



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

Filed with Town Clerk:

**REVISED**

2022-07-25

3:14 PM

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

**NOTICE OF PUBLIC HEARING**

**DATE:** July 27, 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: Jul 27, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82920481460?pwd=UDBtQkR1UTdkZHgyODV6MFBaUm16dz09>

Meeting ID: 829 2048 1460

Passcode: 972918

One tap mobile

+13017158592,,82920481460#,,,,\*972918# US (Washington DC)

+13126266799,,82920481460#,,,,\*972918# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 386 347 5053 US

+1 564 217 2000 US

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Find your local number: <https://us02web.zoom.us/j/ketHEB5itY>

**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. Hillside Lane Extension – Form G – Lot Release**

Request to release Lot 3D from Hillside Lane Extension subdivision plan

<https://www.townofchelmsford.us/DocumentCenter/View/14488/Hillside-Lane-Ext---Form-G-Cert-of-Release-3-22-1>

**2. 4 Steeple Drive – Form G – Lot Release**

Request to release Lot 2C from the Steeple Drive subdivision plan

<https://www.townofchelmsford.us/DocumentCenter/View/14490/4-steeple---form-G----lot-release>

**3. ANR # 677 – Summer Street parcel / 27 & 31 Billerica Road – request for endorsement**

Request to divide Summer Street town parcel (Map 84, Block 334, Lot 3) recently purchased by The Dave Flores Memorial Partnership into two parcels: Parcel E to be added to 27 Billerica Road; and Parcel MJ be added to 31 Billerica Road.

<https://www.townofchelmsford.us/DocumentCenter/View/14494/Summer-St-parcel-ANR-application>

<https://www.townofchelmsford.us/DocumentCenter/View/14496/Summer-St-parcel-ANR-narrative>

<https://www.townofchelmsford.us/DocumentCenter/View/14495/Summer-St-parcel-ANR-draft-plot-plan>

<https://www.townofchelmsford.us/DocumentCenter/View/14498/Summer-St-parcel-ANR-plot-plan-STAMPED>

### **NEW PUBLIC HEARING – Approximately 1-Hour**

**255 Princeton Street** – Maple Multi-Family Land SE LP – for the construction of a 394-unit multi-family development with integrated surface parking, loading facilities and on-site infrastructure improvements.

The site is located in the RB zoning district and is shown as Parcel ID Map 20, Block 74, Lot 1 and consists of approximately 34 acres. The applicant requests Site Plan Review, section 195-104, per Article XV, “UMass West Multi-Family Housing Overlay District” and any other permit relief as may be required under the Chelmsford Zoning Bylaw to allow the proposed use/project.

APPLICATION:

<https://www.townofchelmsford.us/DocumentCenter/View/14438/Cover-Letter---UMW>

<https://www.townofchelmsford.us/DocumentCenter/View/14429/1-Site-Plan-Review-Application---UMW>

<https://www.townofchelmsford.us/DocumentCenter/View/14430/2-Authorization---UMW>

<https://www.townofchelmsford.us/DocumentCenter/View/14431/3-Narrative---UMW>

SITE PLANS:

<https://www.townofchelmsford.us/DocumentCenter/View/14457/41-Site-plan-cover---drawing-list---notes>

<https://www.townofchelmsford.us/DocumentCenter/View/14458/42-Site-plan---existing-conditions>

<https://www.townofchelmsford.us/DocumentCenter/View/14459/43-Site-plan---erosion-control-plan>

<https://www.townofchelmsford.us/DocumentCenter/View/14460/44-Site-plan---site-preparation-plan>

<https://www.townofchelmsford.us/DocumentCenter/View/14461/45-Site-plan---layout-and-materials-plan>

<https://www.townofchelmsford.us/DocumentCenter/View/14462/46-Site-plan---grading-and-drainage-plan>

<https://www.townofchelmsford.us/DocumentCenter/View/14463/47-Site-plan---utilities-plan>  
<https://www.townofchelmsford.us/DocumentCenter/View/14464/48-Site-plan---banked-parking-plan>  
<https://www.townofchelmsford.us/DocumentCenter/View/14465/49-Site-plan---snow-storage-plan>  
<https://www.townofchelmsford.us/DocumentCenter/View/14466/410-Site-plan---fire-truck-turning-plan>  
<https://www.townofchelmsford.us/DocumentCenter/View/14467/411-Site-plan---details>  
<https://www.townofchelmsford.us/DocumentCenter/View/14468/412-Site-plan---landscaping-and-lighting-plans>  
<https://www.townofchelmsford.us/DocumentCenter/View/14469/413-Site-plan---site-details>  
<https://www.townofchelmsford.us/DocumentCenter/View/14470/414-Site-plan---Building-1>  
<https://www.townofchelmsford.us/DocumentCenter/View/14471/415-Site-plan---Building-2>  
<https://www.townofchelmsford.us/DocumentCenter/View/14472/416-Site-plan---Buildings-3---4---5>  
<https://www.townofchelmsford.us/DocumentCenter/View/14473/417-Site-plan---Building-elevations>  
<https://www.townofchelmsford.us/DocumentCenter/View/14474/418-Site-plan---renderings>

**REPORTS:**

<https://www.townofchelmsford.us/DocumentCenter/View/14432/5-Drainage-Report---UMW>  
<https://www.townofchelmsford.us/DocumentCenter/View/14434/6-Traffic-Report---UMW>  
<https://www.townofchelmsford.us/DocumentCenter/View/14435/7-Environmental-Affidavit---UMW>  
<https://www.townofchelmsford.us/DocumentCenter/View/14455/8-Water-Impact-Study--UMW>  
<https://www.townofchelmsford.us/DocumentCenter/View/14456/12-Earth-removal-calculations---UMW>

**MISC:**

<https://www.townofchelmsford.us/DocumentCenter/View/14475/9-Waiver-Request---UMW>  
<https://www.townofchelmsford.us/DocumentCenter/View/14476/10-Recorded-Deed---UMW>  
<https://www.townofchelmsford.us/DocumentCenter/View/14477/11-Assessors-Card---UMW>

**DEPARTMENTAL REVIEW COMMENTS:**

<https://www.townofchelmsford.us/DocumentCenter/View/14484/UMW---dept-comments---DPW>  
<https://www.townofchelmsford.us/DocumentCenter/View/14485/UMW---dept-comments---Police>  
<https://www.townofchelmsford.us/DocumentCenter/View/14487/UMW---dept-comments---water-north-district>  
<https://www.townofchelmsford.us/DocumentCenter/View/14486/UMW---dept-comments---Stormwater-peer-review>  
<https://www.townofchelmsford.us/DocumentCenter/View/14499/UMW---dept-comments---Fire>

**NEW BUSINESS**

**Citizen Petition: Zoning Article Presentation**

<https://www.townofchelmsford.us/DocumentCenter/View/14492/Citizen-Petition---Warehouse>  
<https://www.townofchelmsford.us/DocumentCenter/View/14491/Citizen-Petition-Zoning-Article-Presentation-Lavallee>

**MEETING MINUTES TO APPROVE:** June 22, 2022 and July 13, 2022

<https://www.townofchelmsford.us/DocumentCenter/View/14481/6-22-2022-PB-Minutes-DRAFT>

**NEXT MEETING DATE(S):** August 10 – Public Hearing – Room 204  
August 24 – work session – Room 205 or Zoom  
September 14 – Public Hearing – TBD

**ADJOURN**

**WORK SESSION WITH TOWN COUNSEL**

*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.*