



**PLANNING BOARD**  
*Notice of Public Meeting*  
**Agenda**  
**REVISED 6-22-2021**

Filed with Town Clerk:  
RECEIVED  
2021-06-22  
6:03 PM  
TOWN OF CHELMSFORD  
PATRICIA E. DZURIS  
TOWN CLERK

DATE: Wednesday, June 23, 2021

TIME: **7:00pm**

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

Welcome to the Planning Board meeting for **Wednesday, June 23, 2021**. This meeting is being televised by Chelmsford Telemedia and is being conducted **in person in room 204 of the Town Offices and via Zoom**. We will continue with the zoom links for the public until further notice.

Join Zoom Meeting

<https://us02web.zoom.us/j/81205792451?pwd=cmV5cy9EZEJ0QjRmQnlKYW1QQjZHQT09>

Meeting ID: 812 0579 2451

Passcode: 359896

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

**Administrative Review:**

Request to endorse ANR Lot Consolidation

Request to endorse ANR Easement Plan

Request to Endorse final Plans

**240 Groton Road**

**PB# 2020-04**

1. The lot consolidation plan to create one singular lot, 'new lot 1' from the existing 5 lots.
2. The ANR plan to break 'new lot 2' from 'new lot 1'
3. The subdivision plan to create 12 lots from 'new lot 1'.

<https://www.chelmsfordma.gov/DocumentCenter/View/12709/190240H-4-ANR-Lot-Consolidation-stamped-061521>

<https://www.chelmsfordma.gov/DocumentCenter/View/12710/30900811001-1-ANR-Easement-stamped-061521>

<https://www.chelmsfordma.gov/DocumentCenter/View/12711/190240H-5-Subdivision-stamped-061521>

**200 Turnpike Road**

**PB# 2021-03**

**Review / approve Decision**

**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

**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.

**Master Plan update presentation - George Zaharoolis**

<https://www.chelmsfordma.gov/DocumentCenter/View/12704/CHELMSFORD-MP-PRESENTATION--COMPLETED>

[Chelmsford Master Plan Update Folder](#)

**New Public Hearing:**

**Continue to July 14, 2021**

**99 Littleton Road LLC**, for property located at 99 Littleton Road, requests a special permit per section 195-21.F, and section 195-104 (2), Site Plan review, for the construction / expansion of a new parking lot / area, 195-104 (3) for grading or clearing more than 10% of a lot and any other zoning relief that is deemed necessary.

The site is located in the RB - Residential District and consists of approximately 2.968 acres as shown on Assessors Map 83-320-37.

<https://www.chelmsfordma.gov/DocumentCenter/View/12685/99-Littleton-Road---Special-Permit-Site-Plan-Review-Application-plan>

<https://www.chelmsfordma.gov/DocumentCenter/View/12686/99-Littleton-Road---Special-Permit-Site-Plan-Review-Application-plan>

**Continued Public Hearings:**

**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**

**NEW:**

[https://www.chelmsfordma.gov/DocumentCenter/View/12700/20210615\\_15119\\_SitePlan\\_Stamped](https://www.chelmsfordma.gov/DocumentCenter/View/12700/20210615_15119_SitePlan_Stamped)

[https://www.chelmsfordma.gov/DocumentCenter/View/12701/20210617\\_15119\\_Letter\\_Americal](https://www.chelmsfordma.gov/DocumentCenter/View/12701/20210617_15119_Letter_Americal)

[https://www.chelmsfordma.gov/DocumentCenter/View/12702/20210617\\_15119\\_Letter\\_ChelmPolice](https://www.chelmsfordma.gov/DocumentCenter/View/12702/20210617_15119_Letter_ChelmPolice)

[https://www.chelmsfordma.gov/DocumentCenter/View/12703/20210617\\_15119\\_Letter\\_HSH](https://www.chelmsfordma.gov/DocumentCenter/View/12703/20210617_15119_Letter_HSH)

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<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)

**Meeting minutes**

**New business**

**Discussion / Schedule Worksessions**

**1. Itemized list of Topics**

**Old Business**

**Next meetings:**

*July 14, 2021*

*July 28, 2021*