



Chelmsford Planning Board

Town of Chelmsford

50 Billerica Road  
Chelmsford, MA 01824

Town Clerk Stamp

**REVISED**

2022-04-25

1:59 PM

TOWN OF CHELMSFORD  
PATRICIA E. DZURIS  
TOWN CLERK

## NOTICE OF PUBLIC HEARING

**DATE:** April 27, 2022

**TIME:** 7:00 pm

**LOCATION:** McCarthy Middle School Auditorium – 250 North Road

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.

**ZOOM LINK:** CTM 1 is inviting you to a scheduled Zoom meeting.  
CTM 1 is inviting you to a scheduled Zoom meeting.

Topic: Planning Board

Time: Apr 27, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88074167212?pwd=eTBZTlFYdWo2U0V4N2JnTStiazlwUT09>

Meeting ID: 880 7416 7212

Passcode: 787212

One tap mobile

+19292056099,,88074167212#,,,,\*787212# US (New York)

+13017158592,,88074167212#,,,,\*787212# US (Washington DC)

## AGENDA

**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.

**CONTINUED ADMINISTRATIVE REVIEW:**

1. ANR # 671 – Barnes Terrace – Tidan Corporation – Request for Endorsement - create separate lots from the existing Lot 2

New

<https://www.chelmsfordma.gov/DocumentCenter/View/14084/Barnes-Terrace----ANR-rev031522>

Old

<https://www.chelmsfordma.gov/DocumentCenter/View/13954/Barnes-Terrace---ANR-Plan>

2. Barnes Terrace - Tidan Corporation - Construction of a Paper Street – create new roadway to serve as frontage and access for two new lots

NEW

<https://www.chelmsfordma.gov/DocumentCenter/View/14160/Barnes----BETA-REPLY>

<https://www.chelmsfordma.gov/DocumentCenter/View/14161/Barnes----OM-plan>

<https://www.chelmsfordma.gov/DocumentCenter/View/14085/Barnes-terrace----BETA-REPLY-040622>

<https://www.chelmsfordma.gov/DocumentCenter/View/14076/Barnes-Terrace-Stormwater-Peer-Review-3-22-22>

<https://www.chelmsfordma.gov/DocumentCenter/View/14086/Barnes-Terrace--LTR-040622>

<https://www.chelmsfordma.gov/DocumentCenter/View/14087/Barnes-terrace--AutoTURN-bus-45>

<https://www.chelmsfordma.gov/DocumentCenter/View/14088/Barnes-Terrace--Drainage-Report-040622>

<https://www.chelmsfordma.gov/DocumentCenter/View/14089/Barnes-Terrace--Improvement-Plan-Rev040622>

March 23, 2022 Meeting

[https://www.chelmsfordma.gov/DocumentCenter/View/14005/Barnes-terrace---6678-Drainage-Report\\_012722](https://www.chelmsfordma.gov/DocumentCenter/View/14005/Barnes-terrace---6678-Drainage-Report_012722)

<https://www.chelmsfordma.gov/DocumentCenter/View/14006/Barnes-Terrace---6678-PRE-012722>

<https://www.chelmsfordma.gov/DocumentCenter/View/14007/Barnes-terrace---6678-POST-012722>

<https://www.chelmsfordma.gov/DocumentCenter/View/13955/Barnes-Terrace---Construction-of-paper-Street---project-letter>

<https://www.chelmsfordma.gov/DocumentCenter/View/13956/Barnes-Terrace---Plans>

<https://www.chelmsfordma.gov/DocumentCenter/View/13957/Barnes-Terrace---Drainage-Report>

<https://www.chelmsfordma.gov/DocumentCenter/View/13958/barnes-terrace---town-emails-on-project>

**CONTINUED PUBLIC HEARING(S):**

**1. 9 Acton Road LLC**, requests a special permit per Article XXII, Village Center Overlay District, sections 195-124 C (2), (4) (5), 195-125.B, Table 2 (L1, L4, L8, L9, B9) and section 195-104, Site Plan Review, and Article XXIII, Inclusionary Housing Bylaw, as applicable, for the construction of a 22 unit multifamily townhouse development with associated site improvements and any other zoning relief that is deemed necessary. The site is in the VCOD - Village Center Overlay District and consists of approximately 57,264 sq. ft. as shown on Assessors Map 84-336-19.

Peer review presentation. Review revised plan showing 18 units and updated architectural elevations and floor plans.

NEW

<https://www.chelmsfordma.gov/DocumentCenter/View/14147/13-Acton-Rd-Stormwater-Peer-Review-4-8-22>

<https://www.townofchelmsford.us/DocumentCenter/View/14150/acton---CutFillReport>  
<https://www.townofchelmsford.us/DocumentCenter/View/14151/acton---Supplemental-Data-Report>  
[https://www.townofchelmsford.us/DocumentCenter/View/14152/acton---Response-to-Beta-Comments\\_PB](https://www.townofchelmsford.us/DocumentCenter/View/14152/acton---Response-to-Beta-Comments_PB)  
<https://www.townofchelmsford.us/DocumentCenter/View/14153/acton---Stamped-Site-Plan--revised>

OLD

<https://www.chelmsfordma.gov/DocumentCenter/View/14079/acton-Road---Site-Plan>  
<https://www.chelmsfordma.gov/DocumentCenter/View/14080/Acton-Road---Supplemental-Data-Report>  
[https://www.chelmsfordma.gov/DocumentCenter/View/13965/9-ACTON\\_7-UNIT\\_EAST-ELEVATION](https://www.chelmsfordma.gov/DocumentCenter/View/13965/9-ACTON_7-UNIT_EAST-ELEVATION)  
[https://www.chelmsfordma.gov/DocumentCenter/View/13966/9-ACTON\\_REVISED-PLANNING-SET\\_W-SIDE-WINDOW](https://www.chelmsfordma.gov/DocumentCenter/View/13966/9-ACTON_REVISED-PLANNING-SET_W-SIDE-WINDOW)

Old materials

<https://www.townofchelmsford.us/DocumentCenter/View/13689/9-acton-1088---Application-Package-9-30-2021>  
<https://www.townofchelmsford.us/DocumentCenter/View/13723/9-Acton-21088---Architectural-Drawings>  
<https://www.townofchelmsford.us/DocumentCenter/View/13717/9-Acton-21088---Site-Plan>

<https://www.townofchelmsford.us/DocumentCenter/View/13718/9-Acton-21088---Supplemental-Data-Report>

<https://www.townofchelmsford.us/DocumentCenter/View/13750/UPDATED-Plans-13-Acton-21088---Site-Plan-LM-ONLY-2-1-22>

2. The Davis Companies on behalf of DIV Riverneck, LLC, for properties located at **191, 195, 199-201 Riverneck Road** for the demolition of the existing structures and construction of a 247,860 +/- square feet industrial warehouse building with integrated surface parking, loading facilities and on-site infrastructure improvements.

The site is in the IA and RB zoning districts and is shown as parcel Id Map 64, Block 275, Lots 4, 5, 7 and 16 and consisting of approximately 21.03 acres. The applicant requests approval under Article XXIV, Route 129 Business Amenities Overlay District (BAOD) and Article XXI, Community Enhancement and Investment Overlay District (CEIOD) sub-sections 195-111 D, 195-115, 195-116, and associated Special Permits per Article XIV Aquifer Protection District, sub-section 195-74, Article XV Floodplain District, sub-section 195-82, Article XI Major Business Complexes, and any other permit relief, including but not limited to Articles V and IX, as may be required under the Chelmsford Zoning Bylaw to allow the proposed use/project.

This meeting will focus on the presentation and review of the site plan and associated elements (landscaping, lighting, circulation, parking, stormwater, etc).

NEW

<https://www.chelmsfordma.gov/DocumentCenter/View/14159/199-201-Riverneck-Rd-BETA-Peer-Review-4-25-22>

<https://www.chelmsfordma.gov/DocumentCenter/View/14142/Riverneck---2022-04-08-Revised-Permit-Drawings>

[https://www.chelmsfordma.gov/DocumentCenter/View/14143/Riverneck---2022\\_03-21-Reponse-Letter-CFD---fire-dept](https://www.chelmsfordma.gov/DocumentCenter/View/14143/Riverneck---2022_03-21-Reponse-Letter-CFD---fire-dept)

[https://www.chelmsfordma.gov/DocumentCenter/View/14144/riverneck---2022\\_03-21-Reponse-Letter-CWD---water-district](https://www.chelmsfordma.gov/DocumentCenter/View/14144/riverneck---2022_03-21-Reponse-Letter-CWD---water-district)

[https://www.chelmsfordma.gov/DocumentCenter/View/14145/riverneck---2022\\_03-21-Reponse-Letter-DC---public-works-second-letter](https://www.chelmsfordma.gov/DocumentCenter/View/14145/riverneck---2022_03-21-Reponse-Letter-DC---public-works-second-letter)

[https://www.chelmsfordma.gov/DocumentCenter/View/14146/riverneck---2022\\_03-21-Reponse-Letter-PB---Public-works-1st-letter](https://www.chelmsfordma.gov/DocumentCenter/View/14146/riverneck---2022_03-21-Reponse-Letter-PB---Public-works-1st-letter)

OLD

[https://www.chelmsfordma.gov/DocumentCenter/View/13727/Chelmsford\\_D\\_D\\_Drawings\\_12-13-2021](https://www.chelmsfordma.gov/DocumentCenter/View/13727/Chelmsford_D_D_Drawings_12-13-2021)

<https://www.chelmsfordma.gov/DocumentCenter/View/14001/Vanasse---Riverneck-Rd-Supplemental-Traffic-Review-031722>

<https://www.chelmsfordma.gov/DocumentCenter/View/14002/applicant--Riverneck-Rd-Peer-Review-Comment-Response---Traffic---3-9-22>

<https://www.chelmsfordma.gov/DocumentCenter/View/14000/Vanasse---Riverneck-Rd-Warehouse-Traffic-Review-021622>

[https://www.chelmsfordma.gov/DocumentCenter/View/13726/Riverneck\\_Road\\_Application\\_Package](https://www.chelmsfordma.gov/DocumentCenter/View/13726/Riverneck_Road_Application_Package)

[https://www.chelmsfordma.gov/DocumentCenter/View/13727/Chelmsford\\_D\\_Drawings\\_12-13-2021](https://www.chelmsfordma.gov/DocumentCenter/View/13727/Chelmsford_D_Drawings_12-13-2021)

[https://www.chelmsfordma.gov/DocumentCenter/View/13728/Chelmsford\\_List\\_of\\_record\\_permits](https://www.chelmsfordma.gov/DocumentCenter/View/13728/Chelmsford_List_of_record_permits)

[https://www.chelmsfordma.gov/DocumentCenter/View/13729/Chelmsford\\_Narrative](https://www.chelmsfordma.gov/DocumentCenter/View/13729/Chelmsford_Narrative)

[https://www.chelmsfordma.gov/DocumentCenter/View/13730/Chelmsford\\_Special\\_Permit\\_Application\\_Form](https://www.chelmsfordma.gov/DocumentCenter/View/13730/Chelmsford_Special_Permit_Application_Form)

[https://www.chelmsfordma.gov/DocumentCenter/View/13731/Chelmsford\\_Waivers](https://www.chelmsfordma.gov/DocumentCenter/View/13731/Chelmsford_Waivers)

[https://www.chelmsfordma.gov/DocumentCenter/View/13732/Chelmsford\\_Cover\\_Letter](https://www.chelmsfordma.gov/DocumentCenter/View/13732/Chelmsford_Cover_Letter)

[https://www.chelmsfordma.gov/DocumentCenter/View/13734/Stormwater\\_Management\\_Report\\_Full](https://www.chelmsfordma.gov/DocumentCenter/View/13734/Stormwater_Management_Report_Full)

[https://www.chelmsfordma.gov/DocumentCenter/View/13735/Riverneck\\_Road\\_Traffic\\_Impact\\_Assessment\\_Full](https://www.chelmsfordma.gov/DocumentCenter/View/13735/Riverneck_Road_Traffic_Impact_Assessment_Full)

**NEW PUBLIC HEARING(S):** NONE

**NEW BUSINESS:**

- Items for May 4<sup>th</sup> Work session
  - o NMCOG – zoning map / land use conflicts
  - o Rt. 129 discussion
  - o Others?
- PB appointments to the Master Plan Implementation Committee

- Town Meeting member or Resident-at-large
- Member of the 2021 Master Plan Committee

**MEETING MINUTES TO APPROVE:** April 13, 2022  
<https://www.chelmsfordma.gov/DocumentCenter/View/14148/4-13-2022-PB-Minutes-DRAFT>

**NEXT MEETING DATE(S):** Work session – May 4 at 7 pm  
May 11, 2022 - regular

## **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.*