



Chelmsford Planning Board

Town of Chelmsford
50 Billerica Road
Chelmsford, MA 01824

Town Clerk Stamp

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TOWN OF CHELMSFORD
PATRICIA E. DZURIS
TOWN CLERK

NOTICE OF PUBLIC MEETING

DATE: April 12, 2023

LOCATION: Town Offices

TIME: 6:30 p.m.

ROOM: 204

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law.

CTM 1 is inviting you to a scheduled Zoom meeting.

Topic: Planning Board

Time: Apr 12, 2023 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83210060678?pwd=aU9URzkxZXVOK1FFMVJlPQ01FZmxmdz09>

Meeting ID: 832 1006 0678

Passcode: 718262

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- +1 386 347 5053 US
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- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
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Find your local number: <https://us02web.zoom.us/j/83210060678?pwd=aU9URzkxZXVOK1FFMVJlPQ01FZmxmdz09>

AGENDA

6:30 p.m. Planning Board Work Session

- Congratulations and Welcome to John Sousa and Chris Lavallee
- Welcome back to Mike Raisbeck
- Board reorganization: Chair, Vice Chair and Clerk
- Liaison and Representative Appointments:
 - Voting Member appointments:
 - Community Preservation
 - Housing Advisory Board
 - Vinal Square Committee
 - Center Village Committee
 - NMCOG
 - Non-voting Liaison appointments:
 - BPAC
 - Historical Commission
 - Conservation
 - Board of Health
 - Zoning Board
 - CEAS
- Town Counsel Paul Haverty: Recent Massachusetts Supreme Judicial Court Decision Regarding Free Speech Rights of Citizens at Public Meetings
<https://www.townofchelmsford.us/AgendaCenter/ViewFile/Item/3796?fileID=6719>
- Open Meeting Law – The Board will be discussing the potential open meeting law violation relating to workshop meetings with The Davis Companies, and potential policy changes to avoid future potential violations relating to workshop meetings
- Planning Board Procedures & Communications
- Planning Board Policies:
<https://www.townofchelmsford.us/DocumentCenter/View/15555/Final-Voting-Policy>
<https://www.townofchelmsford.us/DocumentCenter/View/15556/Performance-Guaranties-Adopted-January-24-2007>
<https://www.townofchelmsford.us/DocumentCenter/View/15557/Traffic-mitigation-fee-4-26-00>
<https://www.townofchelmsford.us/DocumentCenter/View/15558/Water-Conservation-Policy>
<https://www.townofchelmsford.us/DocumentCenter/View/15559/retainingwall102804>

7:00 p.m. PUBLIC INPUT

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

ADMINISTRATIVE REVIEW: None

NEW PUBLIC HEARINGS:

1. **25 Wellman Avenue – Lighthouse School** for the construction of a 23,000 sq. ft. addition for classrooms and facilities with associated site improvements. The site is located in the IA Limited Industrial District and consists of approximately 33.4 acres as shown on Assessors Map 9, Block 6, Lot 1. The applicant

requests Site Plan Review per section 195-104 of the zoning bylaw and any other zoning relief that is deemed necessary.

<https://www.townofchelmsford.us/DocumentCenter/View/15528/25-Wellman-Ave---application>
<https://www.townofchelmsford.us/DocumentCenter/View/15529/25-Wellman-Ave---cover-letter>
<https://www.townofchelmsford.us/DocumentCenter/View/15530/25-Wellman-Ave---Narrative>
<https://www.townofchelmsford.us/DocumentCenter/View/15531/25-Wellman-Ave---Recorded-Plot-Plan>
<https://www.townofchelmsford.us/DocumentCenter/View/15532/25-Wellman-Ave---Deed>
<https://www.townofchelmsford.us/DocumentCenter/View/15533/25-Wellman-Ave---SITE-PLANS>
<https://www.townofchelmsford.us/DocumentCenter/View/15534/25-Wellman-Ave---rendering>
<https://www.townofchelmsford.us/DocumentCenter/View/15535/25-Wellman-Ave---Earthwork-Analysis>
<https://www.townofchelmsford.us/DocumentCenter/View/15536/25-Wellman-Ave--Stormwater-Report-02-22-2023>

2. **18-20 Chelmsford Street - Boars Head, LLC** for demolition of one existing building and the construction of a new building constructed in its place that will be used for two residential units and office. The site is located in the CV Center Village District and consists of approximately .48 acres as shown on Assessors Map 73, Block 322, Lot 6. The applicant requests approval under Article XVIII A Center Village Zoning, Section 195-98.1, for an accessory residential use, and section 195-98.3 for a 20% reduction in parking.

<https://www.townofchelmsford.us/DocumentCenter/View/15537/18-20-Chelmsford-St--Application-packet>

CONTINUED PUBLIC HEARINGS:

1. **264 Groton Road** - Attorney Douglas C. Deschenes requesting a Definitive Subdivision approval for Newport Landing subdivision proposal consisting of a two-lot private way with a two-family dwelling in each lot (total of four new residential units) at **264 Groton Road**. This property is located in the RC zoning district and is shown as Parcel ID Map 23, Block 92, Lot 8 and consists of approximately 1.81 acres.

***** REQUEST FOR CONTINUATION *****

<https://www.townofchelmsford.us/DocumentCenter/View/15563/264-Groton-Road---Continuance-4-6-2023>

RECENT DOCUMENT:

<https://www.townofchelmsford.us/DocumentCenter/View/15419/264-Groton-Rd---comment-FIRE-2-8-23>

PREVIOUS DOCUMENTS:

<https://www.townofchelmsford.us/DocumentCenter/View/15199/264-Groton-Rd---Applicant-cover-letter-1-31-2023>

<https://www.townofchelmsford.us/DocumentCenter/View/15200/264-Groton-Rd---LandTech-Response-to-PB-Comments---1-27-23>

<https://www.townofchelmsford.us/DocumentCenter/View/15201/264-Groton-Rd---Def-Subdivision-Rev-1---Plan-Set>

<https://www.townofchelmsford.us/DocumentCenter/View/15202/264-Groton-Rd---Def-Sub-Rev-1-Truck-Turning-Plan>

<https://www.townofchelmsford.us/DocumentCenter/View/15203/264-Groton-Rd---Roadway-Exhibit-Plan-Combined>

<https://www.townofchelmsford.us/DocumentCenter/View/15204/264-Groton-Rd---Abutter-exhibit>

<https://www.townofchelmsford.us/DocumentCenter/View/15205/264-Groton-Rd---Rendering>

<https://www.townofchelmsford.us/DocumentCenter/View/15206/264-Groton-Rd---Waivers-request-10-26-22>

PREVIOUS DEPARTMENTAL REVIEW COMMENTS

<https://www.chelmsfordma.gov/DocumentCenter/View/14948/Dept-Comments---BOH>

<https://www.chelmsfordma.gov/DocumentCenter/View/14949/CWD-Response-for-Groton-Road-264>

<https://www.townofchelmsford.us/DocumentCenter/View/14992/264-Groton-Rd---NCWD-comments>

<https://www.townofchelmsford.us/DocumentCenter/View/14994/264-Groton-Rd---DPW-comments>

<https://www.townofchelmsford.us/DocumentCenter/View/14993/264-Groton-Rd---Fire-comments>

<https://www.townofchelmsford.us/DocumentCenter/View/15245/264-Groton-Rd---comment-BOH>

<https://www.townofchelmsford.us/DocumentCenter/View/15246/264-Groton-Rd---comment-BUILDING>

APPLICATION SUBMITTAL DOCUMENTS

<https://www.townofchelmsford.us/DocumentCenter/View/14860/264-Groton-Rd---Def-Subdivision-application>

<https://www.townofchelmsford.us/DocumentCenter/View/14861/264-Groton-Rd---Def-Subdivision-PLANS>

<https://www.townofchelmsford.us/DocumentCenter/View/14862/264-Groton-Rd---Stormwater-Report>

<https://www.townofchelmsford.us/DocumentCenter/View/14863/264-Groton-Rd---Supplemental-Data-Report>

<https://www.townofchelmsford.us/DocumentCenter/View/15026/264-Groton-Rd---Def-Subdivision-WAIVER-LIST>

NEW BUSINESS

- Items from Work Session
- Annual goals & objectives
- Schedule next work session

MEETING MINUTES TO APPROVE: March 22, 2023

<https://www.townofchelmsford.us/DocumentCenter/View/15554/3-22-2023-PB-Minutes-draft>

NEXT MEETING DATE(S): April 26 & May 10

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 have been 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 Planning Board Chair.