



Zoning Board of Appeals

Town of Chelmsford
50 Billerica Road
Chelmsford, MA 01824

Town Clerk Stamp

REVISED
2023 SEP-6 PM 4:02
TOWN OF CHELMSFORD
PATRICIA E. DZURIS
TOWN CLERK

NOTICE OF PUBLIC MEETING

DATE: September 7, 2023

LOCATION: Town Offices, 50 Billerica Road, Chelmsford, MA

TIME: 7:00 PM

ROOM: 204

AGENDA

PUBLIC INPUT – Public input shall be limited to statements from the public relating to any issues with the jurisdiction of the Chelmsford Zoning Board of Appeals that are not currently the subject of a pending public hearing before the Zoning Board of Appeals. Public comment on any pending public hearings shall only be heard during such public hearings.

ADMINISTRATIVE REVIEW: None

NEW PUBLIC HEARING(S):

- 1) **3 Hidden Way – Jeremy & Elizabeth Hastie** requesting a Special Permit, under Section 195-8 Nonconformity and/or 195-9 (B) Conformity for 20% reduction to the side setback requirement to build a 13'x26'3" addition for an office/bedroom and bathroom, and any other relief deemed necessary. This property is located in the residential RB district as Parcel ID: Map 51, Block 230, Lot 8 and consists of approximately 0.41 acres.

<https://www.townofchelmsford.us/DocumentCenter/View/16206/3-Hidden-Way---application>
<https://www.townofchelmsford.us/DocumentCenter/View/16208/3-Hidden-Way---plot-plan>
<https://www.townofchelmsford.us/DocumentCenter/View/16207/3-Hidden-Way---denial-letter>

- 2) **100 Park Road, Lauren Halloran, Trustee**, requesting a Special Permit under Section 195-6.1 for the construction of an addition for a Limited Accessory Apartment (LAA), any other relief deemed necessary. This property consists of approximately 2.07 acres and is located in the residential RB District and as Parcel ID: Map 117 Block 449, Lot 9.

<https://www.townofchelmsford.us/DocumentCenter/View/16219/100-Park-Rd---application-packet>
<https://www.townofchelmsford.us/DocumentCenter/View/16220/100-Park-Rd---Narrative>
<https://www.townofchelmsford.us/DocumentCenter/View/16221/100-Park-Rd---plot-plan>
<https://www.townofchelmsford.us/DocumentCenter/View/16222/100-Park-Rd---architectural-plans>

- 3) **2 Pendleton Road** – George & Denise Paquin, requesting a Special Permit under Section 195-6.1 for the construction of an addition for a Limited Accessory Apartment (LAA), any other relief deemed necessary. This property is located in the residential RB District as Parcel ID: Map 104, Block 387, Lot 23.

<https://www.townofchelmsford.us/DocumentCenter/View/16209/2-Pendleton-Rd---LAA-application>

<https://www.townofchelmsford.us/DocumentCenter/View/16210/2-Pendleton-Rd---LAA-narrative>

<https://www.townofchelmsford.us/DocumentCenter/View/16211/2-Pendleton-Rd---LAA-Land-Use-Restriction-Agreement>

<https://www.townofchelmsford.us/DocumentCenter/View/16215/2-Pendleton-Rd---plot-plan-06242023>

<https://www.townofchelmsford.us/DocumentCenter/View/16216/2-Pendleton-Rd---LAA-room-calculations>

<https://www.townofchelmsford.us/DocumentCenter/View/16217/2-Pendleton-Rd---architectural-plans>

<https://www.townofchelmsford.us/DocumentCenter/View/16218/2-Pendleton-Rd---BLDG-determination-letter>

- 4) **63 Carlisle Street – Sean and Francesca ODonnell**, requesting a Special Permit under Section 195-6.1 for the construction of an addition for a Limited Accessory Apartment (LAA), any other relief deemed necessary. This property is located in the residential RB District as Parcel ID: Map 66, Block 268, Lot 4 consisting of approximately 0.92 acres.

<https://www.townofchelmsford.us/DocumentCenter/View/16223/63-Carlisle-St-LAA---application-packet>

<https://www.townofchelmsford.us/DocumentCenter/View/16224/63-Carlisle-St-LAA---plot-plan>

<https://www.townofchelmsford.us/DocumentCenter/View/16225/63-Carlisle-St-LAA---architectural-plans>

<https://www.townofchelmsford.us/DocumentCenter/View/16226/63-Carlisle-St-LAA---FAR-calculations>

<https://www.townofchelmsford.us/DocumentCenter/View/16288/63Carlisle---abutter-letter-Matthews>

- 5) **290 Littleton Road, Unit 8 – Yvete Simoes** is requesting a special permit under Section 195, Attachment 1, to run a massage therapy business, and any other relief deemed necessary. This property is located in the Commercial CB district – Parcel ID: Map 99, Block 405, Lot 1-0A.

<https://www.townofchelmsford.us/DocumentCenter/View/16227/290-Littleton-Rd---Massage-Therapy-application>

<https://www.townofchelmsford.us/DocumentCenter/View/16228/290-Littleton-Rd---Massage-Therapy-resume>

<https://www.townofchelmsford.us/DocumentCenter/View/16230/290-Littleton-Rd---Massage-Therapy-license-and-insurance>

<https://www.townofchelmsford.us/DocumentCenter/View/16229/290-Littleton-Rd---business-owner-endorsement>

- 6) **29 Ansie Road – Diana and Benjamin Lebeaux** requesting a Special Permit, under Section 195-8 Nonconformity and/or 195-9 (B) Conformity for 20% reduction to the front setback requirement to build a 4'6"x10' entryway addition, and any other relief deemed necessary. This property is located in the residential RB district as Parcel ID: Map 95, Block 376, Lot 9 and consists of approximately 0.54 acres.

<https://www.townofchelmsford.us/DocumentCenter/View/16236/29-Ansie-Road---application>
<https://www.townofchelmsford.us/DocumentCenter/View/16192/29-Ansie-Road---BLDG-denial-letter>
<https://www.townofchelmsford.us/DocumentCenter/View/16193/29-Ansie-Road---plot-plan>

- 7) **43 Bartlett Street – Elizabeth Gavriel, Trustee**, requesting an Administrative Appeal of the Building Commissioner's determination letter and a Special Permit under Section 195-6.1 for a pre-existing detached Limited Accessory Apartment (LAA), any other relief deemed necessary. This property is located in the residential RB District as Parcel ID: Map 94, Block 352, Lot 1 consisting of approximately 0.47 acres.

<https://www.townofchelmsford.us/DocumentCenter/View/16199/43-Bartlett-St---request-for-postponement>
<https://www.townofchelmsford.us/DocumentCenter/View/16195/43-Bartlett-St---LAA-appeal-narrative>
<https://www.townofchelmsford.us/DocumentCenter/View/16196/43-Bartlett-St---LAA-application>
<https://www.townofchelmsford.us/DocumentCenter/View/16197/43-Bartlett-St---sewer-documentation>
<https://www.townofchelmsford.us/DocumentCenter/View/16198/43-Bartlett-St---LAA-layout>
<https://www.townofchelmsford.us/DocumentCenter/View/16201/43-Bartlett-St---LAA-photos>
<https://www.townofchelmsford.us/DocumentCenter/View/16200/43-Bartlett-St---deed>
<https://www.townofchelmsford.us/DocumentCenter/View/16289/43-Bartlett-St---COMMENTS-Bldg-Dept-determination>
<https://www.townofchelmsford.us/DocumentCenter/View/16290/43-Bartlett-St---COMMENTS-Fire>

CONTINUED PUBLIC HEARING(S):

- 1) **11 Rainbow Avenue – Sarah and Gary Brown** are requesting a special permit under Section 195-6.1, for a Limited Accessory Apartment (LAA), and a variance(s) for the side setback requirement, the maximum building lot coverage and floor area ratio, any other relief deemed necessary. This property is located in the RB district – Parcel ID: Map 39, Block 163, Lot 15 and is approximately 10,720 square feet (0.25 acres) in size.

NEW DOCUMENTS:

PREVIOUS DOCUMENTS:

<https://www.townofchelmsford.us/DocumentCenter/View/15954/11-Rainbow-Ave---EXT-REQUEST-6-20-2023>

<https://www.townofchelmsford.us/DocumentCenter/View/15809/11-Rainbow-Ave---EXT-REQUEST-3-27-23>

<https://www.townofchelmsford.us/DocumentCenter/View/15806/11-Rainbow-Ave---EXT-REQUEST-5-2-2023>

<https://www.townofchelmsford.us/DocumentCenter/View/15808/12-1-22--ZBA-Minutes>

APPLICATION SUBMITTTALS:

<https://www.townofchelmsford.us/DocumentCenter/View/14849/11-Rainbow-Ave---LAA-and-Variance-applications>

<https://www.townofchelmsford.us/DocumentCenter/View/14852/11-Rainbow-Ave---LAA-Use-Restrictions-NOTARIZED>

<https://www.townofchelmsford.us/DocumentCenter/View/14848/11-Rainbow-Ave---narrative>

<https://www.townofchelmsford.us/DocumentCenter/View/14850/11-Rainbow-Ave---plot-plan>

<https://www.townofchelmsford.us/DocumentCenter/View/14851/11-Rainbow-Ave---architectural-plans>

- 2) **15 Chatham Road, owner Scott Durkin**, requesting Special Permits, under Zoning Bylaw Section 195-6.1 for the construction of an addition for a Limited Accessory Apartment (LAA), and to reissue a previously approved special permit under Section 195-8 Nonconformity that granted a reduction to the side setback requirement, and any other relief deemed necessary. This property is located in the RB – Residential District as Assessors Map 85, Block 324, and Lot 46.

NEW DOCUMENTS:

<https://www.townofchelmsford.us/DocumentCenter/View/16231/15-Chatham-Rd-permit-to-build-1960>

<https://www.townofchelmsford.us/DocumentCenter/View/16232/Historical-zoning-setbacks>

<https://www.townofchelmsford.us/DocumentCenter/View/16191/15-Chatham-Road---plot-plan-REVISED>

<https://www.townofchelmsford.us/DocumentCenter/View/16233/15-Chatham-Rd---2019-special-permit-RECORDED-07072023>

PREVIOUS DOCUMENTS:

<https://www.townofchelmsford.us/DocumentCenter/View/15940/15-Chatham-Road---special-permit-and-LAA-applications>

<https://www.townofchelmsford.us/DocumentCenter/View/15953/15-Chatham-Road---project-narrative>

<https://www.townofchelmsford.us/DocumentCenter/View/15943/15-Chatham-Road---LAA-Use-Restriction-Agreement>

<https://www.townofchelmsford.us/DocumentCenter/View/15941/15-Chatham-Road---plot-plan>

<https://www.townofchelmsford.us/DocumentCenter/View/15951/15-Chatham-Road---plans>

<https://www.townofchelmsford.us/DocumentCenter/View/15952/15-Chatham-Road---authorization-letter>

<https://www.townofchelmsford.us/DocumentCenter/View/15962/15-Chatham-Road---abutter-letters>

<https://www.townofchelmsford.us/DocumentCenter/View/15942/15-Chatham-Road---previously-approved-special-permit-2019>

- 3) **94-96 Princeton Street, owner Brian Weilbrenner d/b/a Princeton McMahon, LLC**, requesting an Administrative Appeal under Zoning Bylaw Section 195-102 B(3) for his inability to obtain a permit(s) per the Building Commissioner's determination that the structure is not a three-family dwelling, and any other relief deemed necessary. This property is located in the RC District as Assessors Map 19, Block 57, Lot 1 on approximately 0.30 acre.

NEW DOCUMENTS:

<https://www.townofchelmsford.us/DocumentCenter/View/16234/94-96-Princeton-St---architect-letter>

<https://www.townofchelmsford.us/DocumentCenter/View/16287/94-96-Princeton-St---voting-records>

PREVIOUS DOCUMENTS:

<https://www.townofchelmsford.us/DocumentCenter/View/15935/94-96-Princeton-Street---appeal-application>

<https://www.townofchelmsford.us/DocumentCenter/View/15936/94-96-Princeton-Street---denial-letter-BDLG>

<https://www.townofchelmsford.us/DocumentCenter/View/15937/Zoning-Bylaw-Section-195-13>

<https://www.townofchelmsford.us/DocumentCenter/View/15938/94-96-Princeton-Street---AS-BUILT-PLANS>

<https://www.townofchelmsford.us/DocumentCenter/View/15939/94-96-Princeton-Street---deed>

NEW BUSINESS / DISCUSSION ITEMS: None

MEETING MINUTES TO APPROVE: May 4, 2023 and July 6, 2023

<https://www.townofchelmsford.us/DocumentCenter/View/16189/5-4-23--ZBA-Minutes-DRAFT>

<https://www.townofchelmsford.us/DocumentCenter/View/16190/7-6-23--ZBA-Minutes-DRAFT>

NEXT MEETING DATE(S): October 5, 2023

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 be 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 Chair.