



**Chelmsford Planning Board**  
Town of Chelmsford  
50 Billerica Road  
Chelmsford, MA 01824

**NOTICE OF PUBLIC HEARING**

Filed with Town Clerk:

**RECEIVED**

2022-07-11

9:23 AM

**TOWN OF CHELMSFORD  
PATRICIA E. DZURIS  
TOWN CLERK**

**DATE:** July 13, 2022

**LOCATION:** Town Offices

**TIME:** 7:00 PM

**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: July 13, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87820076692?pwd=dDyl2aSmGpLDYV9g5ipEniFtRiTNrO.1>

Meeting ID: 878 2007 6692

Passcode: 073758

One tap mobile

+19292056099,,87820076692#,,,,\*073758# US (New York)

+13017158592,,87820076692#,,,,\*073758# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 878 2007 6692

Passcode: 073758

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

**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.

## **ADMINISTRATIVE REVIEW**

1. **ANR # 676 – 114 Riverneck Road, Georginna Mueller – request for endorsement**

Request to add a 1,287 sq.ft. parcel from St. Joseph Cemetery property (Map 65, Block, 271, Lot 4) to existing property at 114 Riverneck Road (Map 65, Block, 271, Lot 4).

<https://www.chelmsfordma.gov/DocumentCenter/View/14413/114-Riverneck-Road-ANR-plot-plan>

2. **47 Chelmsford Street – Endorsement of mylar plan – final plans**

3. **13 Acton Road (a/k/a 9 Acton Road) – Endorsement of mylar plan – final plans**

<https://www.townofchelmsford.us/DocumentCenter/View/14416/13-acton-AKA-9---final-plans>

## **ADMINISTRATIVE REVIEW (CONTINUED)**

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

[https://www.chelmsfordma.gov/DocumentCenter/View/14320/off-billerica---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>

## **PUBLIC HEARINGS (CONTINUED)**

1. **150–152 Dalton Road** – to consider the application of Luke Fougere for the construction of a new 40 x 60 ft. detached garage 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>

2. **270 Billerica Road** -- DH Property Holdings – 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.

**\*\*\* WRITTEN REQUEST FOR CONTINUATION – NO TESTIMONY OR DISCUSSION \*\*\***

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>

3. **191, 195, 199-201 Riverneck Road** – The Davis Companies on behalf of DIV Riverneck, LLC – for the demolition of the existing structures and construction of a new 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.

<https://www.townofchelmsford.us/DocumentCenter/View/13844/Riverneck-Rd-Warehouse-Traffic-Review-021622-002>

The below project document links are from the original submission.

[https://www.townofchelmsford.us/DocumentCenter/View/13726/Riverneck\\_Road\\_Application\\_Package](https://www.townofchelmsford.us/DocumentCenter/View/13726/Riverneck_Road_Application_Package)  
[https://www.townofchelmsford.us/DocumentCenter/View/13727/Chelmsford\\_DD\\_Drawings\\_12-13-2021](https://www.townofchelmsford.us/DocumentCenter/View/13727/Chelmsford_DD_Drawings_12-13-2021)  
[https://www.townofchelmsford.us/DocumentCenter/View/13728/Chelmsford\\_List\\_of\\_record\\_permits](https://www.townofchelmsford.us/DocumentCenter/View/13728/Chelmsford_List_of_record_permits)  
[https://www.townofchelmsford.us/DocumentCenter/View/13729/Chelmsford\\_Narrative](https://www.townofchelmsford.us/DocumentCenter/View/13729/Chelmsford_Narrative)  
[https://www.townofchelmsford.us/DocumentCenter/View/13730/Chelmsford\\_Special\\_Permit\\_Application\\_Form](https://www.townofchelmsford.us/DocumentCenter/View/13730/Chelmsford_Special_Permit_Application_Form)  
[https://www.townofchelmsford.us/DocumentCenter/View/13731/Chelmsford\\_Waivers](https://www.townofchelmsford.us/DocumentCenter/View/13731/Chelmsford_Waivers)  
[https://www.townofchelmsford.us/DocumentCenter/View/13732/Chelmsford\\_Cover\\_Letter](https://www.townofchelmsford.us/DocumentCenter/View/13732/Chelmsford_Cover_Letter)  
[https://www.townofchelmsford.us/DocumentCenter/View/13733/Chelmsford\\_Environmental\\_Standards\\_Form](https://www.townofchelmsford.us/DocumentCenter/View/13733/Chelmsford_Environmental_Standards_Form)  
[https://www.townofchelmsford.us/DocumentCenter/View/13734/Stormwater\\_Management\\_Report\\_Full](https://www.townofchelmsford.us/DocumentCenter/View/13734/Stormwater_Management_Report_Full)  
[https://www.townofchelmsford.us/DocumentCenter/View/13735/Riverneck\\_Road\\_Traffic\\_Impact\\_Assessment\\_Full](https://www.townofchelmsford.us/DocumentCenter/View/13735/Riverneck_Road_Traffic_Impact_Assessment_Full)  
<https://www.townofchelmsford.us/DocumentCenter/View/13844/Riverneck-Rd-Warehouse-Traffic-Review-021622-002>

## **NEW PUBLIC HEARINGS**

*None*

## **NEW BUSINESS**

Work sessions

**MEETING MINUTES TO APPROVE:** May 25, 2022 and June 8, 2022

<https://www.chelmsfordma.gov/DocumentCenter/View/14414/5-25-2022-PB-Minutes-DRAFT>

<https://www.chelmsfordma.gov/DocumentCenter/View/14415/6-8-2022-PB-Minutes-DRAFT>

**NEXT MEETING DATE(S):** July 27 – UMW opening of Public Hearing and Work session – Room 204  
Aug 10 – Public Hearing – 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.*