



Zoning Board of Appeals

Town of Chelmsford
50 Billerica Road
Chelmsford, MA 01824

Town Clerk Stamp

REVISED
2023-10-03
5:37 PM

TOWN OF CHELMSFORD
PATRICIA E. DZURIS
TOWN CLERK

NOTICE OF PUBLIC MEETING

DATE: October 5, 2023

LOCATION: Town Offices, 50 Billerica Road, Chelmsford, MA

TIME: 7:00 PM

ROOM: 204

AGENDA

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

ADMINISTRATIVE REVIEW: None

NEW PUBLIC HEARING(S):

- 1) **10 Cross Street & 0 Hope Street – Martha McClure** requesting a Special Permit, under zoning bylaw Section 195-82 Floodplain District, to redevelop a pre-existing nonconforming single-family dwelling into a two-family dwelling, and any other relief deemed necessary. The site is located in the RM zoning district and identified as Assessors ID: Map 4, Block 10, Lots 1 & 4 and consisting of approximately 0.25 and 0.16 acres, respectively.

<https://www.townofchelmsford.us/DocumentCenter/View/16389/10-Cross-St---BOA-application>
<https://www.townofchelmsford.us/DocumentCenter/View/16390/10-Cross-St---BOA-coverletter>
<https://www.townofchelmsford.us/DocumentCenter/View/16391/10-Cross-St---site-plan-STAMPED>

CONTINUED PUBLIC HEARING(S):

- 1) **11 Rainbow Avenue – Sarah and Gary Brown** are requesting a special permit under Section 195-6.1, for a Limited Accessory Apartment (LAA), and a variance(s) for the side setback requirement, the maximum building lot coverage and floor area ratio, any other relief deemed necessary. This property is located in the RB district – Parcel ID: Map 39, Block 163, Lot 15 and is approximately 10,720 square feet (0.25 acres) in size.

***** REQUEST TO WITHDRAW WITHOUT PREJUDICE *****

<https://www.townofchelmsford.us/DocumentCenter/View/16399/11-Rainbow-Ave---WITHDRAWAL-09222023>

- 2) **43 Bartlett Street – Elizabeth Gavriel, Trustee**, requesting an Administrative Appeal of the Building Commissioner’s determination letter and a Special Permit under Section 195-6.1 for a pre-existing detached Limited Accessory Apartment (LAA), any other relief deemed necessary. This property is located in the residential RB District as Parcel ID: Map 94, Block 352, Lot 1 consisting of approximately 0.47 acres.

NEW DOCUMENTS: *(pending)*

PREVIOUS DOCUMENTS:

<https://www.townofchelmsford.us/DocumentCenter/View/16199/43-Bartlett-St---request-for-postponement>
<https://www.townofchelmsford.us/DocumentCenter/View/16195/43-Bartlett-St---LAA-appeal-narrative>
<https://www.townofchelmsford.us/DocumentCenter/View/16196/43-Bartlett-St---LAA-application>
<https://www.townofchelmsford.us/DocumentCenter/View/16197/43-Bartlett-St---sewer-documentation>
<https://www.townofchelmsford.us/DocumentCenter/View/16198/43-Bartlett-St---LAA-layout>
<https://www.townofchelmsford.us/DocumentCenter/View/16201/43-Bartlett-St---LAA-photos>
<https://www.townofchelmsford.us/DocumentCenter/View/16200/43-Bartlett-St---deed>
<https://www.townofchelmsford.us/DocumentCenter/View/16289/43-Bartlett-St---COMMENTS-Bldg-Dept-determination>
<https://www.townofchelmsford.us/DocumentCenter/View/16290/43-Bartlett-St---COMMENTS-Fire>

NEW BUSINESS / DISCUSSION ITEMS: None

MEETING MINUTES TO APPROVE: July 6, 2023

<https://www.townofchelmsford.us/DocumentCenter/View/16190/7-6-23--ZBA-Minutes-DRAFT>

NEXT MEETING DATE(S): October 5, 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 be 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 Chair.