



PLANNING BOARD

Notice of Public Meeting Agenda

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TOWN OF CHELMSFORD
PATRICIA E. DZURIS
TOWN CLERK

DATE: **Septembr 8, 2021** **TIME 6:30pm**

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

Welcome to the Planning Board meeting for **September 8, 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: Sep 8, 2021 07:00 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/88438736191?pwd=UGhDeUtFYmtvVVBpb2ErZlIFV1dtQT09>

Meeting ID: 884 3873 6191

Passcode: 886368

Call in number (929) 205 6099

Worksession

6:30-7:00

1. Master Plan Review Chapters, (Economic Development)
[Chelmsford Master Plan](#)
2. Operations / Meetings
3. Growth Strategy – Select Board Goals

Agenda

Administrative:

10 Technology Drive

PB# 2021-04

Review / Approve Decision

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.

50 Drum Hill Road

PB# 2021-06

Review / Approve Decision

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.

New Public Hearing:

The **Town of Chelmsford Planning Board** will be a public hearing on **Wednesday, September 8, 2021, at 7:00 P.M. in Room 204, Town Offices, 50 Billerica Road**, for purposes of receiving public comment **to amend The Town Code, Chapter 195, “Zoning Bylaw” and Chapter 202 Subdivision of Land** as follows:

To amend Article V “Off-Street Parking & Loading” Purpose and Intent #5, section 195-21 H, J (3) K, Article VIII Environmental Protection Standards, section 195-40 C, Article IX Landscaping, section 195-41 G and H, Article X, Earth Removal – C (2) (a), section 195-104 E (4) and (7), for purposes of amending existing provisions and adding new provisions related to stormwater and Low impact development standards.

And to amend Chapter 202 Subdivision of Land, Article III Design Standards and Improvements, section 202-12 (f), 202-13. C (2) (a), section 202-14. A, B, C, D, E and G, section 202-17.B, section 202-19. A and D, 202-21, 202-22, for purposes of amending existing provisions and adding new provisions related to stormwater and Low impact development standards.

<https://www.townofchelmsford.us/DocumentCenter/View/13007/Fall-TM-2021---Chelmsford-SW-Changes-2021-Presentation>

<https://www.townofchelmsford.us/DocumentCenter/View/13006/Zoning-only-rev-8-25-2021>

<https://www.townofchelmsford.us/DocumentCenter/View/13005/Subdivision-of-Land-revised-8-10-2021>

<https://www.townofchelmsford.us/DocumentCenter/View/13004/SitePlanRegulations-Revised-8-10-2021>

<https://www.townofchelmsford.us/DocumentCenter/View/13003/Chelmsford-Stormwater-Regulations-Revised-8-10-2021>

- New business**
- 1. Discussion / Schedule Worksession**
 - 2. Operations / Meetings**
 - 3. Growth Strategy – Select Board Goals**

Minutes:

5-26-2021 - <https://www.townofchelmsford.us/DocumentCenter/View/13008/5-26-2021>

6-9-2021 - <https://www.townofchelmsford.us/DocumentCenter/View/13002/6-9-2021>

Next meetings: *September 22, 2021* *October 13, 2021*

Adjournment