



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

Filed with Town Clerk:

**RECEIVED**

2022-05-20

9:36 AM

TOWN OF CHELMSFORD  
PATRICIA E. DZURIS  
TOWN CLERK

## NOTICE OF PUBLIC HEARING

**DATE:** May 25, 2022

**TIME:** 7:00 PM

**LOCATION:** McCarthy Middle School Auditorium

**ROOM:** Auditorium

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.

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Topic: Planning Board

Time: May 25, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88644227110?pwd=c2tUcFpHbk9kVnNkK1BxdDFnVHhzQT09>

Meeting ID: 886 4422 7110

Passcode: 361247

One tap mobile

+19292056099,,88644227110#,,,,\*361247# US (New York)

+13017158592,,88644227110#,,,,\*361247# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

Meeting ID: 886 4422 7110

Passcode: 361247

## 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.

### ADMINISTRATIVE REVIEW

**1. Nabnasett Road – request to release lots 1,2,3,5** from the covenant on the Subdivision known as 314 Dunstable Rd. Planning board file PB 2020-05.

**2. Off Billerica Road – Map 98, Block 271, Lot 1 – CEIOD applicability - REQUEST TO CONTINUE TO JUNE 8th**

<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>

## **NEW PUBLIC HEARINGS**

**3. 47 Chelmsford Street** - Bhavensh Khurana Company for property located at **47 Chelmsford Street** requesting a special permits per the Village Center Overlay District (VCOD)

The project proposes to use the existing second floor as a as single residential dwelling unit and reduced on site parking per section 195-126.C and parking placement per section 195-126.B.

<https://www.chelmsfordma.gov/DocumentCenter/View/14269/47-Chelmsford----Application-Special-Permit-Signed>  
<https://www.chelmsfordma.gov/DocumentCenter/View/14270/47-Chelmsford-St-Existing-Conditions-Plans>  
<https://www.chelmsfordma.gov/DocumentCenter/View/14271/47-Chelmsford-Architectural-Plans>  
<https://www.chelmsfordma.gov/DocumentCenter/View/14272/47-Chelmsford---Site-Plan-Stamped>  
<https://www.chelmsfordma.gov/DocumentCenter/View/14273/47-Chelmsford----Supplemental-Zoning>

## **CONTINUED PUBLIC HEARING(S)**

**4.** 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

<https://www.chelmsfordma.gov/DocumentCenter/View/14286/Riverneck---2022-05-19-Peer-Review-Comment-Responses>  
<https://www.chelmsfordma.gov/DocumentCenter/View/14287/Riverneck---2022-05-17-Revised-Stormwater-Management-Report-Sections>  
<https://www.chelmsfordma.gov/DocumentCenter/View/14288/Riverneck---2022-05-19-Revised-Riverneck-Road-Drawings>  
<https://www.chelmsfordma.gov/DocumentCenter/View/14289/riverneck---PLS-Stamped-Drawings>

Old

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

[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)

**NEW BUSINESS**

Scheduling of Next Work session

**MEETING MINUTES TO APPROVE**

May 11, 2022

<https://www.chelmsfordma.gov/DocumentCenter/View/14274/5-11-2002-PB-Minutes-DRAFT>

**NEXT MEETING DATE(S)**

June 8 and June 22

June 8<sup>th</sup> - 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.*