



Chelmsford Planning Board

Town of Chelmsford
50 Billerica Road
Chelmsford, MA 01824

Town Clerk Stamp

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TOWN OF
CHELMSFORD
PATRICIA E. DZURIS
TOWN CLERK

NOTICE OF PUBLIC HEARING

DATE: September 28, 2022
LOCATION: Town Offices

TIME: 7:00 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 28, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/86742744168?pwd=Vm03LzRJUVZGY0tnRFJJa0JIZENBdz09>

Meeting ID: 867 4274 4168
Passcode: 334914
One tap mobile
+13126266799,,86742744168#,,,,*334914# US (Chicago)
+16469313860,,86742744168#,,,,*334914# US

Dial by your location
+1 312 626 6799 US (Chicago)
+1 646 931 3860 US
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 309 205 3325 US
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
+1 719 359 4580 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 386 347 5053 US
+1 564 217 2000 US

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Passcode: 334914
Find your local number: <https://us02web.zoom.us/u/kNq60TmdW>

AGENDA

7:00 p.m. CALL TO ORDER BY CHAIR

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. ANR # 679 – Charles Way – endorsement of plan

Request by owners, Michael and Joan Shyjan to subdivide approximately 8.61 acres (375,078 sq.ft.) of land on a private way into eight (8) buildable lots in the RB zoning district.

Parcel ID: Map 50, Block 208, Lot 2 in the RB zoning district.

<https://www.townofchelmsford.us/DocumentCenter/View/14692/Charles-Way-8-Lot-ANR-2022-09-08-Shyjan>

2. Odd Fellows building – minor temporary modification relating to a free-standing utility pole

<https://www.townofchelmsford.us/DocumentCenter/View/14693/Odd-Fellows-Temporary-Modification>

3. Nabnasset Drive – consideration of Fall Town Meeting article for public street acceptance

<https://www.townofchelmsford.us/DocumentCenter/View/14699/Nabnasset-Drive---Cover-Letter-Draft>

<https://www.townofchelmsford.us/DocumentCenter/View/14700/Nabnasset-Drive-Legal-Description>

<https://www.townofchelmsford.us/DocumentCenter/View/14698/Nabnasset-Drive---As-built-Plan-Set---9-14-22-DRAFT>

<https://www.townofchelmsford.us/DocumentCenter/View/14697/Nabnasset-Drive---Street-Acceptance-Plan-DRAFT>

<https://www.townofchelmsford.us/DocumentCenter/View/14701/Layout-of-Nabnasset-Drive---Sept-22>

CONTINUED PUBLIC HEARINGS

- 1. 255 Princeton Street / UMass West**– 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, under 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:

<https://www.townofchelmsford.us/DocumentCenter/View/14702/255-princeton---TCR---draft-decision>

MOST RECENT PLANS and REPORTS:

<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>

PEER REVIEW:

<https://www.townofchelmsford.us/DocumentCenter/View/14543/255-Princeton-Street---Response-Comments-to-Peer-Review-8-5-2022>
<https://www.townofchelmsford.us/DocumentCenter/View/14606/2022-08-30-BETA-Peer-Review-Update>
<https://www.townofchelmsford.us/DocumentCenter/View/14607/2022-08-25-AM-Peer-Review-Response-Letter>

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/14642/2022-09-09-DPW-Comments---255-Princeton>

<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. **270 Billerica Road – DH Property Holdings** – for 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.

*** REQUEST FOR CONTINUATION OF PUBLIC HEARING WITH NO DISCUSSION TO OCTOBER 26TH ***

<https://www.townofchelmsford.us/DocumentCenter/View/14703/270-Billerica-Road-CONTINUANCE-9222022>

NEW PUBLIC HEARING(S)

1. **23 Fletcher Street, The Lowell Five Cent Savings Bank**, -- Modification to a previously approved site plan for the addition of eight (8) parking spaces in the front of the site and to have a walkway created to direct foot traffic into the center of the proposed new interior of the Bank.

The site is located in the CD zoning district and is shown as Parcel ID Map 73, Block 295, Lot 27 and consists of approximately 1.2 acres. The applicant requests Site Plan Modification Review, 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/14678/84-Turnpike-Road-application-packet>

<https://www.townofchelmsford.us/DocumentCenter/View/14680/23-Fletcher-St-redevelopment-plans>

<https://www.townofchelmsford.us/DocumentCenter/View/14681/23-Fletcher-St-site-plan>

<https://www.townofchelmsford.us/DocumentCenter/View/14682/23-Fletcher-St-stormwater-report>

<https://www.townofchelmsford.us/DocumentCenter/View/14694/23-Fletcher-DPW-COMMENTS-9-22-22>

<https://www.townofchelmsford.us/DocumentCenter/View/14704/23-Fletcher-BLDG-DEPT-COMMENTS>

2. **84 Turnpike Road, Martel Crane and Tree Service, LLC** – requesting Special Permit pursuant to the Use Regulation Schedule E.5.a. Contractor’s shop/yard and outdoor storage of materials and parking for trucks in Industrial (IA) zone, and any other permit relief as may be required under the Chelmsford Zoning Bylaw to allow the proposed use/project. The site is located in the IA zoning district and is shown as Parcel ID Map 85, Block 328, Lot 6 and consists of approximately 0.72 acres.

<https://www.townofchelmsford.us/DocumentCenter/View/14678/84-Turnpike-Road-application-packet>
<https://www.townofchelmsford.us/DocumentCenter/View/14695/84-Turnpike-Road-BLDG-DEPT-COMMENTS>

NEW BUSINESS – Schedule next work session

MEETING MINUTES TO APPROVE – None

NEXT MEETING DATE(S): October 12th & 26th – public hearing – Room 204

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.