



Chelmsford Planning Board

Town of Chelmsford

50 Billerica Road
Chelmsford, MA 01824

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TOWN OF
CHELMSFORD
PATRICIA E. DZURIS
TOWN CLERK

NOTICE OF PUBLIC HEARING

DATE: April 13, 2022

TIME: 7:00 pm

LOCATION: McCarthy Middle School Auditorium – 250 North Road

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.

ZOOM LINK: CTM 1 is inviting you to a scheduled Zoom meeting.

Topic: Planning Board

Time: Apr 13, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89623851031?pwd=S1dMc1VKSEExKeEJuRndFYlM4NzITQT09>

Meeting ID: 896 2385 1031

Passcode: 138446

Dial by your location

- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 312 626 6799 US (Chicago)
- +1 669 900 6833 US (San Jose)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

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.

RE-ORGANIZATION

Vote for Chair, Vice Chair and Clerk.

Vote for Liaison and Representative Appointments

Voting Member appointments

Community preservation

Housing Advisory Board

Vinal Square Committee

Economic Development Committee

Center Village Committee

NMCOG

Non voting Liaison appointments

BPAC

Historical Commission

Conservation

Board of Health

Zoning Board

NEW ADMINISTRATIVE REVIEW:

1. ANR #672 – 149 Boston Road – John Harrington – Request for Endorsement – create a new building lot (Lot 3) and Parcel A from existing 145 and 149 Boston Road parcels.

<https://www.chelmsfordma.gov/DocumentCenter/View/14075/ANR---149-Boston-Rd-Chelmsford-2022-04-04>

2. ANR #673 – 1 Billerica Road – S-BNK Chelmsford central, LLC – Request for Endorsement - create two new lots, new lot for the Fiske House by separating from parking lot

<https://www.chelmsfordma.gov/DocumentCenter/View/14065/1-Billerica---ANR-Application>

<https://www.chelmsfordma.gov/DocumentCenter/View/14066/1-Billerica---ANR-Plan>

3. 47 Chelmsford Street – VCOD Applicability – proposed single dwelling unit on the second floor, retail on the first floor, two special permits related to

number and location of parking (50% reduction per section 195-126.C /195-18.B and 195-126.B)

<https://www.chelmsfordma.gov/DocumentCenter/View/14068/47-Chelmsford-CoverLetter>

<https://www.chelmsfordma.gov/DocumentCenter/View/14071/47-Chelmsford----SupplementalZoning>

<https://www.chelmsfordma.gov/DocumentCenter/View/14067/47-Chelmsford-St-Existing-Conditions-Plans>

<https://www.chelmsfordma.gov/DocumentCenter/View/14069/47-chelmsford---existing-floor-plans>

<https://www.chelmsfordma.gov/DocumentCenter/View/14070/47-Chelmsford--Applicability-Proposed-site-Plan>

<https://www.chelmsfordma.gov/DocumentCenter/View/14072/47-chelmsford----proposed-floor-plans>

4. 270 Billerica Road – conceptual redevelopment presentation – demolition of existing 103,932 sq. ft vacant office building and construction of a new 85,000 sq. ft. warehouse / distribution facility.

<https://www.chelmsfordma.gov/DocumentCenter/View/14073/270-billerica-road---project-memo>

<https://www.chelmsfordma.gov/DocumentCenter/View/14074/270-billerica--Presentation-Plan>

CONTINUED ADMINISTRATIVE REVIEW:

1. ANR # 671 – Barnes Terrace – Tidan Corporation – Request for Endorsement - create separate lots from the existing Lot 2

<https://www.chelmsfordma.gov/DocumentCenter/View/13954/Barnes-Terrace---ANR-Plan>

2. Barnes Terrace - Tidan Corporation - Construction of a Paper Street – create new roadway to serve as frontage and access for two new lots

NEW

<https://www.chelmsfordma.gov/DocumentCenter/View/14076/Barnes-Terrace-Stormwater-Peer-Review-3-22-22>

March 23, 2022 Meeting

https://www.chelmsfordma.gov/DocumentCenter/View/14005/Barnes-terrace---6678-Drainage-Report_012722

<https://www.chelmsfordma.gov/DocumentCenter/View/14006/Barnes-Terrace---6678-PRE-012722>

<https://www.chelmsfordma.gov/DocumentCenter/View/14007/Barnes-terrace---6678-POST-012722>

<https://www.chelmsfordma.gov/DocumentCenter/View/13955/Barnes-Terrace---Construction-of-paper-Street---project-letter>

<https://www.chelmsfordma.gov/DocumentCenter/View/13956/Barnes-Terrace---Plans>

<https://www.chelmsfordma.gov/DocumentCenter/View/13957/Barnes-Terrace---Drainage-Report>

<https://www.chelmsfordma.gov/DocumentCenter/View/13958/barnes-terrace---town-emails-on-project>

CONTINUED PUBLIC HEARING(S):

1. 9 Acton Road LLC, requests a special permit per Article XXII, Village Center Overlay District, sections 195-124 C (2), (4) (5), 195-125.B, Table 2 (L1, L4, L8, L9, B9) and section 195-104, Site Plan Review, and Article XXIII, Inclusionary Housing Bylaw, as applicable, for the construction of a 22 unit multifamily townhouse development with associated site improvements and any other zoning relief that is deemed necessary. The site is in the VCOD - Village Center Overlay District and consists of approximately 57,264 sq. ft. as shown on Assessors Map 84-336-19.

Peer review presentation. Review revised plan showing 18 units and updated architectural elevations and floor plans.

NEW

<https://www.chelmsfordma.gov/DocumentCenter/View/14079/acton-Road---Site-Plan>

<https://www.chelmsfordma.gov/DocumentCenter/View/14080/Acton-Road---Supplemental-Data-Report>

https://www.chelmsfordma.gov/DocumentCenter/View/13965/9-ACTON_7-UNIT_EAST-ELEVATION

https://www.chelmsfordma.gov/DocumentCenter/View/13966/9-ACTON_REVISED-PLANNING-SET_W-SIDE-WINDOW

Old materials

<https://www.townofchelmsford.us/DocumentCenter/View/13689/9-acton-1088---Application-Package-9-30-2021>

<https://www.townofchelmsford.us/DocumentCenter/View/13723/9-Acton-21088---Architectural-Drawings>

<https://www.townofchelmsford.us/DocumentCenter/View/13717/9-Acton-21088---Site-Plan>

<https://www.townofchelmsford.us/DocumentCenter/View/13718/9-Acton-21088---Supplemental-Data-Report>

<https://www.townofchelmsford.us/DocumentCenter/View/13750/UPDATED-Plans-13-Acton-21088---Site-Plan-LM-ONLY-2-1-22>

2. The Davis Companies on behalf of DIV Riverneck, LLC, for properties located at **191, 195, 199-201 Riverneck Road** for the demolition of the existing structures and construction of a 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.

This meeting will focus on the presentation and review of the site plan and associated elements (landscaping, lighting, circulation, parking, stormwater, etc).

https://www.chelmsfordma.gov/DocumentCenter/View/13727/Chelmsford_D_D_Drawings_12-13-2021

<https://www.chelmsfordma.gov/DocumentCenter/View/14001/Vanasse---Riverneck-Rd-Supplemental-Traffic-Review-031722>

<https://www.chelmsfordma.gov/DocumentCenter/View/14002/applicant--Riverneck-Rd-Peer-Review-Comment-Response---Traffic---3-9-22>

<https://www.chelmsfordma.gov/DocumentCenter/View/14000/Vanasse---Riverneck-Rd-Warehouse-Traffic-Review-021622>

https://www.chelmsfordma.gov/DocumentCenter/View/13726/Riverneck_Road_Application_Package

https://www.chelmsfordma.gov/DocumentCenter/View/13727/Chelmsford_DD_Drawings_12-13-2021

https://www.chelmsfordma.gov/DocumentCenter/View/13728/Chelmsford_List_of_record_permits

https://www.chelmsfordma.gov/DocumentCenter/View/13729/Chelmsford_Narrative

https://www.chelmsfordma.gov/DocumentCenter/View/13730/Chelmsford_Special_Permit_Application_Form

https://www.chelmsfordma.gov/DocumentCenter/View/13731/Chelmsford_Waivers

https://www.chelmsfordma.gov/DocumentCenter/View/13732/Chelmsford_Cover_Letter

https://www.chelmsfordma.gov/DocumentCenter/View/13734/Stormwater_Management_Report_Full

https://www.chelmsfordma.gov/DocumentCenter/View/13735/Riverneck_Road_Traffic_Impact_Assessment_Full

NEW PUBLIC HEARING(S): NONE

NEW BUSINESS:

- PB liaison appointment to the Clean Energy & Sustainability Committee – for the Climate Resiliency Regulatory (ZONING) Audit and Action Plan
- PB appointments to the Master Plan Implementation Committee
 - o Town Meeting member or Resident-at-large
 - o Member of the 2021 Master Plan Committee

MEETING MINUTES TO APPROVE: February 23, March 9, 2022

NEXT MEETING DATE(S): April 27, 2022
Work session – May 4 at 7 pm

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.