



PLANNING BOARD

Notice of Public Meeting

REVISED Agenda

Filed with Town Clerk:

RECEIVED

2021-05-11

9:42 AM

TOWN OF CHELMSFORD

PATRICIA E. DZURIS

TOWN CLERK

DATE: **Wednesday, May 12, 2021** TIME: **7:00pm**

PLACE: Virtual meeting ADDRESS: ROOM: Virtual

Pursuant to **Governor Baker's March 12, 2020**, Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the **Governor's March 15, 2020** Order imposing strict limitation on the number of people that may gather in one place.

Welcome to the Planning Board meeting for Wednesday, May 12, 2021. This meeting is being televised by Chelmsford Telemedia and is being conducted remotely.

Topic: Planning Board

Time: May 12, 2021 07:00 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/82262882525?pwd=bWp3MVQ4YlJkQ25laDlVWVWnU1RW5dz09>

Meeting ID: 822 6288 2525

Passcode: 512671

Call into the meeting – 929-205-6099

New Public Hearing:

the **Town of Chelmsford Planning Board** will be conducted remotely on **Wednesday, May 12, 2021, at 7:00 P.M.** for purposes of receiving public comment to amend The Town Code, Chapter 195, "Zoning Bylaw" as follows:

To amend **Chapter 195 – Zoning**, of the **Town Code**, to replace all verbiage in the chapter from 'Board of Selectmen' to 'Select Board'.

Administrative Review:

Steve Jahnle- Sewer Moratorium Discussion

56 Pile Drive

PB# 2019-09

Review and approve draft decision

56 Pile Drive (Map 75, Block 291, Lot 55). HUB Foundation, the property is located in the IA Limited Industrial zoning district. The project proposes an expansion of an outdoor contractor yard with the construction of a second structure (10,000 sq. ft.) and associated site improvements.

Applicant requests a Minor Modification to previously approved Site Plan Approval and Special Permit, Site Plan Approval section 195-104 and Special Permits per section 195-13 for "Multiple Principal

Structures” and any other relief that may be deemed necessary.

<https://www.chelmsfordma.gov/DocumentCenter/View/12449/56-Pile-Narrative---revised>

<https://www.chelmsfordma.gov/DocumentCenter/View/12448/56-Pile-3-110-Site-Plan-Modification-Plan-Set>

https://www.chelmsfordma.gov/DocumentCenter/View/12447/56--Pile13-110-Stormwater-Report_Executive-Summary-Only

<https://www.chelmsfordma.gov/DocumentCenter/View/12450/56-Pile-PB---Mod-of-Approved-Site-Plan>

<https://www.chelmsfordma.gov/DocumentCenter/View/12451/56-Pile-PB---Special-Permit>

235 Littleton Road **ANR #676** **Approval not required**

Brian Milisci, Representing the applicant, requests endorsement of the approval not required plan for the property at 235 Littleton Road.

<https://www.chelmsfordma.gov/DocumentCenter/View/12538/Chelmsford---235-Littleton-Rd---Hillman-ANR-PLAN-2021>

23 Chestnut Hill Road **ANR #675** **Approval not required**

Brian Milisci, representing the applicant, requests endorsement of the Approval not required plan for the property at 23 Chestnut Hill Road

<https://www.chelmsfordma.gov/DocumentCenter/View/12537/Chelmsford-Chestnut-Hill-Rd-Gilet-ANR-PLAN-002>

Continued to May 26, 2021

9 Acton Road **PB# 2018-08** **CVOD Applicability Update**

9 Acton Road, John Faneros, requests the submitted plan be found in accordance with the findings of the CVOD applicability previously issued for this site

https://www.chelmsfordma.gov/DocumentCenter/View/12491/9-Acton-Road-20210422_21088_ConceptPlan

<https://www.chelmsfordma.gov/DocumentCenter/View/12492/9-Acton-Road-CVOD-Letter>

New Public Hearings:

1 Billerica Road / 44 Central Square

The Chelmsford Planning Board will conduct a Public hearing on **Wednesday, May 12, 2021 at 7:30 pm**, via Zoom Meeting platform, to consider an application submitted by Americal Management Co. located at **1 Billerica Road and 44 Central Square** requesting the Board to make a determination pursuant to G. L. c. 40A, s. 16 that the new proposal contains “specific and material changes in the conditions upon which the previous unfavorable action was based” and if so then consider Site Plan Approval, section 195-104, and Special Permits under Article XXII, Village Center Overlay District (VCOD), section 195-124.C (2), (4), (5) and 195-126, and Article XIV, Aquifer Protection District, and any other relief that may be deemed necessary,

The proposed project consists of reuse and redevelopment of the Odd Fellows hall into commercial space as a 100seat restaurant and 8 apartments respectively and the subdivision of the existing property into three new lots. The site is located in the Village Center Overlay District and consists of approximately 3.5 acres as shown on Assessors Map 84, Block 334, Lots 10 and 11.

<https://www.chelmsfordma.gov/DocumentCenter/View/12504/44-central-sq-Reconsideration-letter-American>

https://www.chelmsfordma.gov/DocumentCenter/View/12505/44-central-sq-reconsideration-20210405_15119_OddFellows_Waivers

https://www.chelmsfordma.gov/DocumentCenter/View/12506/44-central-sq-reconsideration-15119---Site-Plan_Stamped

<https://www.chelmsfordma.gov/DocumentCenter/View/12508/1-Billerica---44-central-sq-reconsideration-request>

Continued Public Hearings:

200 Turnpike Road

PB# 2021-03

Special Permit

200 Turnpike Road, All Star Management LLC, requests a special permit per section 195-5, “Use Regulations” and Attachment 1” use Table” to operate a 2,800sq. ft.doggie day care (commercial kennel), a special permit per section 195-18 to reduce parking and section 195-144 C to reduce buffer strips and any other zoning relief that is deemed necessary. The site is located in the IA – Limited Industrial District and consists of approximately 3.85 acres as shown on Assessors Map 106-328-5 and 6.

https://www.chelmsfordma.gov/DocumentCenter/View/12452/200-turnpike-16058---Site-Plan_Stamped

https://www.chelmsfordma.gov/DocumentCenter/View/12453/200-Turnpike-16058-Site_DogPark

New business

Town Meeting Update

Master Plan Update

Discussion / Schedule Worksession

1. Itemized list of Topics

2. <https://www.chelmsfordma.gov/DocumentCenter/View/12535/Henry-Parlee-letter-Chelmsford-Planning-Board-4>

Old Business

Next meetings

May 26, 2021

June 9, 2021