



Chelmsford Planning Board
Town of Chelmsford
50 Billerica Road
Chelmsford, MA 01824

Filed with Town Clerk:

REVISED

2022-05-10

11:06 AM

**TOWN OF CHELMSFORD
PATRICIA E. DZURIS
TOWN CLERK**

NOTICE OF PUBLIC HEARING

DATE: May 11, 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.

CTM 1 is inviting you to a scheduled Zoom meeting.

Topic: Planning Board

Time: May 11, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83198996869?pwd=eW5oZTNcCmNRQWZkN3RoeHNsT1g0QT09>

Meeting ID: 831 9899 6869

Passcode: 709537

One tap mobile

+19292056099,,83198996869#,,,,*709537# US (New York)

+13017158592,,83198996869#,,,,*709537# 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.

1. PUBLIC HEARING

LEGAL NOTICE

CHELMSFORD PLANNING BOARD

The Town of Chelmsford Planning Board will be a public hearing on Wednesday, May 11, 2022, at 7:00 P.M. in Room 204, Town Offices 50 Billerica Road, for purposes of receiving public comment for purposes:

To amend Chapter 202 Subdivision of Land, Article III Design Standards and Improvements, section 202-12 (f), 202-13.B (2) (a), section 202-14. A, B, C, D, E and G, section 202-17.B, section 202-19. A and D, 202-21, 202-22, for purposes of amending existing provisions and adding new provisions related to stormwater and Low impact development standards.

And to amend the Planning Board Site Plan and Special Permit Regulations and Procedures, Adopted: April 26, 2000 and most recently revised August 12, 2009, sections 2.4, 2.6, 2.8.6, 2.8.8, 2.8.9 and 2.8.11 for purposes of amending existing provisions and adding new provisions related to stormwater and Low impact development standards.

Copies of the proposed amendments are available for review at the Planning Board office located at Town Offices.

Per Order of: Chair, Chelmsford Planning Board

#7154508

Eagle-Independent 4/15, 4/22/22

<https://www.chelmsfordma.gov/DocumentCenter/View/14218/Chelmsford-SW-Changes-2022-CT-Presentation>

<https://www.chelmsfordma.gov/DocumentCenter/View/14219/SitePlanRegulations-Revised-8-10-2021>

<https://www.chelmsfordma.gov/DocumentCenter/View/14220/Subdivision-of-Land-revised-8-10-2021>

ADMINISTRATIVE REVIEW

1. ANR # 674 – 14 & 16 Pleasant Street, William Kelleher and Tabitha Upton

Request for Endorsement – Land swap between abutting parcels

<https://www.chelmsfordma.gov/DocumentCenter/View/14221/Pleasant-street---ANR>

2. Barnes Terrace – Request to Endorse Final Plans and Covenant

<https://www.chelmsfordma.gov/DocumentCenter/View/14228/Barnes-Terrace---Final-Plans>

3. Off Billerica Road – Map 98, Block 271, Lot 1 – CEIOD applicability

<https://www.chelmsfordma.gov/DocumentCenter/View/14222/off-Billerica---self-storage---applicability-letter>

<https://www.chelmsfordma.gov/DocumentCenter/View/14223/off-billerica---self-storage---CEIOD-Narrative>

<https://www.chelmsfordma.gov/DocumentCenter/View/14224/off-Billerica---self-storage---site-plans>

<https://www.chelmsfordma.gov/DocumentCenter/View/14225/10X-Marlborough-Flyer>

<https://www.chelmsfordma.gov/DocumentCenter/View/14226/10X-Storage-Group-Members>

4. 9 Acton Road – Special Permit VCOD
Review and ratification of draft Decision

CONTINUED PUBLIC HEARING(S)

NO TESTIMONY - CONTINUED TO MAY 25 Meeting at McCarthy Auditorium

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.

NEW PUBLIC HEARING(S)

None

NEW BUSINESS

Scheduling of Next Work session

MEETING MINUTES TO APPROVE

April 27, 2022

<https://www.chelmsfordma.gov/DocumentCenter/View/14227/4-27-2002-PB-Minutes-DRAFT-final>

NEXT MEETING DATE(S)

May 25th at McCarthy Auditorium
June 8th - location TBD

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.