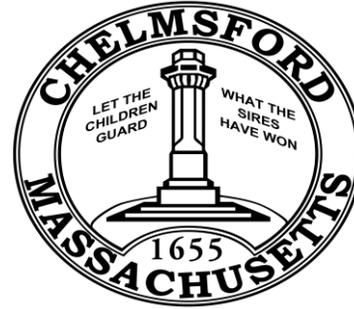


**Chelmsford
Board of Appeals
Town Offices
50 Billerica Road
Chelmsford, MA 01824
Phone: 978-250-5231**



Meeting Minutes
Thursday, January 9, 2020

Members Present: Brian Reidy, Nancy Morency, Steve Mendez, Jamie Brown, Erin Drew,
Members Absent: Mark Carota, Charlie Wojtas, Ida Gates
Others Present: Colleen Stansfield, Department Assistant

The Chair opened the meeting and stated that this meeting is being televised and hand recorded for minute taking purposes.

Continued Public Hearing:

Continued to February 6, 2020

29 Gorham Street, Shaun McDonough, is seeking variances under 195-9, conformity, to construct 2 new two family homes and razing/constructing of an existing two-family home and any other relief that may be deemed necessary. <https://www.townofchelmsford.us/DocumentCenter/View/10344/29-Gorham-Street-12-5-2019>

<https://www.townofchelmsford.us/DocumentCenter/View/10345/29-Gorham-Street-plan-12-5-2019>

A letter was read requesting a continuance. Mendez made a motion to continue the hearing to February 6, 2020, seconded by Brown. Unanimous.

New Public Hearing:

59-65 Princeton Street, is seeking a variance under 195-9, conformity, from frontage requirement and any other relief that may be deemed necessary.

<https://www.townofchelmsford.us/DocumentCenter/View/10475/59-65-Princeton-variance-1-9-2020>

Atty. Hausler appeared before the Board and explained the request. He stated that in his review of the property and project, which has received the needed zoning relief, he sees the implied frontage along the unimproved portion of Newfield Street a possible issue in the future. Atty. Hausler requests relief from the frontage requirement. The Chair opened the hearing to the public. John Kooi, 71 Princeton Street, had questions about the lack of frontage and how the setbacks are determined. Bill Vines, 75 Newfield Street, stated that he is a direct abutter and he supports the variance request. He would also like the letter he submitted to be part of the decision. Ke Ning, owner of 59-65 Princeton Street, spoke about the reason he kept a few trees that were initially meant to be taken down. He stated that the

trees left were marked as healthy and if the abutter still wants them to come down, that will not be a problem. There were no more questions from the public. Brown made a motion to close the public hearing, seconded by Mendez. Unanimous. Mendez made motion to approve the variance under 195-9, for frontage and the letters read into the record tonight, seconded by Brown. Unanimous. 5-0

35 Devonshire Crossing, Peter Ianuzzi, Jr, is seeking a variance under 195-9, conformity, from required setbacks and any other relief that may be deemed necessary.

<https://www.townofchelmsford.us/DocumentCenter/View/10474/35-Devonshire-Variance-1-9-2020>

<https://www.townofchelmsford.us/DocumentCenter/View/10473/35-Devonshire-Variance--Plan-1-9-2020>

Peter Ianuzzi, Jr. appeared before the Board and explained his application. He is looking for relief from the 25' setback on the route 3 side and also the opposite side. The Board discussed that he had a large parcel and the Board felt he could move the structure to make the setbacks easily. The Chair read the letters into the record. There was no one from the public to speak for or against the project. Morency made a motion to close the public hearing, seconded by Brown. Unanimous. The Board discussed the request and could not find a hardship. The Board suggested a special permit would be more in line than a variance given the large size of the lot. Mendez made a motion to reopen the public hearing to allow the Chair to read a letter of support from the closest abutter, seconded by Drew. Unanimous. The Chair read the letter into the record. Brown Made a motion to close the public hearing, seconded by Morency. Unanimous. Drew made a motion to approve the special permit and allow for 20 feet side setbacks, seconded by Brown. 3-2 Motion fails. (Brown and Morency vote nay)

Morency made a motion to adjourn, unanimous.

Next Meeting: February 6, 2020