



PLANNING BOARD
Notice of Public Meeting
Agenda
Revised 7/14/2021

Filed with Town Clerk:

RECEIVED

2021-07-14

11:59 AM

TOWN OF CHELMSFORD
PATRICIA E. DZURIS

TOWN CLERK

DATE: Wednesday, July 14, 2021

TIME: **7:00pm**

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

Welcome to the Planning Board meeting for **Wednesday, July 14, 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.

Topic: Planning Board

Time: Jul 14, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87119656524?pwd=WjRmROVFSC9ZYlpCOWIJSkRSUIYQT09>

Meeting ID: 871 1965 6524

Passcode: 057132

Call into the meeting – 929-205-6099

Administrative Review:

Minutes:

March 24, 2021 <https://www.chelmsfordma.gov/DocumentCenter/View/12824/3-24-2021>

March 31, 2021 <https://www.chelmsfordma.gov/DocumentCenter/View/12825/3-31-2021>

April 14, 2021 <https://www.chelmsfordma.gov/DocumentCenter/View/12826/4-14-2021>

April 28, 2021 <https://www.chelmsfordma.gov/DocumentCenter/View/12827/4-28-2021->

[AutoRecovered](#)

248 Princeton Street

PB# 2020-07

Request to Sign Mylars

248 Princeton Street for the **construction of a ten (10) unit multi-family development with associated site improvements located on a newly created lot**. The site is located in the CB Commercial District and consists of approximately 32,637 sq. ft. as shown on Assessors Map 20, Block 54, Lot 9. The applicant requests approval under Article XXI, Community Enhancement and Investment Overlay District and associated Special Permits per Sections 195-111.D for a Residential Use; Section 195-114 for increased FAR and Article XXIII Inclusionary Housing Bylaw.

240 Groton Road **PB# 2020-04** **Request to Endorse final Plans**

1. The subdivision plan to create 12 lots from 'new lot 1'.

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

249 Groton Road **ANR #677** **Request for endorsement**

Northstar Realty, LLC, 249 Groton, request endorsement of the approval not required for the property located at 249 Groton Road

314 Dunstable Road **PB# 2020-08** **Request to Endorse Final Plans**

The Applicant requests **Definitive Subdivision approval and applicable waivers** under Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land in the Town of Chelmsford. The project calls for the construction of a new deadend roadway, and the construction of six new houses on six new lots. The site is located in the RB Residential Zoning District. The properties are approximately 10.9 acres as shown on Assessors Map 2, Block 4, lo 1 &t 2. Both parcels are located on the western side of Dunstable / Makepeace Road and abut the Westford town line.

<https://www.chelmsfordma.gov/DocumentCenter/View/12137/Decision-314-Dunstable---def-sub-1>

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

9 Acton Road **PB# 2018-08** **Review / approve Decision**

9 Acton Road, John Faneros, requests the submitted plan be found in accordance with the findings of the CVOD applicability previously issued for this site

133 Princeton Street **Review & Approve CEIOD Applicability Finding**

Khlahann, LLC, 133 Princeton Street, requests a finding of CEIOD Applicability for the property located at 133 Princeton Street. The property is a split lot with the front portion being zoned CB – Roadside Commercial, and the rear portion being zoned RA – Residential

61 Dunstable Road **PB#2021-02** **Review / approve decision**

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.

1 Billerica Road / 44 Central Square **PB# 2020-03** **Review decision / Vote**

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,

Continued Public Hearings:

Continue to July 14, 2021 – new notice sent 6/23/2021

99 Littleton Road PB# 2021-05 Site plan review/special permit

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>

New business

Master Plan Schedule Moving Forward

Discussion / Schedule Worksessions

- 1. Itemized list of Topics**
- 2. Town meeting Debrief**
- 3. Outdoor Dining – Email from Town Manager**

<https://www.chelmsfordma.gov/DocumentCenter/View/12822/Outdoor-dining-email>

Old Business

Next meetings:

July 28, 2021

August 11, 2021