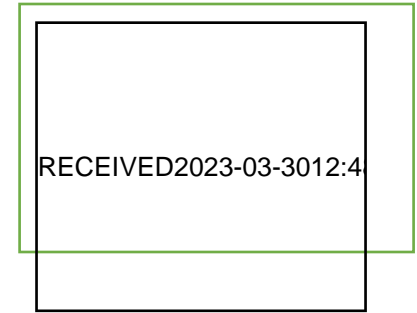




Zoning Board of Appeals
Town of Chelmsford
50 Billerica Road
Chelmsford, MA 01824

Town Clerk Stamp



NOTICE OF PUBLIC MEETING

DATE: April 6, 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.

MEETING MINUTES TO APPROVE: February 2 & 9, and March 2, 2023

<https://www.townofchelmsford.us/DocumentCenter/View/15540/2-2-23--ZBA-Minutes-DRAFT>

<https://www.townofchelmsford.us/DocumentCenter/View/15543/2-9-23--ZBA-Minutes-DRAFT>

<https://www.townofchelmsford.us/DocumentCenter/View/15541/3-2-23--ZBA-Minutes-DRAFT>

ADMINISTRATIVE REVIEW:

- 1) **32 Fifth Lane, Mike Purrington** – Requesting a 1-year Variance extension

<https://www.townofchelmsford.us/DocumentCenter/View/15486/32-Fifth-Lane---EXTENSION>

<https://www.townofchelmsford.us/DocumentCenter/View/15488/Fifth-Lane-32-VARIANCE---RECORDED>

- 2) **150-152 Dalton Road, Fougere Landscaping** – Ratify Certificate of Decision document

<https://www.townofchelmsford.us/DocumentCenter/View/15542/Dalton-Road-150--152-DRAFT-decision>

NEW PUBLIC HEARING(S):

- 1) **11 Old Middlesex Turnpike – Kalpesh and Kinjal Patel** requesting a special permit under Section 195-9 Conformity and/or Section 195-8 Nonconformity for exceeding maximum building coverage, floor area ratio (FAR), and the front setback requirement, and any other relief that may be deemed necessary, to construct two additions to an existing single-family dwelling. This property is located in the RB district – Parcel ID: Map 39, Block 132, Lot 15.

***** REQUEST TO CONTINUATION WITHOUT DISCUSSION TO MAY 4, 2023 *****

<https://www.townofchelmsford.us/DocumentCenter/View/15505/11-Old-Middlesex-Turnpike---application>

<https://www.townofchelmsford.us/DocumentCenter/View/15507/11-Old-Middlesex-Turnpike---narrative>

<https://www.townofchelmsford.us/DocumentCenter/View/15544/11-Old-Middlesex-Turnpike---proposed-plan1>

<https://www.townofchelmsford.us/DocumentCenter/View/15510/11-Old-Middlesex-Turnpike---calculations>

<https://www.townofchelmsford.us/DocumentCenter/View/15508/11-Old-Middlesex-Turnpike---recorded-lot-plans-and-deed>

<https://www.townofchelmsford.us/DocumentCenter/View/15506/11-Old-Middlesex-Turnpike---bldg-denial-ltr>

- 2) **203 Turnpike Road – Smartlink LLC on behalf of AT&T** requesting a modification to a previously approved wireless facility special permit for the removal of 9 antennas and replacement of 12 antennas and other associated related cables and equipment will be removed and replaced onto the existing cellular tower and platform, and any other relief deemed necessary. This property is located in the P district – Parcel ID: Map 106, Block 397, Lot 1.

<https://www.townofchelmsford.us/DocumentCenter/View/15490/203-Turnpike-Road---applicaiton>

<https://www.townofchelmsford.us/DocumentCenter/View/15491/203-Turnpike-Road---plans>

<https://www.townofchelmsford.us/DocumentCenter/View/15494/203-Turnpike-Road---RFSSRPpdf>

<https://www.townofchelmsford.us/DocumentCenter/View/15492/203-Turnpike-Road---Water-District-landlord-consent-letter>

<https://www.townofchelmsford.us/DocumentCenter/View/15493/203-Turnpike-Road---notice-of-lease>

- 3) **13 Stearns Street – James and Jeanne Bergeron** requesting Variances, under Section 195-8 Nonconforming and/or Section 195-9 Conformity to subdivide the existing nonconforming single-family property into two lots for the purpose of constructing a new single-family dwelling on said newly created lot, which also requires a variance for minimum lot size, setbacks, percentage lot coverage, and floor area ratio. This property is located in the Residential B district – Parcel ID: Map 54, Block 204, Lot 1.

<https://www.townofchelmsford.us/DocumentCenter/View/15020/13-Stearns-St---Application>

<https://www.townofchelmsford.us/DocumentCenter/View/15021/13-Stearns-St---Cover-letter-Description>

<https://www.townofchelmsford.us/DocumentCenter/View/15022/13-Stearns-St---Bldg-denial-ltr>

<https://www.townofchelmsford.us/DocumentCenter/View/15018/13-Stearns-St---Subdivision-plan>

<https://www.townofchelmsford.us/DocumentCenter/View/15019/13-Stearns-St---Subdivision-zoning-exhibt>

CONTINUED PUBLIC HEARING(S):

- 1) **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.

***** REQUEST FOR CONTINUATION WITHOUT DISCUSSION TO MAY 4, 2023 *****

<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>

- 2) **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 WITHOUT DISCUSSION TO MAY 4, 2023 *****

<https://www.townofchelmsford.us/DocumentCenter/View/15522/11-Rainbow-Ave---EXT-REQUEST-3-27-23>

NEXT MEETING DATE(S): May 4, 2023

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.