



Chelmsford Planning Board

Town of Chelmsford
50 Billerica Road
Chelmsford, MA 01824

Town Clerk Stamp

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TOWN OF CHELMSFORD
PATRICIA E. DZURIS
TOWN CLERK

NOTICE OF PUBLIC HEARING

DATE: August 10, 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: Aug 10, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81493718657?pwd=ZWpxSmk2dGZEVlBXMHhwbUhhNGxiQT09>

Meeting ID: 814 9371 8657

Passcode: 183016

One tap mobile

+19292056099,,81493718657#,,,,*183016# US (New York)

+13017158592,,81493718657#,,,,*183016# US (Washington DC)

Dial by your location

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

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Meeting ID: 814 9371 8657

Passcode: 183016

Find your local number: <https://us02web.zoom.us/j/81493718657?pwd=ZWpxSmk2dGZEVlBXMHhwbUhhNGxiQT09>

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. 314 Dunstable Road – Form G – Confirmatory Lot Release

Confirmatory Release to correct the release previously recorded at Registry of Deeds, which should have included Lot 4 but not Lot 5.

<https://www.townofchelmsford.us/DocumentCenter/View/14519/Nabnasett---Form-G-Cert-of-Release-7-27>

2. ANR #678 – 270 Billerica Road – applicability and endorsement of plan

Request to create two conforming lots utilizing existing frontage. Parcel ID: Map 87, Block 291, Lot 1.

<https://www.townofchelmsford.us/DocumentCenter/View/14510/270-Billerica-Rd-ANR-application>

<https://www.townofchelmsford.us/DocumentCenter/View/14511/270-Billerica-Rd-ANR-plan>

NEW PUBLIC HEARING(S) - None

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.

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.

NEW DOCUMENTS

<https://www.townofchelmsford.us/DocumentCenter/View/14522/270-Billerica-Road---Site-Plans-REVISED>
<https://www.townofchelmsford.us/DocumentCenter/View/14532/270-Billerica-Road---Elevations>
<https://www.townofchelmsford.us/DocumentCenter/View/14523/270-Billerica-Road---Supplemental-Data-Report>
<https://www.townofchelmsford.us/DocumentCenter/View/14525/270-Billerica-Road---Form-11-TP1-TP2-Signed>
<https://www.townofchelmsford.us/DocumentCenter/View/14526/270-Billerica-Road---Form-11-TP3-TP4-Signed>
<https://www.townofchelmsford.us/DocumentCenter/View/14527/270-Billerica-Road---Form-11-TP5-TP6-Signed>
<https://www.townofchelmsford.us/DocumentCenter/View/14528/270-Billerica-Road---Form-11-TP7-TP8-signed>
<https://www.townofchelmsford.us/DocumentCenter/View/14529/270-Billerica-Road---Response-to-Comments-07-25-2022>
<https://www.townofchelmsford.us/DocumentCenter/View/14530/270-Billerica-Road---Response-to-comments>
<https://www.townofchelmsford.us/DocumentCenter/View/14541/270-Billerica-Rd---Traffic-Peer-Review-061722>
<https://www.townofchelmsford.us/DocumentCenter/View/14542/270-Billerica-Rd---2nd-Traffic-Peer-Review-072922>

PREVIOUS DOCUMENTS

<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. 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.

NEW DOCUMENT

<https://www.townofchelmsford.us/DocumentCenter/View/14543/255-Princeton-Street---Response-Comments-to-Peer-Review-8-5-2022>

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-Draignage-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/14518/Citizen-Petition-Zoning-Article-Presentation-REVISED2>

MEETING MINUTES TO APPROVE: June 22nd, July 13th, and July 27th

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

<https://www.townofchelmsford.us/DocumentCenter/View/14482/7-13-2022-PB-Minutes-DRAFT>

<https://www.townofchelmsford.us/DocumentCenter/View/14508/7-27-2022-PB-Minutes-DRAFT>

NEXT MEETING DATE(S): Aug 24th – Public Hearing for Citizen’s Petition
Aug 24th – Board work session – Room 205 or Zoom
Sept 14th – Board public hearing – location 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.