



Chelmsford Planning Board

Town of Chelmsford
50 Billerica Road
Chelmsford, MA 01824

Town Clerk Stamp

REVISED
2023-09-25
1:12 PM

TOWN OF CHELMSFORD
PATRICIA E. DZURIS
TOWN CLERK

NOTICE OF PUBLIC MEETING

DATE: September 27, 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 27, 2023 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83107051672?pwd=N0g3M2NFN01pdWNIbGF1RmcyU282dz09>

Meeting ID: 831 0705 1672

Passcode: 824671

Dial by your location

- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 931 3860 US
- +1 929 205 6099 US (New York)
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- +1 305 224 1968 US
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
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- +1 669 900 6833 US (San Jose)

Find your local number: <https://us02web.zoom.us/j/83107051672?pwd=N0g3M2NFN01pdWNIbGF1RmcyU282dz09>

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.

DISCUSSIONS with TOWN COUNSEL:

1. **270 Billerica Road** – continued review and discussion with Town Counsel
 - 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>
 - c. Evan Belansky’s memo: Aquifer protection and other zoning provisions
<https://www.townofchelmsford.us/DocumentCenter/View/16378/EB-memo---aquifer---zoning-provisions---270-Billerica>
2. **Regulatory jurisdiction for definitive subdivisions – To be combined with 10 Hildreth Definitive Subdivision public hearing as appropriate.**

ADMINISTRATIVE REVIEW:

1. **ANR # 684 – #17-19 and #25-27 Groton Road**
<https://www.townofchelmsford.us/DocumentCenter/View/16374/ANR-684-17-19-25-27-Groton-Road-APPLICATION>
<https://www.townofchelmsford.us/DocumentCenter/View/16375/ANR-684-17-19-25-27-Groton-Road-PLAN>
2. **191 Chelmsford Street – Conceptual project discussion**
<https://www.townofchelmsford.us/DocumentCenter/View/16383/191-Chelmsford-St---CoverLetter>
<https://www.townofchelmsford.us/DocumentCenter/View/16382/191-Chelmsford-St---ConceptPlan-09212023>

CONTINUED PUBLIC HEARINGS:

1. **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.

NEW DOCUMENTS:

<https://www.townofchelmsford.us/DocumentCenter/View/16372/10-Hildreth-Street-DEV-SUB--abutter-Venier>

<https://www.townofchelmsford.us/DocumentCenter/View/16373/10-Hildreth-Street-DEV-SUB--Rendering-neighborhood>

<https://www.townofchelmsford.us/DocumentCenter/View/16377/10-Hildreth-Street-DEV-SUB--abutter-PETITION>

<https://www.townofchelmsford.us/DocumentCenter/View/16376/10-Hildreth-Street-DEV-SUB--abutter-letters>

PREVIOUS DOCUMENTS:

<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>

- 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.**

NEW DOCUMENTS:

<https://www.townofchelmsford.us/DocumentCenter/View/16365/3-Meeting-House-Rd---Response-to-Comments-09142023>

<https://www.townofchelmsford.us/DocumentCenter/View/16366/3-Meeting-House-Rd---Site-Plan-Rev1>

<https://www.townofchelmsford.us/DocumentCenter/View/16367/Attachment-1---2nd-Floor-Plan>

<https://www.townofchelmsford.us/DocumentCenter/View/16369/Attachment-2---20161013-MA-DEP-proprietary-tech-compliance>
https://www.townofchelmsford.us/DocumentCenter/View/16368/Attachment-3---FocalPoint_NJ-CAT_verification
https://www.townofchelmsford.us/DocumentCenter/View/16370/Attachment-4---FocalPoint_NJ-DEP_certification
<https://www.townofchelmsford.us/DocumentCenter/View/16371/3-Meeting-House-Rd---COMMENTS-BOH>
<https://www.townofchelmsford.us/DocumentCenter/View/16379/3-Meeting-House-Rd---COMMENTS-DPW-09202023>

PREVIOUS DOCUMENTS:

<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-Calculations>
<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>

NEW PUBLIC HEARING:

1. **150-152 Dalton Road – Luke Fougere**, for the construction of a detached 40 ft x 60 ft. storage barn/workshop that exceeds 900 sq. ft. and requires a special permit per Section 195-11 of the zoning bylaw, and any other relief deemed necessary. The site is located in the RB residential zoning district and is shown as Parcel ID: Map 51, Block 131, Lot 82 and consists of approximately 1.66 acres.

<https://www.townofchelmsford.us/DocumentCenter/View/16359/150-152-Dalton-Rd---special-permit-packet>

DEPARTMENTAL REVIEW: *(comments pending)*

DISCUSSIONS:

1. **MBTA Zoning** – updates from Sept. 19th and Sept. 21st meetings
2. **Adult Day Care zoning amendment** – updates
3. **Liaison updates**
4. **New Business / Other**

MEETING MINUTES TO APPROVE: April 12, 2023

<https://www.townofchelmsford.us/DocumentCenter/View/16360/4-12-2023-PB-Minutes-DRAFT>

NEXT MEETING DATE(S): October 11 & 24, 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 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.