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TOWN OF CHELMSFORD
PATRICIA E. DZURIS
TOWN CLERK

Zoning Board of Appeals

Town of Chelmsford
50 Billerica Road
Chelmsford, MA 01824

NOTICE OF PUBLIC HEARING

DATE: May 5, 2022

TIME: 7:00 PM

LOCATION: Town Offices, 50 Billerica Road, Chelmsford, MA **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.

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.

AGENDA

ADMINISTRATIVE REVIEW: None

CONTINUED PUBLIC HEARING(S):

8 Coolidge Street, Daniella Santos & Anston Silva: Special Permit under 195-6.1 Limited Accessory Apartment and any other relief deemed necessary. Map 12, Lot 16, Lot 29, RB District, 0.86 acre

<https://www.chelmsfordma.gov/DocumentCenter/View/14211/Santos-Declaration-of-Homestead-20220415-20220415-DECLARATION-OF-HOMESTEAD>

<https://www.chelmsfordma.gov/DocumentCenter/View/14212/Santos-Deed-20220415-20220415--QUITCLAIM-DEED-001>

<https://www.chelmsfordma.gov/DocumentCenter/View/14064/8-Coolidge-Porch-Addition3122---updated-plan>

<https://www.townofchelmsford.us/DocumentCenter/View/13809/8-Coolidge---1-6-2022>
<https://www.townofchelmsford.us/DocumentCenter/View/13810/Plan-8-Coolidge>
<https://www.townofchelmsford.us/DocumentCenter/View/13811/Department-Comments-Fire---Engineering-BOH>

NEW PUBLIC HEARING(S):

70 Hunt Road, Jon Glennie – Special Permit - Variance, sections 195-8.C and/or 195-9 for the construction of a Front vestibule and porch that will not meet the required 40 ft front yard setback. Parcel is in the Residential B district, Map 100, Block 402, Lot 3.

<https://www.chelmsfordma.gov/DocumentCenter/View/14169/70-hunt-application>
<https://www.chelmsfordma.gov/DocumentCenter/View/14170/70-hunt---building-dept-front-porch-denial-letter>
<https://www.chelmsfordma.gov/DocumentCenter/View/14172/70-hunt---proposed-plot-plan>
<https://www.chelmsfordma.gov/DocumentCenter/View/14173/70-hunt---proposed-addition-and-renovation>

72 Parkerville Road, Kelly Marie Burke – Variance, section 195.9 A for the construction of a detached garage that will not meet the rear yard setback and any other relief that is deemed necessary. Parcel is in the Residential B district, Map 23, Lot 471, Lot 1.

<https://www.chelmsfordma.gov/DocumentCenter/View/14174/72-Parkerville---application-and-narrative>
<https://www.chelmsfordma.gov/DocumentCenter/View/14175/72-Parkerville---building-dept-denial-letter>
<https://www.chelmsfordma.gov/DocumentCenter/View/14176/72-Parkerville-Rd-proposed-plot-plan>

4 Wildwood Street – Jack Fletcher / Wildwood Street Realty Trust – Variance, section 195-9 (lot area and lot depth) and any other relief necessary deemed necessary, for the creation of a buildable lot. Parcels is in the Residential B district, Map 52-184-6 and 52-184-10.

<https://www.chelmsfordma.gov/DocumentCenter/View/14177/4-wildwood---DPW-sewer-letter-and-connection-plan>
<https://www.chelmsfordma.gov/DocumentCenter/View/14178/4-wildwood---street-map>
<https://www.chelmsfordma.gov/DocumentCenter/View/14181/4-wildwood-application-and-narrative-packet>

52 Ansie Road – Matthew Carstens – Special Permit, section 195-6.1 for the construction of an addition for a Limited Accessory Apartment and any other relief deemed necessary. Parcel is in the Residential B district, Map 104, block 387, lot 41.

<https://www.chelmsfordma.gov/DocumentCenter/View/14197/52-Ansie---narrative-letter>

<https://www.chelmsfordma.gov/DocumentCenter/View/14182/52-Ansie---building-dept-LAA-letter>

<https://www.chelmsfordma.gov/DocumentCenter/View/14183/52-Ansie---LAA-application-and-use-regulations>

<https://www.chelmsfordma.gov/DocumentCenter/View/14184/52-Ansie---LAA-master-plans>

<https://www.chelmsfordma.gov/DocumentCenter/View/14185/52-ansie-proposed-LAA-plot-plan>

12 Chatham Road – Richard Volpicelli – Special Permit, section 195-8.E (1)(a) for the construction of a new farmers porch which does not meet the required front yard setback and any other relief deemed necessary. Parcel is in the Residential B district, Map 85, Block 324, Lot 52.

<https://www.chelmsfordma.gov/DocumentCenter/View/14186/12-Chatham---bldg-dept-farmers-porch-letter>

<https://www.chelmsfordma.gov/DocumentCenter/View/14187/12-Chatham---proposed-architectural-plans>

<https://www.chelmsfordma.gov/DocumentCenter/View/14188/12-Chatham---proposed-plot-plan>

<https://www.chelmsfordma.gov/DocumentCenter/View/14189/12-chatham-application-and-narrative>

OFF Westford Street, Lot 4 – Donovan Family Trust – Variance, 195.15.B & D for creation of rear lot and construction of a dwelling that will not meet the required setbacks and frontage and any other relief that is deemed necessary.

<https://www.chelmsfordma.gov/DocumentCenter/View/14190/0-westford---application-and-street-map>

<https://www.chelmsfordma.gov/DocumentCenter/View/14191/0-westford---architectural-plans>

<https://www.chelmsfordma.gov/DocumentCenter/View/14192/0-westford---building-dept-denial-letter>

<https://www.chelmsfordma.gov/DocumentCenter/View/14193/0-westford---proposed-site-plan>

NEW BUSINESS: None

EXECUTIVE SESSION

Executive session for the purpose of discussing pending litigation and potential settlement relating to the property located at 24-30 Second Lane.

MEETING MINUTES TO APPROVE: April 7, 2022

<https://www.chelmsfordma.gov/DocumentCenter/View/14198/4-7-22--ZBA-Minutes--DRAFT-bd>

NEXT MEETING DATE(S): June 2, 2022

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.