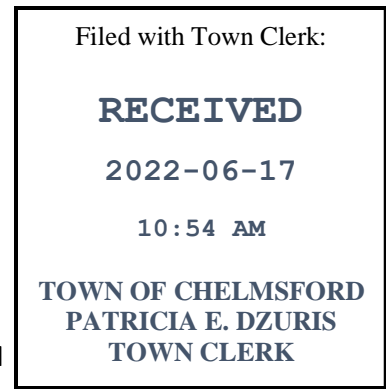




Chelmsford Planning Board

Town of Chelmsford
50 Billerica Road
Chelmsford, MA 01824

Town Clerk Stamp



NOTICE OF PUBLIC HEARING

DATE: June 22, 2022

TIME: 7:00 PM

LOCATION: Town Offices

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: Jun 22, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84904709598?pwd=NDJmVURxOGJtd2lsSHZzZW5Qd0t3QT09>

Meeting ID: 849 0470 9598

Passcode: 449132

One tap mobile

+13017158592,,84904709598#,,,,*449132# US (Washington DC)

+13126266799,,84904709598#,,,,*449132# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 849 0470 9598

Passcode: 449132

Find your local number: <https://us02web.zoom.us/j/84904709598>

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.

Master Plan Implementation Committee – Planning Board appointment - review of submissions for one resident / TM rep

<https://www.chelmsfordma.gov/DocumentCenter/View/14355/submissions-for-MPIC>

ADMINISTRATIVE REVIEW

1. 250 Apollo – CEIOD Applicability

<https://www.chelmsfordma.gov/DocumentCenter/View/14356/250-Apollo---Project-Memo>

<https://www.chelmsfordma.gov/DocumentCenter/View/14357/250-Apollo---concept-plans>

2. Off Billerica Road – Map 98, Block 271, Lot 1 – CEIOD applicability

NEW

[https://www.chelmsfordma.gov/DocumentCenter/View/14320/off-billerica----](https://www.chelmsfordma.gov/DocumentCenter/View/14320/off-billerica----3145_Render_IndividualPages_Updated2)

[3145_Render_IndividualPages_Updated2](https://www.chelmsfordma.gov/DocumentCenter/View/14320/off-billerica----3145_Render_IndividualPages_Updated2)

<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>

CONTINUED PUBLIC HEARING(S) - REQUEST TO CONTINUE TO JULY 13 – NO TESTIMONY

<https://www.chelmsfordma.gov/DocumentCenter/View/14358/riverneck-continuance>

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 PUBLIC HEARINGS

5. 150 – 152 Dalton - to consider the application of Luke Fougere for property located at **150-152 Dalton** for the construction of a detached 40 ft x 60 ft. that exceeds 900 sq. ft and requires a special permit per section 195-11. The site is located in the RB zoning districts and is shown as parcel Id Map 51, Block 131, Lot 82 and consists of approximately 1.16 acres

<https://www.chelmsfordma.gov/DocumentCenter/View/14343/150-152-Dalton-Road-application>

<https://www.chelmsfordma.gov/DocumentCenter/View/14344/150-152-Dalton-Road-authorization-letter>

<https://www.chelmsfordma.gov/DocumentCenter/View/14345/150-152-Dalton-Road-building-dept-letter>
<https://www.chelmsfordma.gov/DocumentCenter/View/14348/150-152-Dalton-Road-narrative-and-photos>
<https://www.chelmsfordma.gov/DocumentCenter/View/14349/150-152-Dalton-Road-plot-plan>

6. 270 Billerica Road - to consider the application of DH Property Holdings for property located at **270 Billerica Road** for the demolition of the existing structure and construction of an 85,000 square feet industrial warehouse building with integrated surface parking, loading facilities and on-site infrastructure improvements. The site is located in the IA zoning district and is shown as parcel Id Map 87, Block 291, Lot 1 and consists of approximately 6.99 acres. The applicant requests special permits per Article XI, Major Business Complex, Article XIV, Aquifer Protection, and Site Plan Review per section 195-104 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/14350/270-Billerica----application>
<https://www.chelmsfordma.gov/DocumentCenter/View/14351/270-billerica---Architectural-Plans>
<https://www.chelmsfordma.gov/DocumentCenter/View/14352/270-billerica---Supplemental-Data-Report>
<https://www.chelmsfordma.gov/DocumentCenter/View/14353/270-billerica---SitePlan>
<https://www.chelmsfordma.gov/DocumentCenter/View/14354/270-Billerica---Traffic-report>

NEW BUSINESS

Work sessions

MEETING MINUTES TO APPROVE

NEXT MEETING DATE(S) July 13 and July 27 – locations 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.