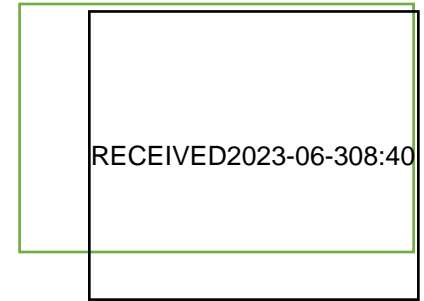




## Zoning Board of Appeals

Town of Chelmsford  
50 Billerica Road  
Chelmsford, MA 01824

Town Clerk Stamp



### NOTICE OF PUBLIC MEETING

**DATE:** July 6, 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:** None

#### **NEW HEARING(S):**

- 1) **94-96 Princeton Street, owner Brian Weilbrenner d/b/a Princeton McMahon, LLC**, requesting an Administrative Appeal under Zoning Bylaw Section 195-102 B(3) for his inability to obtain a permit(s) per the Building Commissioner's determination that the structure is not a three-family dwelling, and any other relief deemed necessary. This property is located in the RC District as Assessors Map 19, Block 57, Lot 1 on approximately 0.30 acre.

[https://www.townofchelmsford.us/DocumentCenter/View/15935/94-96-Princeton-Street---  
appeal-application](https://www.townofchelmsford.us/DocumentCenter/View/15935/94-96-Princeton-Street---appeal-application)

[https://www.townofchelmsford.us/DocumentCenter/View/15936/94-96-Princeton-Street---  
denial-letter-BDLG](https://www.townofchelmsford.us/DocumentCenter/View/15936/94-96-Princeton-Street---denial-letter-BDLG)

<https://www.townofchelmsford.us/DocumentCenter/View/15937/Zoning-Bylaw-Section-195-13>

[https://www.townofchelmsford.us/DocumentCenter/View/15938/94-96-Princeton-Street---AS-  
BUILT-PLANS](https://www.townofchelmsford.us/DocumentCenter/View/15938/94-96-Princeton-Street---AS-BUILT-PLANS)

<https://www.townofchelmsford.us/DocumentCenter/View/15939/94-96-Princeton-Street---deed>

- 2) **15 Chatham Road, owner Scott Durkin**, requesting Special Permits, under Zoning Bylaw Section 195-6.1 for the construction of an addition for a Limited Accessory Apartment (LAA), and to reissue a previously approved special permit under Section 195-8 Nonconformity that granted a reduction to the side setback requirement, and any other relief deemed necessary. This property is located in the RB – Residential District as Assessors Map 85, Block 324, and Lot 46.

[https://www.townofchelmsford.us/DocumentCenter/View/15940/15-Chatham-Road---special-  
permit-and-LAA-applications](https://www.townofchelmsford.us/DocumentCenter/View/15940/15-Chatham-Road---special-permit-and-LAA-applications)

<https://www.townofchelmsford.us/DocumentCenter/View/15953/15-Chatham-Road---project-narrative>  
<https://www.townofchelmsford.us/DocumentCenter/View/15943/15-Chatham-Road---LAA-Use-Restriciton-Agreement>  
<https://www.townofchelmsford.us/DocumentCenter/View/15941/15-Chatham-Road---plot-plan>  
<https://www.townofchelmsford.us/DocumentCenter/View/15951/15-Chatham-Road---plans>  
<https://www.townofchelmsford.us/DocumentCenter/View/15952/15-Chatham-Road---authorization-letter>  
<https://www.townofchelmsford.us/DocumentCenter/View/15962/15-Chatham-Road---abutter-letters>  
<https://www.townofchelmsford.us/DocumentCenter/View/15942/15-Chatham-Road---previously-approved-special-permit-2019>

**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/15960/36-Bartlett-Street---existing-floor-plan>  
<https://www.townofchelmsford.us/DocumentCenter/View/15964/36-Bartlett-Street---JB-Mullin-Affidavit>

PREVIOUS DOCUMENTS:

<https://www.townofchelmsford.us/DocumentCenter/View/15803/36-Bartlett-Street---Approval-letter-CWD>  
<https://www.townofchelmsford.us/DocumentCenter/View/15638/36-Bartlett-Street---Application-packet>

- 2) **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 TO WITHDRAW \*\*\***

- 3) **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 TO SEPTEMBER 7, 2023 \*\*\***

**NEW DOCUMENT:**

<https://www.townofchelmsford.us/DocumentCenter/View/15954/11-Rainbow-Ave---EXT-REQUEST-6-20-2023>

**PREVIOUS 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 SUBMITTTALS:**

<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:** None

**MEETING MINUTES TO APPROVE:** May 4, 2023

<https://www.townofchelmsford.us/DocumentCenter/View/15966/5-4-23--ZBA-Minutes-DRAFT>

**NEXT MEETING DATE(S):** September 7, 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 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.*