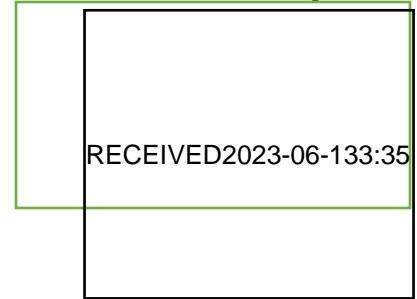




Chelmsford Planning Board

Town of Chelmsford
50 Billerica Road
Chelmsford, MA 01824

Town Clerk Stamp



NOTICE OF PUBLIC MEETING

DATE: June 14, 2023

LOCATION: Town Offices

TIME: 7:00 p.m.

ROOM: 204

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.

Topic: Planning Board

Time: June 14, 2023 07:15 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87269401089?pwd=Q3AwNjQ0c004ZDNGK3grZzJUUTJJUT09>

Meeting ID: 872 6940 1089

Passcode: 711156

Dial by your location

+1 309 205 3325 US

+1 929 205 6099 US (New York)

Find your local number: <https://us02web.zoom.us/u/kdy9VQRCAz>

AGENDA

7:00 p.m. WORK SESSION – Room 204 – NOT Televised – No Zoom

1. Policies & Procedures Subcommittee updates, continued review of document, and potential vote
<https://www.townofchelmsford.us/DocumentCenter/View/15847/Planning-Board-Policies-and-Procedures-DRAFTv21>
<https://www.townofchelmsford.us/DocumentCenter/View/15846/Planning-Board-Policies-and-Procedures--eb-comments-draft-v2>

7:30 p.m. 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. **200 Turnpike Road:** Review and ratify decision document
2. **270 Billerica Road:** Minor modification to a previously approved Site Plan

<https://www.townofchelmsford.us/DocumentCenter/View/15850/270-Billerica-Minor-Mod---Application-package>

<https://www.townofchelmsford.us/DocumentCenter/View/15849/270-Billerica-Minor-Mod---Application-Cover-letter-05312023>

<https://www.townofchelmsford.us/DocumentCenter/View/15851/270-Billerica-Minor-Mod---Application-Site-Plan>

<https://www.townofchelmsford.us/DocumentCenter/View/15852/270-Billerica-Minor-Mod---Application-SP-Aquifer-Protection>

<https://www.townofchelmsford.us/DocumentCenter/View/15853/270-Billerica-Minor-Mod---Application-SP-Major-Business-Complexes>

<https://www.townofchelmsford.us/DocumentCenter/View/15854/270-Billerica-Minor-Mod---Chelmsford-Elevations-05302023>

<https://www.townofchelmsford.us/DocumentCenter/View/15855/270-Billerica-Minor-Mod---Site-Plans-Stamped-05302023>

<https://www.townofchelmsford.us/DocumentCenter/View/15856/270-Billerica-Minor-Mod---Supplemental-Data-Report-05312023>

<https://www.townofchelmsford.us/DocumentCenter/View/15857/270-Billerica-Minor-Mod---Updated-LOS-Memo-05312023>

<https://www.townofchelmsford.us/DocumentCenter/View/15848/270-Billerica-Rd-Peer-Review-stormwater-6-5-23>

NEW PUBLIC HEARING: None

CONTINUED PUBLIC HEARING:

1. **11 School Street – Elise Loielle / Ellevate Med Spa** for the operations of an approximately 16,000 sq. ft. medical spa, including services but not limited to: injections, collagen, infusions, laser and esthetic services, wellness services within an existing 26,000 sq. ft. existing building. The site is located in the RB Residential District and consists of approximately 13.77 acres as shown on Assessors Map 35, Block 142, Lot 5. The applicant requests a special permit per Section 195-8.C, for the change from one pre-existing non-confirming use to another pre-existing non-confirming use and/ or any other zoning relief that is deemed necessary.

NEW DEPARTMENTAL COMMENTS

<https://www.townofchelmsford.us/DocumentCenter/View/15864/11-School-St---DPW-06122023>

<https://www.townofchelmsford.us/DocumentCenter/View/15865/11-School-St---CWD-approval>

<https://www.townofchelmsford.us/DocumentCenter/View/15866/11-School-St---BOH-approval>

APPLICATION SUBMITTALS

<https://www.townofchelmsford.us/DocumentCenter/View/15759/11-School-St---Special-Permit-Application>

<https://www.townofchelmsford.us/DocumentCenter/View/15741/11-School-St---application-and-plans>

<https://www.townofchelmsford.us/DocumentCenter/View/15742/11-School-St---demo-plans>

DEPARTMENTAL REVIEW COMMENTS

<https://www.townofchelmsford.us/DocumentCenter/View/15761/11-School-St---comments-BOH>

<https://www.townofchelmsford.us/DocumentCenter/View/15762/11-School-St---comments-CWD>

<https://www.townofchelmsford.us/DocumentCenter/View/15763/11-School-St---comments-DPW>

8:15 p.m. - NEW BUSINESS / DISCUSSIONS: NMCOG MBTA zoning – scope of work discussion

<https://www.townofchelmsford.us/DocumentCenter/View/15863/MBTA-Communities--Kickoff-NMCOG-presentation-to-Chelmsford---06122023>

Questions:

The existential questions:

- What are your top considerations for selecting district location(s)? What are the qualities that lead you to select these locations for increased housing density?
- Are there any locations the Board has immediate agreement on for locating the district(s)?
- Are there any areas that should NOT be considered? If so, where and why?
- Sales pitch: the PB will need to present this to Town Meeting – in thinking about the locations we're working on, why should multifamily housing go there?
- Understanding objections and concerns: what kind of opposition might you expect from other residents or neighbors for these locations? What questions and concerns do you have that we can look into or address before our next meeting?

The technical questions:

- Do you want to allow mixed use? Incentivize mixed use?
- To what extent do you want to avoid existing commercial and industrial areas?
- Does either community currently have site plan review?
 - Chelmsford: See Section X of the Zoning Bylaw. Site Plan Review is provided by the Planning Board for a number of residential/multifamily uses in some of the overlay zones.
- Does community currently have inclusionary zoning? If so, what percent?
 - Anything above 10% would require TA for economic feasibility if this is applied to the MBTA Communities district.
- Public meeting – what do they want to know from the public? Gut check locations or identify locations? Educate or involve in creation?
- Reducing parking to one space per unit?
- Should there be a transition zone / subdistrict between R zones and properties under the overlay?
- Overlay zone vs. changing underlying zoning?

MEETING MINUTES TO APPROVE: April 26, 2023 & May 10, 2023

<https://www.townofchelmsford.us/DocumentCenter/View/15862/4-26-2023-PB-Minutes-draft>

<https://www.townofchelmsford.us/DocumentCenter/View/15868/5-10-2023-PB-Minutes-draft>

NEXT MEETING DATE(S): June 28, 2023

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.