



**PLANNING BOARD**  
*Notice of Public Meeting*  
**Revised 5/24/2021**  
**Agenda**

Filed with Town Clerk:

RECEIVED

2021-05-25

8:26 AM

TOWN OF CHELMSFORD

PATRICIA E. DZURIS

TOWN CLERK

**DATE: Wednesday, May 26, 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 26, 2021. This meeting is being televised by Chelmsford Telemedia and is being conducted remotely.**

Time: May 26, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82374952927?pwd=ZUVtSWVkbT0pBNVBwV1VyMDZvNHdUdz09>

Meeting ID: 823 7495 2927

Passcode: 056663

***Call into the meeting – 929-205-6099***

**Administrative Review:**

**Trammel Crow Residential request for Planning Board  
vote to submit request for state guidance on**

**255 Princeton Street**

**Zoning Eligibility Determination**

<https://www.chelmsfordma.gov/DocumentCenter/View/12582/255-Princeton-DHCD>

**New Public Hearing:**

**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.

**From 5-12-2021**

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

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

[20210405\\_15119\\_OddFellows\\_Waivers](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/12506/44-central-sq-reconsideration-15119---Site-Plan_Stamped)

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

**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/12491/9-Acton-Road-20210422_21088_ConceptPlan)

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

**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

**Letters as of Friday, May 21, 2021**

<https://www.chelmsfordma.gov/DocumentCenter/View/12598/Letters-to-date-5-21-2021>

**NEW:**

<https://www.chelmsfordma.gov/DocumentCenter/View/12581/200TurnpikeMemo000-5-26-2021>

<https://www.chelmsfordma.gov/DocumentCenter/View/12583/Acoustic-Consultant-Memo---Doggie-Day-Care-5-26-2021>

<https://www.chelmsfordma.gov/DocumentCenter/View/12584/new-plan-200-Turnpike-for-5-26-2021>

<https://www.chelmsfordma.gov/DocumentCenter/View/12589/200-Turnpike-Dog-Daycare---Chelmsford>

<https://www.chelmsfordma.gov/DocumentCenter/View/12590/200TurnpikeMemo000-5-26-2021>

Old:

[https://www.chelmsfordma.gov/DocumentCenter/View/12452/200-turnpike-16058---Site-Plan\\_Stamped](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](https://www.chelmsfordma.gov/DocumentCenter/View/12453/200-Turnpike-16058-Site_DogPark)

**New business**

**Discussion / Schedule Worksession (ongoing?)**

**1. Itemized list of Topics**

**Old Business**

**Next meetings:**

*June 9, 2021*

*June 23, 2021*