



Chelmsford Planning Board

Town of Chelmsford
50 Billerica Road
Chelmsford, MA 01824

Town Clerk Stamp

REVISED
2022-09-12
1:09 PM

TOWN OF
CHELMSFORD
PATRICIA E. DZURIS
TOWN CLERK

NOTICE OF PUBLIC HEARING

DATE: September 14, 2022
LOCATION: McCarthy Middle School

TIME: 6:30 PM
ROOM: Auditorium

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 14, 2022 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88930515191?pwd=emVLdG5qWjJQeUFQbjVabEpaRG9kdz09>

Meeting ID: 889 3051 5191

Passcode: 520332

One tap mobile

+19292056099,,88930515191#,,,,*520332# US (New York)

+13017158592,,88930515191#,,,,*520332# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 386 347 5053 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

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Find your local number: <https://us02web.zoom.us/u/keg9uL8lqt>

AGENDA

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.

NEW PUBLIC HEARING(S) - None

PUBLIC HEARINGS (CONTINUED)

1. **255 Princeton Street** – Maple Multi-Family Land SE LP – for the construction of a 394-unit multi-family development with integrated surface parking, loading facilities and on-site infrastructure improvements.

The site is located in the RB zoning district and is shown as Parcel ID Map 20, Block 74, Lot 1 and consists of approximately 34 acres. The applicant requests Site Plan Review, section 195-104, per Article XV, “**UMass West Multi-Family Housing Overlay District**” and any other permit relief as may be required under the Chelmsford Zoning Bylaw to allow the proposed use/project.

NEW DOCUMENTS

<https://www.townofchelmsford.us/DocumentCenter/View/14604/2022-08-25-Drainage-Report>

<https://www.townofchelmsford.us/DocumentCenter/View/14605/2022-08-25-Civil-Plan-Set>

<https://www.townofchelmsford.us/DocumentCenter/View/14607/2022-08-25-AM-Peer-Review-Response-Letter>

<https://www.townofchelmsford.us/DocumentCenter/View/14606/2022-08-30-BETA-Peer-Review-Update>

<https://www.townofchelmsford.us/DocumentCenter/View/14642/2022-09-09-DPW-Comments---255-Princeton>

PREVIOUS PEER REVIEW

<https://www.townofchelmsford.us/DocumentCenter/View/14543/255-Princeton-Street---Response-Comments-to-Peer-Review-8-5-2022>

APPLICATION:

<https://www.townofchelmsford.us/DocumentCenter/View/14438/Cover-Letter---UMW>

<https://www.townofchelmsford.us/DocumentCenter/View/14429/1-Site-Plan-Review-Application---UMW>

<https://www.townofchelmsford.us/DocumentCenter/View/14430/2-Authorization---UMW>

<https://www.townofchelmsford.us/DocumentCenter/View/14431/3-Narrative---UMW>

SITE PLANS:

<https://www.townofchelmsford.us/DocumentCenter/View/14457/41-Site-plan-cover---drawing-list---notes>

<https://www.townofchelmsford.us/DocumentCenter/View/14458/42-Site-plan---existing-conditions>

<https://www.townofchelmsford.us/DocumentCenter/View/14459/43-Site-plan---erosion-control-plan>

<https://www.townofchelmsford.us/DocumentCenter/View/14460/44-Site-plan---site-preperation-plan>

<https://www.townofchelmsford.us/DocumentCenter/View/14461/45-Site-plan---layout-and-materials-plan>

<https://www.townofchelmsford.us/DocumentCenter/View/14462/46-Site-plan---grading-and-drainage-plan>

<https://www.townofchelmsford.us/DocumentCenter/View/14463/47-Site-plan---utilities-plan>
<https://www.townofchelmsford.us/DocumentCenter/View/14464/48-Site-plan---banked-parking-plan>
<https://www.townofchelmsford.us/DocumentCenter/View/14465/49-Site-plan---snow-storage-plan>
<https://www.townofchelmsford.us/DocumentCenter/View/14466/410-Site-plan---fire-truck-turning-plan>
<https://www.townofchelmsford.us/DocumentCenter/View/14467/411-Site-plan---details>
<https://www.townofchelmsford.us/DocumentCenter/View/14468/412-Site-plan---landscaping-and-lighting-plans>
<https://www.townofchelmsford.us/DocumentCenter/View/14469/413-Site-plan---site-details>
<https://www.townofchelmsford.us/DocumentCenter/View/14470/414-Site-plan---Building-1>
<https://www.townofchelmsford.us/DocumentCenter/View/14471/415-Site-plan---Building-2>
<https://www.townofchelmsford.us/DocumentCenter/View/14472/416-Site-plan---Buildings-3---4---5>
<https://www.townofchelmsford.us/DocumentCenter/View/14473/417-Site-plan---Building-elevations>
<https://www.townofchelmsford.us/DocumentCenter/View/14474/418-Site-plan---renderings>

REPORTS:

<https://www.townofchelmsford.us/DocumentCenter/View/14432/5-Draignage-Report---UMW>
<https://www.townofchelmsford.us/DocumentCenter/View/14434/6-Traffic-Report---UMW>
<https://www.townofchelmsford.us/DocumentCenter/View/14435/7-Environmental-Affidavit---UMW>
<https://www.townofchelmsford.us/DocumentCenter/View/14455/8-Water-Impact-Study--UMW>
<https://www.townofchelmsford.us/DocumentCenter/View/14456/12-Earth-removal-calculations---UMW>

MISC:

<https://www.townofchelmsford.us/DocumentCenter/View/14475/9-Waiver-Request---UMW>
<https://www.townofchelmsford.us/DocumentCenter/View/14476/10-Recorded-Deed---UMW>
<https://www.townofchelmsford.us/DocumentCenter/View/14477/11-Assessors-Card---UMW>

DEPARTMENTAL REVIEW COMMENTS:

<https://www.townofchelmsford.us/DocumentCenter/View/14484/UMW---dept-comments---DPW>
<https://www.townofchelmsford.us/DocumentCenter/View/14485/UMW---dept-comments---Police>
<https://www.townofchelmsford.us/DocumentCenter/View/14487/UMW---dept-comments---water-north-district>
<https://www.townofchelmsford.us/DocumentCenter/View/14486/UMW---dept-comments---Stormwater-peer-review>
<https://www.townofchelmsford.us/DocumentCenter/View/14499/UMW---dept-comments---Fire>

2. **150–152 Dalton Road** – to consider the application of Luke Fougere for the construction of a new 40 x 60 ft. detached garage that exceeds 900 sq. ft and requires a special permit per section 195-11. The site is located in the RB zoning districts and is shown as parcel Id Map 51, Block 131, Lot 82 and consists of approximately 1.16 acres.

NEW DOCUMENTS

<https://www.townofchelmsford.us/DocumentCenter/View/14625/2022-08-10-Attorney-Package>
<https://www.townofchelmsford.us/DocumentCenter/View/14626/2022-09-22-Attorney-Package>
<https://www.townofchelmsford.us/DocumentCenter/View/14627/2022-08-11-Bldg-Dept-letter---Variance-Moditification-Required>

APPLICATION SUBMITTALS

<https://www.chelmsfordma.gov/DocumentCenter/View/14343/150-152-Dalton-Road-application>
<https://www.chelmsfordma.gov/DocumentCenter/View/14344/150-152-Dalton-Road-authorization-letter>
<https://www.chelmsfordma.gov/DocumentCenter/View/14345/150-152-Dalton-Road-building-dept-letter>
<https://www.chelmsfordma.gov/DocumentCenter/View/14348/150-152-Dalton-Road-narrative-and-photos>
<https://www.chelmsfordma.gov/DocumentCenter/View/14349/150-152-Dalton-Road-plot-plan>

- 3. 270 Billerica Road** -- DH Property Holdings – for the demolition of the existing structure and construction of an 85,000 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 87, Block 291, Lot 1 and consists of approximately 6.99 acres. The applicant requests special permits per Article XI, Major Business Complex, Article XIV, Aquifer Protection, 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.

NEW DOCUMENTS

<https://www.townofchelmsford.us/DocumentCenter/View/14609/270-Billerica-Rd-Stormwater-Peer-Review-8-25-22>
<https://www.townofchelmsford.us/DocumentCenter/View/14630/270-Billerica-Road---Response-to-Comments-9-7-2022>
<https://www.townofchelmsford.us/DocumentCenter/View/14629/270-Billerica-Road---HSH-Transmittal-9-7-2022>
<https://www.townofchelmsford.us/DocumentCenter/View/14628/270-Billerica-Road---Elevations-9-7-2022>
<https://www.townofchelmsford.us/DocumentCenter/View/14632/270-Billerica-Road---TruckRoutingPlan-9-7-2022>
<https://www.townofchelmsford.us/DocumentCenter/View/14631/270-Billerica-Road---Site-Plans-9-8-2022>
<https://www.townofchelmsford.us/DocumentCenter/View/14645/270-Billerica-Rd-SupplementalDataReport-9-8-22>
<https://www.townofchelmsford.us/DocumentCenter/View/14637/270-Billerica-Rendering-revised-9-9-2022>
<https://www.townofchelmsford.us/DocumentCenter/View/14639/270-Billerica-Rd-Peer-Review-9-9-22>
<https://www.townofchelmsford.us/DocumentCenter/View/14640/270-Billerica-Rd-Attorney-letter-9-9-22>
<https://www.townofchelmsford.us/DocumentCenter/View/14643/270-Billerica-Rd-DPW-Comments-9-9-22>

PREVIOUS DOCUMENTS

<https://www.townofchelmsford.us/DocumentCenter/View/14522/270-Billerica-Road---Site-Plans-REVISED>
<https://www.townofchelmsford.us/DocumentCenter/View/14532/270-Billerica-Road---Elevations>
<https://www.townofchelmsford.us/DocumentCenter/View/14523/270-Billerica-Road---Supplemental-Data-Report>
<https://www.townofchelmsford.us/DocumentCenter/View/14525/270-Billerica-Road---Form-11-TP1-TP2-Signed>
<https://www.townofchelmsford.us/DocumentCenter/View/14526/270-Billerica-Road---Form-11-TP3-TP4-Signed>
<https://www.townofchelmsford.us/DocumentCenter/View/14527/270-Billerica-Road---Form-11-TP5-TP6-Signed>

<https://www.townofchelmsford.us/DocumentCenter/View/14528/270-Billerica-Road---Form-11-TP7-TP8-signed>

<https://www.townofchelmsford.us/DocumentCenter/View/14529/270-Billerica-Road---Response-to-Comments-07-25-2022>

<https://www.townofchelmsford.us/DocumentCenter/View/14530/270-Billerica-Road---Response-to-comments>

<https://www.townofchelmsford.us/DocumentCenter/View/14541/270-Billerica-Rd---Traffic-Peer-Review-061722>

<https://www.townofchelmsford.us/DocumentCenter/View/14542/270-Billerica-Rd---2nd-Traffic-Peer-Review-072922>

APPLICATION SUBMITTALS

<https://www.chelmsfordma.gov/DocumentCenter/View/14350/270-Billerica---application>

<https://www.chelmsfordma.gov/DocumentCenter/View/14351/270-billerica---Architectural-Plans>

<https://www.chelmsfordma.gov/DocumentCenter/View/14352/270-billerica---Supplemental-Data-Report>

<https://www.chelmsfordma.gov/DocumentCenter/View/14353/270-billerica---SitePlan>

<https://www.chelmsfordma.gov/DocumentCenter/View/14354/270-Billerica---Traffic-report>

- 4. 191, 195, 199-201 Riverneck Road** – The Davis Companies on behalf of DIV Riverneck, LLC – for the demolition of the existing structures and construction of a new 247,860 +/- square feet industrial warehouse building with integrated surface parking, loading facilities and on-site infrastructure improvements.

The site is in the IA and RB zoning districts and is shown as parcel Id Map 64, Block 275, Lots 4, 5, 7 and 16 and consisting of approximately 21.03 acres. The applicant requests approval under Article XXIV, Route 129 Business Amenities Overlay District (BAOD) and Article XXI, Community Enhancement and Investment Overlay District (CEIOD) sub-sections 195-111 D, 195-115, 195-116, and associated Special Permits per Article XIV Aquifer Protection District, sub-section 195-74, Article XV Floodplain District, sub-section 195-82, Article XI Major Business Complexes, and any other permit relief, including but not limited to Articles V and IX, as may be required under the Chelmsford Zoning Bylaw to allow the proposed use/project.

NEW DOCUMENTS

<https://www.townofchelmsford.us/DocumentCenter/View/14601/Letter-9-1-22>

<https://www.townofchelmsford.us/DocumentCenter/View/14600/Draft-Use-Restriction-Conditions>

<https://www.townofchelmsford.us/DocumentCenter/View/14602/Truck-Trip-Reduction-Memo>

<https://www.townofchelmsford.us/DocumentCenter/View/14599/Additional-Traffic-Analysis-Memo>

PREVIOUS DOCUMENTS

<https://www.townofchelmsford.us/DocumentCenter/View/13844/Riverneck-Rd-Warehouse-Traffic-Review-021622-002>

APPLICATION SUBMITTALS

https://www.townofchelmsford.us/DocumentCenter/View/13726/Riverneck_Road_Application_Package

https://www.townofchelmsford.us/DocumentCenter/View/13727/Chelmsford_DD_Drawings_12-13-2021

https://www.townofchelmsford.us/DocumentCenter/View/13728/Chelmsford_List_of_record_permits

https://www.townofchelmsford.us/DocumentCenter/View/13729/Chelmsford_Narrative

[https://www.townofchelmsford.us/DocumentCenter/View/13730/Chelmsford Special Permit Application For m](https://www.townofchelmsford.us/DocumentCenter/View/13730/Chelmsford_Special_Permit_Application_For_m)
[https://www.townofchelmsford.us/DocumentCenter/View/13731/Chelmsford Waivers](https://www.townofchelmsford.us/DocumentCenter/View/13731/Chelmsford_Waivers)
[https://www.townofchelmsford.us/DocumentCenter/View/13732/Chelmsford Cover Letter](https://www.townofchelmsford.us/DocumentCenter/View/13732/Chelmsford_Cover_Letter)
[https://www.townofchelmsford.us/DocumentCenter/View/13733/Chelmsford Environmental Standards Form](https://www.townofchelmsford.us/DocumentCenter/View/13733/Chelmsford_Environmental_Standards_Form)
[https://www.townofchelmsford.us/DocumentCenter/View/13734/Stormwater Management Report Full](https://www.townofchelmsford.us/DocumentCenter/View/13734/Stormwater_Management_Report_Full)
[https://www.townofchelmsford.us/DocumentCenter/View/13735/Riverneck Road Traffic Impact Assessment Full](https://www.townofchelmsford.us/DocumentCenter/View/13735/Riverneck_Road_Traffic_Impact_Assessment_Full)
<https://www.townofchelmsford.us/DocumentCenter/View/13844/Riverneck-Rd-Warehouse-Traffic-Review-021622-002>

ADMINISTRATIVE REVIEW

191, 195, 199-201 Riverneck Road – Request for preliminary subdivision review

<https://www.townofchelmsford.us/DocumentCenter/View/14598/Riverneck-Rd-preliminary-subdivision-packet>

NEW BUSINESS - None

MEETING MINUTES TO APPROVE: August 10, 2022

<https://www.townofchelmsford.us/DocumentCenter/View/14641/8-10-2022-PB-Minutes-DRAFT>

NEXT MEETING DATE(S):

- Sept 21st – Special Meeting: Continuation of Public Hearing for Citizen’s Petition – Zoning Bylaw Revisions, Town Hall, Room 204 at 7:30 p.m.
- Sept 28th – Board public hearing – Town Offices, Room 204
- Oct 12th – Board public hearing – location TBD

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.