



PLANNING BOARD

Notice of Public Meeting

Filed with Town Clerk:
REVISED
2020-08-12
3:48 PM
TOWN OF CHELMSFORD
PATRICIA E. DZURIS
TOWN CLERK

DATE: Wednesday, August 12, 2020

TIME: **7:00pm**

PLACE: Virtual meeting

ADDRESS: ROOM: **REVISED 8-12-2020**

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 12, 2020**. This meeting is being televised by Chelmsford Telemedia and is being conducted remotely.

Topic: Planning Board

Time: Aug 12, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83517443669?pwd=R0h6SEN4L0hnSlp4MUFMWk1QVnJ3QT09>

Meeting ID: 835 1744 3669

Passcode: 240241

Call into the meeting – 929-205-6099

Agenda

Administrative Review:

Bond Release- 44 Westford Street Realty Trust, Arlene's Way, Requests release of Bond

<https://www.chelmsfordma.gov/DocumentCenter/View/11476/Bond-Release-letter-2020-7-2>

Katrina Road

PB# 2018-05

Request to Endorse Mylars

JJ McCarthy, LLC, for property located at the property is located in the Limited Industrial zoning district. The project proposes a 2 story – 14,000 sq. ft. building, 45 vehicle parking spaces and 69 bus parking spaces and associated site improvements for purposes of operating a school bus transportation and maintenance facility.

<https://www.townofchelmsford.us/DocumentCenter/View/11420/635-626-McCarthy--Plan-Set-6-11-18-S-002>

<https://www.townofchelmsford.us/DocumentCenter/View/11411/2018-05-pb-letter-mylar-Engineering>

Boston Road and Concord Road

ANR #667

Request for Endorsement

Town of Chelmsford, Concord Road and Boston Road intersection improvements, Land taking and esaments

https://www.chelmsfordma.gov/DocumentCenter/View/11479/608375_REGISTRY-PLANS

https://www.chelmsfordma.gov/DocumentCenter/View/11480/608375_RWPROP-PLANS-Color2

<https://www.chelmsfordma.gov/DocumentCenter/View/11481/Easement-List-2020-8-6-Concord-and-Boston>

Continued Public Hearings:

Historical Preservation-

To adopt a new zoning bylaw, "Historical Preservation", for purposes of providing zoning options and regulations for the preservation and reuse of historical structures.

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The Chelmsford Planning Board will conduct a Public Hearing pursuant to G. L. c. 40A, s. 5, on **Wednesday, July 8 at 7:00 p.m.** via Zoom Platform due 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. The purpose of this public hearing is to receive public comment to amend The Town Code, Chapter 195, "Zoning Bylaw" as follows:

<https://www.townofchelmsford.us/DocumentCenter/View/11269/REVISED-FINAL-Draft-TM-Article-3-4-20-kohl>

<https://www.townofchelmsford.us/DocumentCenter/View/11412/2020-Historic-Preservation-Comments-NKA---071420-edits>

<https://www.townofchelmsford.us/DocumentCenter/View/11413/Historic-preservation-2020-Proposal-data>

NEW:

<https://www.chelmsfordma.gov/DocumentCenter/View/11482/200811-Historic-Preservation-By-law>

Continued Public Hearings:

Request to continue to August 26, 2020

Stonegate Construction, Inc., 1 Billerica Road and 44 Central Square requesting Site Plan Approval, section 195-104, and Special Permits under Article XXII, Village Center Overlay District (VCOD) and any other relief that may be deemed necessary. The proposed project consists of reuse and redevelopment of the Fisk House and Odd Fellows Hall into commercial space and a 100 seat restaurant and 8 apartments respectively. A 32 unit multi-family structure is proposed for the adjacent parking area. 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.

NEW:

<https://www.townofchelmsford.us/DocumentCenter/View/11419/1-Billerica-19222-19223-Transmittal-Letter-7-16-20>

<https://www.townofchelmsford.us/DocumentCenter/View/11416/1-Billerica-15119---Elevation-Exhibit>

<https://www.townofchelmsford.us/DocumentCenter/View/11417/1-Billerica-19222-LM-REV-7-16-20---Site-Plan>

<https://www.townofchelmsford.us/DocumentCenter/View/11418/1-Billerica-Fiske-House-App-CHC-7-14-2020>

Request to continue to August 26, 2020

Northstar Realty LLC. 236 Groton Road for an eleven-lot Definitive Subdivision. 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 dead end roadway, and the construction of 11 duplexes on 11 new lots. One new duplex is proposed to replace an existing home using frontage for 236 Groton Road. The site is located in the RC Residential Zoning District. The project consists of 5 properties totaling approximately 8 acres as shown on Assessors Map 23, Block 92, Lots 1, 2, 3, 4 and 9.

Meeting Minutes-

May 27, 2020 -

<https://www.townofchelmsford.us/DocumentCenter/View/11414/5-27-2020-final>

June 10, 2020 -

<https://www.townofchelmsford.us/DocumentCenter/View/11415/6-10-2020>

Next Meetings-

August 26, 2020

September 9, 2020