TOWN OF CHELMSFORD
PLANNING BOARD
MEETING MINUTES
January 9, 2019

Members Present: Michael Raisbeck, Henry Parlee, Donald Van Dyne, Mike Walsh, Henry Houle, Nancy Araway, Tim Shanahan, Glenn Kohl

Members Absent: None


The Chair opened the meeting and stated that the meeting is being videotaped, recorded and broadcast by Chelmsford Telemedia.

Administrative Review:

152 Turnpike Road ANR #656 Request for Endorsement
Atty. Melissa Robbins requests endorsement of an approval not required plan for the property located at 152 Turnpike Road. Attorney Melissa Robbins appeared before the Board and explained that her client has decided to go through the ANR process to freeze the zoning. She went on to state that since we are coming up on Town Meeting time, this seemed reasonable since there has been much discussion on the zoning where this parcel is located and her client has made a significant investment which he would like to see through. There were no questions from the Board. Mr. Van Dyne made a motion to endorse the ANR with no determination to zoning. Seconded by Mr. Shanahan, unanimous. 7-0

152 Turnpike Road - CEIOD Applicability – Inclusionary discussion
Attorney Melissa Robbins addressed the Board and asked to discuss the different plans that have received applicability findings. She stated that Paul Haverty, Town Counsel, has made the determination that the inclusionary by-law does apply. She is asking for a full waiver from the inclusionary by-law. The Board discussed the requested waiver and generally felt this was not an unreasonable request. They did generally feel a small token of a payment in lieu would be acceptable. The Board took a straw vote to help put a dollar value on a token donation. The Board is inclined to consider a $5,000 payment in Lieu would be acceptable.

35 Hunt Road, Wayne Cuningham, Minor Site plan to build structure with an additional 3,500 sf structure, resulting in a total building area just under 7,500 sf. Kenneth Lania, Engineer on the project, went over the proposal and stated that he has been working with the Town Engineer to address the last few details she had on the project. He went over the updated drainage and recharge area. He then addressed the requested waivers. The Board requested the lighting be 4000k or less. It was stated that the existing foundation will not be used and will be replaced. The applicant also will increase the amount of employees to approximately 16 and will provide 20 parking spaces with approximately 14 land banked spaces. The letters were read into the record. The Board discussed approving this application and noting the letters. Kohl Made a motion to approve the application as submitted and noting the department letters, seconded by Shanahan. 6-0-1 Araway abstains.

New Public Hearings:
Raisbeck recused himself 7:50pm
88 High Street, Joe Tedesco, is seeking a special permit under 195-11, Accessory Structures, to construct a 26’x36’ garage addition that is over 900 sf and any other relief deemed necessary. Joe Tedesco appeared before the Board and described his project which includes the addition of a three car garage which will be attached to the existing garage. The Board opened the hearing up to the public. Charles Cashin, 86 High Street, had concerns about the visual impact of the proposal on his property, the detrimental effect on property values and since High Street is a scenic road, he stated he had concerns about the devaluation of properties on High Street. Kohl made a motion to close the public hearing, seconded by Shanahan. Unanimous. Kohl made a motion to approve the project at 88 High Street, seconded by Shanahan, unanimous. 7-0

53 Parkhurst Road, Bomark, LLC, for the demolition of the existing structure and construction of a two (2) commercial buildings totaling 20,275 sq. ft., new parking spaces and associated site improvements. The site is located in the CB – Roadside Business District and consists of approximately 2.1 acres as shown on Assessors Map 32 Block 110 Lot 13. The applicant requests approval under Article XXIV, Business Amenity Overlay District” and Article XXI, Community Enhancement and Investment Overlay District (CEIOD) and associated Special Permits per Sections 195-111-D (2), 195-111.D (5), 195-114.C, 195-115, 195-116 and 195-116.C and any other permit relief as may be required under the Chelmsford Zoning Bylaw to allow the proposed use/project. Brian Milisci, Engineer on the project appeared before the Board and explained the request. This will include a demolition of the existing structure and the new building which will hold contractor’s office space and bays. Mr. Milisci stated that this project is also before the Conservation Commission and he showed the buffer zones that apply. The department letters were read into the record. The Board asked if the small access drive will be discontinued and it was stated that the owner of the property will not discontinue his easement rights. The Board asked about dumpster placement and Mr. Milisci stated that he will add that to the plan. There being no one from the public to comment, Kohl made a motion to close the public hearing, seconded by Shanhan. Unanimous. Kohl Made a motion to approve the application and all relevant waivers, seconded by Shanahan, unanimous. 7-0

Continued to January 23, 2019 (per letter)

Off Tobin Avenue, SGC Development LLC, for a Definitive Subdivision. The Applicant requests 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 Article XIV-Aquifer Protection District special permit. The project proposes to create 4 new lots that will each contain a 2 family dwelling with frontage via a new roadway. The site is located in the RC Residential Zoning District. The site is approximately 3.29 acres as shown on Assessors Map 20, Block 50, Lot 4.

New Business:

Kohl nominated Henry Parlee to fill the vacancy of Vice Chair, seconded by Shanahan, unanimous.

Route 40 update: The Committee seems be converging and coming to the end of their work. It is unclear if this will be wrapped up by Spring Town Meeting. The final language is due for the warrant by February 20, 2019, because the BoS will be signing the Spring Warrant on February 25, 2019.

Special Town Meeting, February 4, 2019: January 23rd will be the public hearing for Small Animals January 30th will be the public hearing for the Citizens Petition.

Spring Town Meeting

Rt 129 Fast Food Drive-Thrus – Public hearing 2/13/2019

Appointments to fill:

- CPC - Henry Parlee
- Vinal Square Strategic Action Plan Committee - Mike Walsh
- Master Plan: 2 PB Members – Van Dyne, Araway
- 1 BoS member
Past Master Plan Committee Members  
2 Resident Representatives

Next Meeting - January 23, 2019

Parlee made a motion to adjourn, seconded by Kohl, unanimous.