



Chelmsford Planning Board

Town of Chelmsford
50 Billerica Road
Chelmsford, MA 01824

Town Clerk Stamp

REVISED
2023-09-12
5:42 PM

TOWN OF CHELMSFORD
PATRICIA E. DZURIS
TOWN CLERK

NOTICE OF PUBLIC MEETING

DATE: September 13, 2023

LOCATION: Town Offices

TIME: 6:30 p.m.

ROOM: 204

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law.

CTM 1 is inviting you to a scheduled Zoom meeting.

Topic: Planning Board

Time: Sep 13, 2023 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84451967025?pwd=NXdGYjBrZWxETmZvL1JVMERsVzNJdz09>

Meeting ID: 844 5196 7025

Passcode: 593935

One tap mobile

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AGENDA

6:30-7:15 p.m. – WORKING SESSION

Review of Community Enhancement, and Investment Overlay District (CEIOD) zoning

[Town of Chelmsford, MA Community Enhancement and Investment Overlay District \(ecode360.com\)](https://www.chelmsfordma.gov/DocumentCenter/View/16292/CEIOD-powerpoint---final)

<https://www.chelmsfordma.gov/DocumentCenter/View/16292/CEIOD-powerpoint---final>

7:15 p.m. – PUBLIC INPUT

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

ADMINISTRATIVE REVIEW:

1. Continued Public Hearings – amendments to PB rules and Regulations and Policies and Procedures - no action – continued to next meeting
2. MBTA zoning - NMCOG updates - preparations for September 19 and 21 neighborhood district meetings
<https://www.chelmsfordma.gov/DocumentCenter/View/16297/Chelmsford-MBTA--Memo-08082023>
<https://www.chelmsfordma.gov/DocumentCenter/View/16295/Chelmsford-Draft-Scenario-Report-20--September-13-2023>
<https://www.chelmsfordma.gov/DocumentCenter/View/16298/draft---Chelmsford-Neighborhood-Meeting-Agenda>

PUBLIC HEARINGS – NEW:

1. **Citizens Petition for 2023 Fall Town Meeting – Littleton Road Zoning Article to amend The Town Code**, Chapter 195 “Zoning Bylaw” and Section 195-3, “The Zoning Map,” to change the land parcels directly on Littleton Road between the Forefathers' Burying Ground and the Ginger Ale Plaza to the east, and Lime Kiln Quarry and Miriam E. Warren Wetlands to the west, **from RB zoning district to RC zoning district**. This area consists of 35 residential properties and 1 commercial property known as #31-115 Littleton Road. This area is identified as Parcel IDs Map 83-337-10 thru 83-320-40.

<https://www.townofchelmsford.us/DocumentCenter/View/16154/Citizens-Petition-08072023>
<https://www.townofchelmsford.us/DocumentCenter/View/16155/Properties-included-in-Citizens-Petition>
<https://www.townofchelmsford.us/DocumentCenter/View/16180/Citizen-Petition---Rationale-Intro>
2. **3 Meeting House Road – J&C Property Management LP** requesting approval under Article XXI, **Community Enhancement, and Investment Overlay District (CEIOD) and** sub-sections 195-111.C (5), Article XXIII Inclusionary Housing and any other permit relief as may be required under the

Chelmsford Zoning Bylaw to allow the conversion of existing commercial office space into 8 residential apartments.

The site is in the CD commercial zoning district and is shown as Parcel ID: Map 73, Block 295, Lot 6 consisting of approximately 69,760 sq. ft.

<https://www.townofchelmsford.us/DocumentCenter/View/16241/3-Meeting-House-Rd---Application-and-Affidavit-Env-Protection>

<https://www.townofchelmsford.us/DocumentCenter/View/16242/3-Meeting-House-Rd---Use-Description>

<https://www.townofchelmsford.us/DocumentCenter/View/16243/3-Meeting-House-Rd---Site-Plan-082023>

<https://www.townofchelmsford.us/DocumentCenter/View/16244/3-Meeting-House-Rd---Supplemental-Data-Report>

<https://www.townofchelmsford.us/DocumentCenter/View/16245/3-Meeting-House-Rd---Drainage-Area-Maps-082023>

<https://www.townofchelmsford.us/DocumentCenter/View/16246/3-Meeting-House-Rd---Drainage-Calculations-Summary>

<https://www.townofchelmsford.us/DocumentCenter/View/16247/3-Meeting-House-Rd---Earthworks-Calculation>

<https://www.townofchelmsford.us/DocumentCenter/View/16248/3-Meeting-House-Rd---2nd-Floor-Plan>

<https://www.townofchelmsford.us/DocumentCenter/View/16249/Master-Deed-BK4141PG178>

<https://www.townofchelmsford.us/DocumentCenter/View/16250/3-Meeting-House-Rd---Land-Plan-07061987>

<https://www.townofchelmsford.us/DocumentCenter/View/16252/3-Meeting-House-Rd---Elevations>

<https://www.townofchelmsford.us/DocumentCenter/View/16307/3-Meeting-House-Rd---Sustainability-Checklist-09072023>

DEPARTMENTAL REVIEW:

<https://www.townofchelmsford.us/DocumentCenter/View/16308/3-Meeting-House-Rd---COMMENTS-DPW>

<https://www.townofchelmsford.us/DocumentCenter/View/16309/3-Meeting-House-Rd---COMMENTS-CWD>

<https://www.townofchelmsford.us/DocumentCenter/View/16310/3-Meeting-House-Rd---COMMENTS-BLDG>

<https://www.townofchelmsford.us/DocumentCenter/View/16311/3-Meeting-House-Rd---COMMENTS-CPD>

<https://www.townofchelmsford.us/DocumentCenter/View/16335/3-Meeting-House-Rd---COMMENTS-FIRE>

<https://www.townofchelmsford.us/DocumentCenter/View/16334/3-Meeting-House-Rd---COMMENTS-CWD-approval>

- 3. 10 Hildreth Street – Michael Lefavor, requesting a six-lot 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 and a **Special Permit** per section Article XIV, Aquifer Protection District. The project calls for the construction of a new dead-end roadway, and the construction of 6 duplexes on 6 new lots. The site is located in the RC-Residential Two-Family Zoning

District. The site is approximately 5.07 acres as shown as Assessors Parcel ID: Map 74, Block 324, Lots 10 and 12.

<https://www.townofchelmsford.us/DocumentCenter/View/16238/10-Hildreth-Street-DEV-SUB--Application-packet>

<https://www.townofchelmsford.us/DocumentCenter/View/16239/10-Hildreth-Street-DEV-SUB--PLANS>

<https://www.townofchelmsford.us/DocumentCenter/View/16240/10-Hildreth-Street-DEV-SUB--Stormwater-Report-08182023>

DEPARTMENTAL REVIEW:

<https://www.townofchelmsford.us/DocumentCenter/View/16312/10-Hildreth-Street---COMMENTS-DPW>

<https://www.townofchelmsford.us/DocumentCenter/View/16313/10-Hildreth-Street---COMMENTS-CWD>

<https://www.townofchelmsford.us/DocumentCenter/View/16314/10-Hildreth-Street---COMMENTS-BOH>

<https://www.townofchelmsford.us/DocumentCenter/View/16315/10-Hildreth-Street---COMMENTS-ASSESSOR>

<https://www.townofchelmsford.us/DocumentCenter/View/16321/10-Hildreth-Street---COMMENTS-CPD>

<https://www.townofchelmsford.us/DocumentCenter/View/16328/10-Hildreth-Street---COMMENTS-FIRE>

<https://www.townofchelmsford.us/DocumentCenter/View/16330/10-Hildreth-Street---CWD-AECOM-SOW>

<https://www.townofchelmsford.us/DocumentCenter/View/16331/10-Hildreth-Street---CWD-NGI-SOW>

4. **93 Brick Kiln Road – DND Homes, LLC** requesting **Site Plan approval** for the construction of an 49,910 square feet industrial warehouse building with integrated surface parking, loading facilities and on-site infrastructure improvements. The site is located in the IA zoning district and is shown as Parcel ID: Map 88, Block 271, Lot 3, and consists of approximately 9.63 acres. The applicant requests **Special Permits** per Article XI, Major Business Complex, Article XIV, Aquifer Protection (195-73), Article V, Off-street Parking and Loading (195-16D, 195-18C, 195-21G, 195-21J) and **Site Plan Review** per section

195-104 and any other permit relief as may be required under the Chelmsford Zoning Bylaw to allow the proposed use/project.

<https://www.townofchelmsford.us/DocumentCenter/View/16262/93-Brick-Kiln-Rd---Applicatiions-Site-Plan-and-Special-Permit>

<https://www.townofchelmsford.us/DocumentCenter/View/16263/93-Brick-Kiln-Rd---Cover-Letter>

<https://www.townofchelmsford.us/DocumentCenter/View/16264/93-Brick-Kiln-Rd---EPSA-Narrative>

<https://www.townofchelmsford.us/DocumentCenter/View/16265/93-Brick-Kiln-Rd---MBC-Narrative>

<https://www.townofchelmsford.us/DocumentCenter/View/16261/93-Brick-Kiln-Rd---Affidavit>

<https://www.townofchelmsford.us/DocumentCenter/View/16266/93-Brick-Kiln-Rd---Site-Plans-STAMPED-08172023>

<https://www.townofchelmsford.us/DocumentCenter/View/16271/93-Brick-Kiln-Rd---Architectural-Plans>

<https://www.townofchelmsford.us/DocumentCenter/View/16267/93-Brick-Kiln-Rd---Stormwater-executive-summary>

<https://www.townofchelmsford.us/DocumentCenter/View/16268/93-Brick-Kiln-Rd---Stormwater-report-STAMPED>

<https://www.townofchelmsford.us/DocumentCenter/View/16270/93-Brick-Kiln-Rd---Earthwork-Analysis>

<https://www.townofchelmsford.us/DocumentCenter/View/16269/93-Brick-Kiln-Rd---Traffic-Assessment>

<https://www.townofchelmsford.us/DocumentCenter/View/16272/93-Brick-Kiln-Rd---Deed>

DEPARTMENTAL REVIEW:

<https://www.townofchelmsford.us/DocumentCenter/View/16316/93-Brick-Kiln-Rd---COMMENTS-DPW>

<https://www.townofchelmsford.us/DocumentCenter/View/16317/93-Brick-Kiln-Rd---COMMENTS-FIRE>

<https://www.townofchelmsford.us/DocumentCenter/View/16318/93-Brick-Kiln-Rd---COMMENTS-CWD>

<https://www.townofchelmsford.us/DocumentCenter/View/16319/93-Brick-Kiln-Rd---COMMENTS-BOH>

<https://www.townofchelmsford.us/DocumentCenter/View/16322/93-Brick-Kiln-Rd---COMMENTS-BLDG>

<https://www.townofchelmsford.us/DocumentCenter/View/16323/93-Brick-Kiln-Rd---COMMENTS-CPD>

<https://www.townofchelmsford.us/DocumentCenter/View/16332/CWD-Historic-Aerials-1938-2019>

PUBLIC HEARINGS - CONTINUED: None

DISCUSSIONS:

1. 270 Billerica Road – continued review & discussion

a. Member Joel Luna’s memo

<https://www.chelmsfordma.gov/DocumentCenter/View/16293/PFAS-contamination-and-the-permitting-process-for-270-Billerica-Road---Luna-Memo>

b. Updates from Members Chris Lavallee and Joel Luna on meetings with Water Districts

<https://www.townofchelmsford.us/DocumentCenter/View/16329/Combined-ConCom-PB-Notes-Meeting-with-water-districts-of-Chelmsford---31-August-2023>

2. **MBTA Zoning** - updates and preparations for Sept. 19th and Sept. 21st meetings
 - a. Sept. 19th – Room 204 in Town Offices reserved for UMassWest and Radisson Hotel abutters
 - b. Sept 21st – Senior center reserved for Riverneck Road and UPS/Brick Kiln Road abutters
3. **Adult Day Care zoning amendment** – Fin Com presentation and dates
4. **Liaison updates**
5. **New Business / Other**

MEETING MINUTES TO APPROVE: None

NEXT MEETING DATE(S): September 19, 2023 – MBTA zoning (UMass West and Radisson Hotel)
September 21, 2023 – MBTA zoning (Riverneck Road & UPS)
September 27, 2023 – regular Planning Board meeting
October 11, 2023 – regular Planning Board meeting

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 have been 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 Planning Board Chair.