



PLANNING BOARD

Notice of Public Meeting Agenda

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2021-10-08
11:00 AM

TOWN OF CHELMSFORD
PATRICIA E. DZURIS
TOWN CLERK

DATE: October 13, 2021 **TIME 6:00pm**

PLACE: Room 204/ Virtual meeting ADDRESS: 50 Billerica Road ROOM: 204

Welcome to the Planning Board meeting for **October 13, 2021**, This meeting is being televised by Chelmsford Telemedia and is being conducted in person in room 204 of the Town Offices. . We will continue with the zoom component links for the public until further notice.

Join Zoom Meeting

<https://us02web.zoom.us/j/86368299231?pwd=TkYvZHRnbFVJViZuVXZKTFI1OEtGZz09>

Meeting ID: 863 6829 9231

Passcode: 430489

Call in number (929) 205-6099

Agenda

6pm-7pm UMass West work session

Administrative:

21-29 Drum Hill (Starbucks) PB# 2019-01 Establish Bond/Minor Modification

Chelmsford Retail Management, LLC, for property located at 21-29 Drum Hill Road for the demolition of the existing two-story 12,240 sq. ft. structure and construction of a new one-story 7,615 sq. ft. multi-tenanted structure with one consisting of a fast food with drive-thru and associated site improvements.

https://www.townofchelmsford.us/DocumentCenter/View/13255/21-29-Drum-hill-18171-Minor-Mod_Special-Permit_Unsigned

https://www.townofchelmsford.us/DocumentCenter/View/13256/21-29-Drum-Hill-18171-Minor-Mod_Special-Permit-2

https://www.townofchelmsford.us/DocumentCenter/View/13257/21-29-Drum-Hill-18171-Minor-Mod_Site-Plan

<https://www.townofchelmsford.us/DocumentCenter/View/13258/21-29-Drum-Hill-Rd---Recorded-Decision-CEIOD-Overlay>

https://www.townofchelmsford.us/DocumentCenter/View/13259/21-29-Drum-Hill-18171---Existing-Conditions_Stamped

<https://www.townofchelmsford.us/DocumentCenter/View/13260/21-29-Drum-Hill-18171---Minor-Modification-Submission>

<https://www.townofchelmsford.us/DocumentCenter/View/13261/21-29-Drum-Hill-18171---Minor-Modification-Letter-1>

<https://www.townofchelmsford.us/DocumentCenter/View/13262/21-29-Drum-Hill-ACF-Gratemaster-Specs>

https://www.townofchelmsford.us/DocumentCenter/View/13263/Drum-Hill-18171---Site-Plan_Minor-Modification_Stamped

https://www.townofchelmsford.us/DocumentCenter/View/13264/21-29-Drum-Hill-18171---Site-Plan_Stamped

10 Technology Drive PB# 2021-04 Vote to Endorse Mylars

10 Technology Drive, Avery Products Corporation, for property located at 10 Technology Drive requests a Site Plan Review under 195-104, and special permits per section 195-21-6, Dead end Parking, 195-44, A, Internal landscaping 195-54, Major Business complex, 195-44 C, buffer strips and any other relief that is deemed necessary. The project proposes the construction of a new 43,038 sf, building with associated site

improvements. The site is located in the IA– Limited Industrial District consisting of approximately 169,137sf as shown on Assessors Map 27-74-1.

330 Billerica Road

PB# 2020-06

Vote to Endorse Mylars

RMR Group LLC, for property located at 330 Billerica Road for the reuse and an existing 5,675 sq. ft. into a 125 seat fast casual restaurant with a drive-though and associated site improvements.

191-201 Riverneck Road

CEIOD Applicability Finding

The Applicant is considering building a 247,000 +/- square foot “flex” building. The building and/or a portion of it could be easily devoted to industrial uses such as, but not limited to, manufacturing, e-commerce distribution, assembly, fabrication, processing, etc.

<https://www.townofchelmsford.us/DocumentCenter/View/13251/On-behalf-of-The-Davis-Companies>

<https://www.townofchelmsford.us/DocumentCenter/View/13250/Riverneck-Road-Conceptual-Development-Figures>

New Public Hearing:

133 Princeton Street

PB# 2021-08

Site Plan Review/Special Permit

133 Princeton Street, Khlahann, LLC, The proposed project consists of demolishing the existing structure and constructing a new 35,952 gross sq. ft. retail liquor store with parking and associated site improvements. The site is located in the CB Commercial District and consists of approximately 1.3 acres as shown on Assessors Map 19, Block 59, Lot 9. The applicant requests approval under Article XXI, Community Enhancement and Investment Overlay District and associated Special Permits per Section 195-114 for reduced side yard setback and increased floor area ratio, section 195-115 A for reduced parking, section 195-115 C. for location of parking, section 195-116 A for reduced landscaping, 195-82 for floodplain district, section 195-55 for Major Business Complex, 195-104 for Site Plan Review and any other relief that may be deemed necessary.

https://www.townofchelmsford.us/DocumentCenter/View/13243/133-princeton-20210916_20033---Applications

https://www.townofchelmsford.us/DocumentCenter/View/13242/133-Princeton-20210916_20033---Site-Plan_Stamped-compressed

https://www.townofchelmsford.us/DocumentCenter/View/13241/133-Princeton-20210916_20033---SupplementalDataReport_Full-1

<https://www.townofchelmsford.us/DocumentCenter/View/13240/133-Princeton-elevations-WINESPIRITS-PB1-2>

<https://www.townofchelmsford.us/DocumentCenter/View/13239/133-Princeton-floor-layout-WINESPIRITS-PB1-1>

<https://www.townofchelmsford.us/DocumentCenter/View/13237/133-Princeton-WINESPIRITS-SK3-002>

<https://www.townofchelmsford.us/DocumentCenter/View/13236/WINESPIRITS-SK1-R1-002>

https://www.townofchelmsford.us/DocumentCenter/View/13231/133-Princeton-lighting-plan--20033---Site-Plan_Current_1-06---LT

Next meetings:

October 27, 2021

November 10, 2021

Adjournment