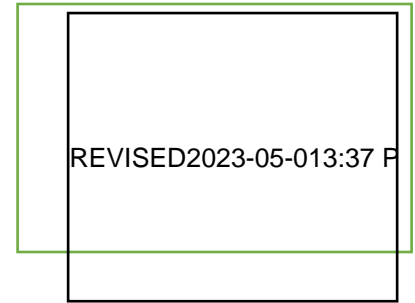




Zoning Board of Appeals
Town of Chelmsford
50 Billerica Road
Chelmsford, MA 01824

Town Clerk Stamp



NOTICE OF PUBLIC MEETING

DATE: May 4, 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) 73 Dalton Road / Edward B. Bell Estates – 40B Comprehensive Permit

Requesting modification to said Permit to reduce the number of affordable housing units to one (1) one-bedroom unit. The affordable housing rental rate is to remain at 80%.

<https://www.townofchelmsford.us/DocumentCenter/View/15670/73-Dalton-Road-40B-Modification-request-4-26-2023>

<https://www.townofchelmsford.us/DocumentCenter/View/15672/73-Dalton-Road---40B-Comprehensive-Permit>

2) 61 Carlisle Street / Thomas Marshall Estates – 40B Comprehensive Permit

Requesting modification to said Permit to reduce the number of affordable housing units to one (1) two-bedroom unit. The affordable housing rental rate is to remain at 80%.

<https://www.townofchelmsford.us/DocumentCenter/View/15671/61-Carlisle-St-40B-Modification-request-4-26-2023>

<https://www.townofchelmsford.us/DocumentCenter/View/15674/61-Carlisle-St---40B-Comprehensive-Permit>

<https://www.townofchelmsford.us/DocumentCenter/View/15673/61-Carlisle-St---40B-Comprehensive-Permit-Extension>

NEW PUBLIC HEARING(S):

- 1) 36 Bartlett Street – William L. Harvey III** requesting a Special Permit, under Section 195-5 Use Regulations A.4 in accordance with Section 195-13 Conversion of Dwelling Units, to convert a single-family dwelling existing prior to 1938 into a two-family dwelling, and other relief deemed necessary. This property is located in the RB district – Parcel ID: Map 84, Block 348, Lot 7.

<https://www.townofchelmsford.us/DocumentCenter/View/15638/36-Bartlett-Street---Application-packet>

- 2) **3 Summit Avenue – Robert & Christen Fragala** requesting a Variance, under Section 195-11 Accessory Buildings/Structures, and any other relief deemed necessary, to install an inground swimming pool located within the front yard area. The property is a corner lot with two frontages and is located in the RB district as Assessors Parcel ID: Map 101, Block 357, Lot 9.
<https://www.townofchelmsford.us/DocumentCenter/View/15652/3-Summit-Ave---application-packet>
<https://www.townofchelmsford.us/DocumentCenter/View/15652/3-Summit-Ave---application-packet>

- 3) **6 Doral Drive – Jayesh & Purvi Master** requesting a Special Permit, under Section 195-8 Nonconformity and/or 195-9 (B) Conformity for 20% reduction to the front setback requirement to build a 28x28 ft. attached two-story garage and 4x10 ft. two-story entryway addition, and any other relief deemed necessary. This property is located in the RB district – Parcel ID: Map 29, Block 104, Lot 7.
<https://www.townofchelmsford.us/DocumentCenter/View/15656/6-Doral-Drive---application-packet>
<https://www.townofchelmsford.us/DocumentCenter/View/15657/6-Doral-Drive---site-plan-040323-REV2-040623>

CONTINUED 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.
<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) **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-exhibit>

- 3) **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 *****

<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>

- 4) **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 *****

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

NEW BUSINESS / DISCUSSION ITEMS:

- Town Meeting debriefing on Articles 19 & 20
- Town Counsel discussion: Limited Accessory Apartments versus house additions

MEETING MINUTES TO APPROVE: April 6, 2023

<https://www.townofchelmsford.us/DocumentCenter/View/15682/4-6-23--ZBA-Minutes-DRAFT>

NEXT MEETING DATE(S): June 1, 2023

EXECUTIVE SESSION:

The Board will enter into Executive Session for the purpose of discussing pending litigation and potential settlement relating to the properties located at 24, 26, 28, and 30 Second Lane, with no intention of returning to Public Meeting except to adjourn.

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.