



PLANNING BOARD

Notice of Public Meeting

Agenda

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2021-08-23

11:28 AM

TOWN OF CHELMSFORD

PATRICIA E. DZURIS

TOWN CLERK

DATE: Wednesday, August 25, 2021

TIME: **6:30pm**

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

Welcome to the Planning Board meeting for **Wednesday, August 25, 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 25, 2021 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87017647374?pwd=NmJHTUdYUUVZ1Y2FnWTIYNU9FMUMwQT09>

Meeting ID: 870 1764 7374

Passcode: 745654

Call in number (929) 205 6099

Worksession

6:30-7:00

1. Master Plan Review Chapters, (Open Space, Recreation, Cultural, Natural)
[Chelmsford Master Plan](#)
2. PILO Discussion – Continued

Agenda

Administrative:

314 Dunstable Road

PB# 2020-08

Def. Sub. Minor Modification

The Chelmsford Planning Board will conduct a Remote Public Hearing on **Wednesday, November 11, 2020, @ 7:30pm**, via Zoom Meeting platform, to consider the application of **Dunstable Ledge LLC**, for a **six lot Definitive Subdivision located at 314 Dunstable Road**. 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 & 2. Both parcels are located on the western side of Dunstable / Makepeace Road and abut the Westford town line.

https://www.townofchelmsford.us/DocumentCenter/View/12979/314-Dunstable-20210818_20084_NationGridEmail

https://www.townofchelmsford.us/DocumentCenter/View/12980/314-Dunstable-20210819_20084_MinorMod_Letter

https://www.townofchelmsford.us/DocumentCenter/View/12981/314-Dunstable-20210819_20084_SitePlan_MinorMod

<https://www.townofchelmsford.us/DocumentCenter/View/12986/314-Dunstable-ENG-LTR-2020-08-electric-plan>

Wildwood

PB# 2016-13

Def. Sub. Minor Modification

26 Wildwood, Brian Milisci, representing 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 subdivision of the property into 3 lots. Lot 1 will contain the existing single family dwelling and lots 2 and 3 will be created to become new buildable lots and the construction of a new private way for

access and the other lot will have access from a small cul-de-sac extension of Cypress drive. The site is located in the RB Residential Zoning District. The site is approximately 7.25 acres as shown on Assessors Map 41, Block 140, Lot 56.

<https://www.townofchelmsford.us/DocumentCenter/View/12982/kohl-definitive-modification>
<https://www.townofchelmsford.us/DocumentCenter/View/12983/Opinion-Letter-for-Buffer-Strip>
<https://www.townofchelmsford.us/DocumentCenter/View/12984/RED-LINED-PLAN-kohl-definitive-modification-oldlayout>
<https://www.townofchelmsford.us/DocumentCenter/View/12985/Wildwood-Street---Cypress-Street-Chelmsford---Kohl---Request-for-Minor-Modification>

278 Mill Road **PB# 2019-07** **Request Discussion**

<https://www.townofchelmsford.us/DocumentCenter/View/12978/278-Mill-Road>

Rainbow Builders Corp., for property located at **278 – 282 Mill Road** for the **construction of a 5,400 gross sq. ft. single story multi-tenanted commercial building. Tenants include a 3,000 sq. ft. restaurant with 100 seats and two retail tenant spaces and associated site improvements**

The site is located in the IA zoning district and is shown as parcel Id's Map 97, Block 328 Lot 7 & 8 consisting of approximately 1 acre. The applicant requests approval under Article XXIV, Business Amenity Overlay District" and Article XXI, **Community Enhancement and Investment Overlay District (CEIOD)** and associated Special Permits per Sections 195-114. a and b – side and rear dimensional setbacks and 195-115. C – location of parking between front elevation of building and street

Continued Public Hearings:

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.townofchelmsford.us/DocumentCenter/View/12955/10-Tech-Avery-InTouch-Photometry-81621>
<https://www.townofchelmsford.us/DocumentCenter/View/12956/10-Tech-Rendering-00-CCL---Chelmsford-08182021>
<https://www.townofchelmsford.us/DocumentCenter/View/12957/10-Technology-1-of-11>
<https://www.townofchelmsford.us/DocumentCenter/View/12958/10-Technology-2-of-11>
<https://www.townofchelmsford.us/DocumentCenter/View/12959/10-Technology-3-of-11>
<https://www.townofchelmsford.us/DocumentCenter/View/12960/10-Technology-4-of-11>
<https://www.townofchelmsford.us/DocumentCenter/View/12961/10-Technology-5-of-11>
<https://www.townofchelmsford.us/DocumentCenter/View/12962/10-Technology-6-of-11>
<https://www.townofchelmsford.us/DocumentCenter/View/12963/10-Technology-7-of-11>
<https://www.townofchelmsford.us/DocumentCenter/View/12964/10-Technology-8-of-11>
<https://www.townofchelmsford.us/DocumentCenter/View/12964/10-Technology-8-of-11>
<https://www.townofchelmsford.us/DocumentCenter/View/12965/10-Technology-9-of-11>
<https://www.townofchelmsford.us/DocumentCenter/View/12966/10-Technology-10-of-11>
<https://www.townofchelmsford.us/DocumentCenter/View/12967/10-Technology-11-of-11>

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.townofchelmsford.us/DocumentCenter/View/12968/50-drum-Hill-CHASE---CHELMSFORD-MA-pltg-render>
- <https://www.townofchelmsford.us/DocumentCenter/View/12969/50-Drum-Hill-Comment-Response-Letter-20210818-signed>
- <https://www.townofchelmsford.us/DocumentCenter/View/12970/50-drum-Hill-JPM31182-Civil-Set--Pages-1-10>
- <https://www.townofchelmsford.us/DocumentCenter/View/12971/50-Drum-Hill-JPM31182-Civil-Set--Pages-12-15>
- <https://www.townofchelmsford.us/DocumentCenter/View/12972/50-Drum-Hill-JPM31182-Civil-Set--Pages-16-17>

14-16 Fletcher PB# 2021-07 Approve Decision

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.

- New business**
- Discussion / Schedule Worksession
 - Proposed Stormwater Zoning and Definitive Subdivision Revisions
 - Public Nearing Opening September 8, 2021

- <https://www.townofchelmsford.us/DocumentCenter/View/12973/TM---SitePlanRegulations-Revised-8-10-2021>
- <https://www.townofchelmsford.us/DocumentCenter/View/12974/TM-Subdivision-of-Land-revised-8-10-2021>
- <https://www.townofchelmsford.us/DocumentCenter/View/12975/TM-Zoning-only-rev-8-10-2021>
- <https://www.townofchelmsford.us/DocumentCenter/View/12976/TM-Chelmsford-Stormwater-Regulations-Revised-8-10-2021>

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>

5/19/21

<https://www.townofchelmsford.us/DocumentCenter/View/12977/5-19-2021-WS>

7/14/21

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

More minutes may be ready Monday

Next meetings: *September 8, 2021* *September 22, 2021*

Adjournment