



Zoning Board of Appeals

Town of Chelmsford
50 Billerica Road
Chelmsford, MA 01824

Town Clerk Stamp

REVISED
2023-06-01
4:14 PM
TOWN OF CHELMSFORD
PATRICIA E. DZURIS
TOWN CLERK

NOTICE OF PUBLIC MEETING

DATE: June 1, 2023

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

TIME: 7:00 PM

ROOM: 204

AGENDA

PUBLIC INPUT – Public input shall be limited to statements from the public relating to any issues with the jurisdiction of the Chelmsford Zoning Board of Appeals that are not currently the subject of a pending public hearing before the Zoning Board of Appeals. Public comment on any pending public hearings shall only be heard during such public hearings.

ADMINISTRATIVE REVIEW:

1) Review and sign Larkin/Second Lane Settlement document:

<https://www.townofchelmsford.us/DocumentCenter/View/15829/Larkin---Second-Lane-Settlement-document>

NEW PUBLIC HEARING(S):

1) 495 Northbound Rest Area, SBA Communications on behalf of DishWireless,

requesting a major modification to a previously approved wireless facility Special Permit. The proposal is for installation at the 77-foot level of 3 panel antennas, 1 antenna platform mount, 6 RRUs, 1 over voltage protection device, and 1 hybrid cable, in addition to installation at the ground level of a metal platform and related equipment, and any other relief deemed necessary.

<https://www.townofchelmsford.us/DocumentCenter/View/15788/495N-cell-tower---major-modification-application>

<https://www.townofchelmsford.us/DocumentCenter/View/15787/495N-cell-tower--application-packet>

<https://www.townofchelmsford.us/DocumentCenter/View/15789/495N-cell-tower---Project-Narrative>

<https://www.townofchelmsford.us/DocumentCenter/View/15790/495N-cell-tower---Site-Plan>

2) 25 Wellman Avenue – Lighthouse School, Inc. requesting a Special Permit, under Section 195-82 Floodplain District, for the construction of a 23,000 sq. ft. addition for classrooms and facilities with associated site improvements, and any other relief deemed necessary. The site is located in the IA

(Limited Industrial) District and consists of approximately 33.4 acres as shown on Assessors Map 9, Block 6, Lot 1.

<https://www.townofchelmsford.us/DocumentCenter/View/15792/25-Wellman-Ave---Special-permit-Application>

<https://www.townofchelmsford.us/DocumentCenter/View/15793/25-Wellman-Ave---Site-plan-cover-letter>

<https://www.townofchelmsford.us/DocumentCenter/View/15796/25-Wellman-Ave---Plot-Plan-STAMPED>

<https://www.townofchelmsford.us/DocumentCenter/View/15794/25-Wellman-Ave---Stormwater-Report-04182023>

<https://www.townofchelmsford.us/DocumentCenter/View/15797/25-Wellman-Ave---Full-Set-Site-Plans---Stamped-04182023>

<https://www.townofchelmsford.us/DocumentCenter/View/15798/25-Wellman-Ave---response-to-Town-comments-04192023>

DEPARTMENTAL REVIEW COMMENTS:

<https://www.townofchelmsford.us/DocumentCenter/View/15813/25-Wellman-Ave---comments-CONCOM-NOI-Peer-Review>

<https://www.townofchelmsford.us/DocumentCenter/View/15814/25-Wellman-Ave--comments-FIRE>

CONTINUED PUBLIC HEARING(S):

- 1) **36 Bartlett Street – William L. Harvey III** requesting a Special Permit, under Section 195-5 Use Regulations A.4 in accordance with Section 195-13 Conversion of Dwelling Units, to convert a single-family dwelling existing prior to 1938 into a two-family dwelling, and other relief deemed necessary. This property is located in the RB district – Parcel ID: Map 84, Block 348, Lot 7.

NEW DOCUMENT:

<https://www.townofchelmsford.us/DocumentCenter/View/15803/36-Bartlett-Street---Approval-letter-CWD>

APPLICATION DOCUMENTS:

<https://www.townofchelmsford.us/DocumentCenter/View/15638/36-Bartlett-Street---Application-packet>

- 2) **13 Stearns Street – James and Jeanne Bergeron** requesting Variances, under Section 195-8 Nonconforming and/or Section 195-9 Conformity to subdivide the existing nonconforming single-family property into two lots for the purpose of constructing a new single-family dwelling on said newly created lot, which also requires a variance for minimum lot size, setbacks, percentage lot coverage, and floor area ratio. This property is located in the Residential B district – Parcel ID: Map 54, Block 204, Lot 1.

NEW DOCUMENTS:

<https://www.townofchelmsford.us/DocumentCenter/View/15830/13-Stearns-St---Town-Counsel-letter>

<https://www.townofchelmsford.us/DocumentCenter/View/15804/13-Stearns-St---EXTENSION-OF-TIME-TO-ACT>

APPLICATION DOCUMENTS:

<https://www.townofchelmsford.us/DocumentCenter/View/15020/13-Stearns-St---Application>

<https://www.townofchelmsford.us/DocumentCenter/View/15021/13-Stearns-St---Cover-letter-Description>

<https://www.townofchelmsford.us/DocumentCenter/View/15022/13-Stearns-St---Bldg-denial-ltr>

<https://www.townofchelmsford.us/DocumentCenter/View/15018/13-Stearns-St---Subdivision-plan>

<https://www.townofchelmsford.us/DocumentCenter/View/15019/13-Stearns-St---Subdivision-zoning-exhibt>

<https://www.townofchelmsford.us/DocumentCenter/View/15804/13-Stearns-St---EXTENSION-OF-TIME-TO-ACT>

- 3) **42 Woodbine Street – Michael J. Welch, on behalf of Richard & Denise Roberts**, requesting a Special Permit under Section 195-6.1 for the construction of an addition for a Limited Accessory Apartment (LAA), any other relief deemed necessary. This property is located in the Residential B district – Parcel ID: Map 41, Block 140, Lot 51.

***** REQUEST FOR CONTINUATION *****

APPLICATION SUBMITTALS:

<https://www.townofchelmsford.us/DocumentCenter/View/15329/42-Woodbine-St---LAA-application>

<https://www.townofchelmsford.us/DocumentCenter/View/15330/42-Woodbine-St---narrative>

<https://www.townofchelmsford.us/DocumentCenter/View/15331/42-Woodbine-St---plot-plan>

<https://www.townofchelmsford.us/DocumentCenter/View/15332/42-Woodbine-St---locus-map>

<https://www.townofchelmsford.us/DocumentCenter/View/15334/42-Woodbine-St---architectural-plans>

<https://www.townofchelmsford.us/DocumentCenter/View/15333/42-Woodbine-St---Bldg-dept-denial-letter>

- 4) **11 Rainbow Avenue – Sarah and Gary Brown** are requesting a special permit under Section 195-6.1, for a Limited Accessory Apartment (LAA), and a variance(s) for the side setback requirement, the maximum building lot coverage and floor area ratio, any other relief deemed necessary. This property is located in the RB district – Parcel ID: Map 39, Block 163, Lot 15 and is approximately 10,720 square feet (0.25 acres) in size.

***** REQUEST FOR CONTINUATION *****

NEW DOCUMENTS:

<https://www.townofchelmsford.us/DocumentCenter/View/15809/11-Rainbow-Ave---EXT-REQUEST-3-27-23>

<https://www.townofchelmsford.us/DocumentCenter/View/15806/11-Rainbow-Ave---EXT-REQUEST-5-2-2023>

<https://www.townofchelmsford.us/DocumentCenter/View/15808/12-1-22--ZBA-Minutes>

APPLICATION SUBMITTALS:

<https://www.townofchelmsford.us/DocumentCenter/View/14849/11-Rainbow-Ave---LAA-and-Variance-applications>

<https://www.townofchelmsford.us/DocumentCenter/View/14852/11-Rainbow-Ave---LAA-Use-Restrictions-NOTARIZED>

<https://www.townofchelmsford.us/DocumentCenter/View/14848/11-Rainbow-Ave---narrative>

<https://www.townofchelmsford.us/DocumentCenter/View/14850/11-Rainbow-Ave---plot-plan>

<https://www.townofchelmsford.us/DocumentCenter/View/14851/11-Rainbow-Ave---architectural-plans>

NEW BUSINESS / DISCUSSION ITEMS:

- Associate member Erin Drew formally resigned on May 3, 2023
- Special permit granted for 11 Old Middlesex Turnpike
- Limited Accessory Apartments: comparison of surrounding towns
<https://www.townofchelmsford.us/DocumentCenter/View/15807/LAA-Overview-Packet>

MEETING MINUTES TO APPROVE: April 6, 2023

<https://www.townofchelmsford.us/DocumentCenter/View/15682/4-6-23--ZBA-Minutes-DRAFT>

NEXT MEETING DATE(S): July 6, 2023

- Public hearing continuations
- 94-96 Princeton Street – Administrative Appeal
- 15 Chatham – LAA

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.