



**PLANNING BOARD**  
*Notice of Public Meeting*  
**Agenda**  
**Revised 8-9-21**

Filed with Town Clerk:

RECEIVED

2021-08-09

3:31 PM

TOWN OF CHELMSFORD  
PATRICIA E. DZURIS

DATE: Wednesday, August 11, 2021

TIME: **7:00pm**

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

Pursuant to **Governor Baker's March 12, 2020**, Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the **Governor's March 15, 2020** Order imposing strict limitation on the number of people that may gather in one place.

Welcome to the Planning Board meeting for **Wednesday, August 11, 2021**. This meeting is being televised by Chelmsford Telemedia and is being conducted in person in room 204 of the Town Offices. We will continue with the zoom component links for the public until further notice.

Topic: Planning Board

Time: Aug 11, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86424406075?pwd=b1BpZWVSMONkSktIN091M0NNTnhBdz09>

Meeting ID: 864 2440 6075

Passcode: 303710

**Agenda**

**Administrative:**

**314 Dunstable Road**

**PB# 2020-08**

**Final Document Approval**

**Covenant**

<https://www.townofchelmsford.us/DocumentCenter/View/12925/314-Dunstable-Covenant-As-to-Pond>

**Covenant Form E**

<https://www.townofchelmsford.us/DocumentCenter/View/12923/314-Dunstable-CHELMSFORD-PB---Covenant-Form-E---Updated>

**Form G Covenant**

**1 Billerica Road / 44 Central Square**

**ANR# 678**

**Request Endorsement of  
Approval not required Plan**

Americal Management Co., LLC, Requests endorsement of an Approval not required plan for the property located at 1 Billerica Road / 44 Central Square.

<https://www.townofchelmsford.us/DocumentCenter/View/12917/1-billerica-44-central-square-ANR>

**1 Billerica Road / 44 Central Square**                      **PB# 2020-03**                      **Request to Endorse Mylars**

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, The proposed project consists of reuse and redevelopment of the Odd Fellows hall into commercial space as a 100 seat restaurant and 8 apartments respectively and the subdivision of the existing property into three new lots. The site is located in the Village Center Overlay District and consists of approximately 3.5 acres as shown on Assessors Map 84, Block 334, Lots 10 and 11.

<https://www.townofchelmsford.us/DocumentCenter/View/12918/1-billerica-44-central-square-SitePlan>

**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

**New Public Hearings:**

**14-16 Fletcher St., 14-16 Fletcher St LLC**, for the property located at 14-15 Fletcher St., requests a special permit for a Kennel use under -Attachment 1, D-5, to operate a self dog wash and play establishment and any other zoning relief that is deemed necessary.

The site is located in the CD – General Commercial District and consists of approximately 1.4 acres as shown on Assessors Map 73-319-1.

<https://www.chelmsfordma.gov/DocumentCenter/View/12872/14-16-Fletcher-Kennek-Dog-Wash-8-11-2021>

**10 Technology Drive**                                      **PB# 2021-04**                                      **Site Plan / Special Permit Review**

**10 Technology Drive, Avery Products Corporation**, for property located at 10 Technology Drive requests a Site Plan Review under 195-104, and special permits per section 195-21-6, Dead end Parking, 195-44, A, Internal landscaping 195-54, Major Business complex, 195-44 C, buffer strips and any other relief that is deemed necessary.

The project proposes the construction of a new 43,038 sf, building with associated site improvements The site is located in the IA– Limited Industrial District consisting of approximately 169,137sf as shown on Assessors Map 27-74-1.

<https://www.chelmsfordma.gov/DocumentCenter/View/12899/10-Tech-Narrative>

<https://www.chelmsfordma.gov/DocumentCenter/View/12898/10-Tech-plan-2>

<https://www.chelmsfordma.gov/DocumentCenter/View/12897/10-Tech-plan-3>

<https://www.chelmsfordma.gov/DocumentCenter/View/12896/10-Tech-plan-4>

<https://www.chelmsfordma.gov/DocumentCenter/View/12895/10-Tech-plan-5>

<https://www.chelmsfordma.gov/DocumentCenter/View/12894/10-Tech-plan-6>

<https://www.chelmsfordma.gov/DocumentCenter/View/12893/10-Tech-plan-7>

<https://www.chelmsfordma.gov/DocumentCenter/View/12892/10-Tech-plan-8>  
<https://www.chelmsfordma.gov/DocumentCenter/View/12891/10-Tech-plan-9>  
<https://www.chelmsfordma.gov/DocumentCenter/View/12890/10-Tech-plan-10>  
<https://www.chelmsfordma.gov/DocumentCenter/View/12889/10-Tech-plan-11>  
<https://www.chelmsfordma.gov/DocumentCenter/View/12888/10-Tech-plan-120>  
<https://www.chelmsfordma.gov/DocumentCenter/View/12885/10-Tech-Plan-12294SD203>  
<https://www.chelmsfordma.gov/DocumentCenter/View/12884/10-Technology--Chelmsford-DEP-Paperwork>  
<https://www.chelmsfordma.gov/DocumentCenter/View/12883/10-Technology-2001401-Chelmsford-MA-Ext---Elev-A401-06122021>  
<https://www.chelmsfordma.gov/DocumentCenter/View/12882/10-Technology-Avery-In-Touch---Electrical-Site---Plan-6921>  
<https://www.chelmsfordma.gov/DocumentCenter/View/12881/10-Technology-Drainage---Predevelopment-plan>  
<https://www.chelmsfordma.gov/DocumentCenter/View/12880/10-technology-drainage-post-dev>  
<https://www.chelmsfordma.gov/DocumentCenter/View/12879/10-Technology-Drive Stormwater---Report final>

**50 Drum Hill Road PB# 2021-06 Site Plan / Special Permit Review**

**50 Drum Hill Road (AKA 66 Parkhurst, former Applebee’s), Drum Hill Associates, LLC.,** for property located at 50 Drum Hill Rd., requests a Site Plan Review under 195-104, and special permits per section 195-5, “Use Regulations”, Attachment 1, Line D.22.a, “Bank with drive-through”, 195-17.B, “Maximum on site parking” and any other zoning relief that is deemed necessary.

The project proposes the demolition of the existing structure and the construction of a new 3,292 sq ft single story Chase bank, a free standing drive-thru kiosk with associated site improvements on a 63,238 sq. ft. / 1.45 acres lease area.

The site is located in the CC – Shopping Center District and consists of approximately 18.5 acres as shown on Assessors Map 32-109-1.

<https://www.chelmsfordma.gov/DocumentCenter/View/12901/50-Drum-Hill-Road---Chase-Conceptual-plans>  
<https://www.chelmsfordma.gov/DocumentCenter/View/12902/Special-Permit-Application-07092021-002>

**New business Discussion / Schedule Worksession (ongoing?)**

1. PILO - Continued
2. Itemized list of Topics **UPDATED**

Minutes: 5/12/21  
<https://www.townofchelmsford.us/DocumentCenter/View/12921/5-12-2021>

5/13/21  
<https://www.townofchelmsford.us/DocumentCenter/View/12922/5-13-2021>

5/26/21  
<https://www.townofchelmsford.us/DocumentCenter/View/12924/5-26-2021-WS>

7/14/21  
<https://www.townofchelmsford.us/DocumentCenter/View/12926/7-14-2021---draft>

**Old Business**  
 Next meetings: *August 18, 2021 WS* *August 25, 2021*

**Adjournment**