



**PLANNING BOARD**  
*Notice of Public Meeting*  
**Agenda**  
**Revised 6-7-2021**

Filed with Town Clerk:

REVISED  
2021-06-07  
1:06 PM  
TOWN OF CHELMSFORD  
PATRICIA E. DZURIS  
TOWN CLERK

DATE: Wednesday, June 9, 2021

TIME: **7:00pm**

**PLACE: Room 204 / Virtual meeting ADDRESS: 50 Billerica Road ROOM: 204**

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, June 9, 2021**. This meeting is being televised by Chelmsford Telemedia and is being conducted in person in room 204 of the Town Offices. We will continue with the zoom links for the public until further notice.

Time: Jun 9, 2021 07:00 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/85727445982?pwd=TEVTHpwR0JyUINC0GNiK3pVQ3h4UT09>

Meeting ID: 857 2744 5982

Passcode: 606026

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

**Continued Public Hearing:**

**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

**New 6/9/2021**

From Applicant: [https://www.chelmsfordma.gov/DocumentCenter/View/12634/200-Turnpike-16058-Site\\_DogPark-rev-6-2-21-002](https://www.chelmsfordma.gov/DocumentCenter/View/12634/200-Turnpike-16058-Site_DogPark-rev-6-2-21-002)

From Victor Garofalov:

1. <https://www.chelmsfordma.gov/DocumentCenter/View/12636/Victor-Garofalov---Letters-and-Emails-Planning-Board-updated-060121-1>
2. <https://www.chelmsfordma.gov/DocumentCenter/View/12639/200-Turnpike-Letters-2-and-Emails-Planning-Board-updated-060121-1>

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

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

**NEW last meeting 5/26/2021**

<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)

\*\*\*\*\*

**Administrative Review:**

**Mary Avenue (off Tobin) PB# 2018-12 Request to Endorse Private Way Covenant.**

SGC Development LLC, requests endorsement of the form J covenant – Private way.

**Meeting minutes - 3-24-2021**

<https://www.chelmsfordma.gov/DocumentCenter/View/12637/3-24-2021>

**133 Princeton Street Request for CEIOD Applicability Finding**

**Khlahann, LLC, 133 Princeton Street**, requests a finding of CEIOD Applicability for the property located at 133 Princeton Street. The property is a split lot with the front portion being zoned CB – Roadside Commercial, and the rear portion being zoned RA – Residential

<https://www.chelmsfordma.gov/DocumentCenter/View/12631/133-Princeton-Applicability-6-23-2021>

<https://www.chelmsfordma.gov/DocumentCenter/View/12632/133-princeton-Rendering---WINESPIRITS-SK3>

<https://www.chelmsfordma.gov/DocumentCenter/View/12633/133-PrincetonRendering---WINESPIRITS-SK1-R1>

<https://www.chelmsfordma.gov/DocumentCenter/View/12635/Plan---133-Princeton-Street>

**New Public Hearing:**

**61 Dunstable Road PB#2021-02 CEIOD Application**

**Christopher and Kellie Sullivan, 61 Dunstable Road**, for the construction of a three unit residential

building and associated site improvements. The site is located in the CD general commercial zoning district and is shown as parcel Id 9, Block 10 Lot 4 consisting of approximately .58 acres. The applicant requests approval under Article XXI, **Community Enhancement and Investment Overlay District (CEIOD)** and sub-sections 195-111 D. (5), 195-116 B, and any other permit relief as may be required under the Chelmsford Zoning Bylaw to allow the proposed use/project.

<https://www.chelmsfordma.gov/DocumentCenter/View/12576/61-Dunstable-Road---Site-Plan-Review>

<https://www.chelmsfordma.gov/DocumentCenter/View/12577/61-Dunstable-Road-Engineering-Narrative>

<https://www.chelmsfordma.gov/DocumentCenter/View/12578/61-Dunstable-Road-Plans-->

<https://www.chelmsfordma.gov/DocumentCenter/View/12579/61-Dunstable-Road-Special-Permit>

**Continued Public Hearings:**

**Request to continue to 6/23/2021**

**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-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)

**New business**

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

**1. Itemized list of Topics**

**Old Business**

**Next meetings:**

**June 23, 2021**

**July 14, 2021**