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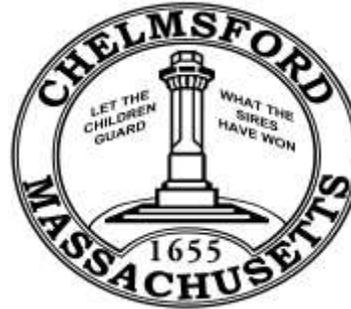
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TOWN OF CHELMSFORD

PATRICIA E. DZURIS

TOWN CLERK

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



Meeting Minutes
Thursday, January 27, 2021

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

Members Absent:

Others Present: Evan Belansky, Com. Dev. Director, Christina Papadopoulos, Town Engineer, Colleen Stansfield, Department Assistant

The chair opened the meeting and stated that this meeting is being recorded and televised by Telemedia and is being held partially remote and he read the Governor's order suspending certain provisions of the open meeting law.

Administrative Review:

314 Dunstable Road PB# 2020-08 Review and Sign Decision

The Chelmsford Planning Board will conduct a Remote Public Hearing on **Wednesday, November 11, 2020, @ 7:30pm**, via Zoom Meeting platform, to consider the application of **Dunstable Ledge LLC**, for a **six lot Definitive Subdivision located at 314 Dunstable Road**. 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. The project calls for the construction of a new deadend roadway, and the construction of six new houses on six new lots. The site is located in the RB Residential Zoning District. The properties are approximately 10.9 acres as shown on Assessors Map 2, Block 4, lo 1 & 2. Both parcels are located on the western side of Dunstable / Makepeace Road and abut the Westford town line.

<https://www.chelmsfordma.gov/DocumentCenter/View/12137/Decision-314-Dunstable---def-sub-1>

The Board reviewed the decision and went over the new conditions. They also reviewed the covenant. Raisbeck made a motion to approve the decision, seconded by Kohl, unanimous. 6-0

New Public Hearings:

Continued to February 10, 2021

248 Princeton Street PB# 2020-07 CEIOD / Special Permits

The Chelmsford Planning Board will conduct a Public Hearing on **Wednesday, January 27, 2021, at 8:00 P.M.** for on an application submitted by Page & Trahan Companies for property located at **248 Princeton Street** for

the **construction of a ten (10) unit multi-family development with associated site improvements located on a newly created lot**. The site is located in the CB Commercial District and consists of approximately 32,637 sq. ft. as shown on Assessors Map 20, Block 54, Lot 9. The applicant requests approval under Article XXI, Community Enhancement and Investment Overlay District and associated Special Permits per Sections 195-111.D for a Residential Use; Section 195-114 for increased FAR and Article XXIII Inclusionary Housing Bylaw.

<https://www.chelmsfordma.gov/DocumentCenter/View/11983/Landscape-Plan---248-Princeton-St>
<https://www.townofchelmsford.us/DocumentCenter/View/12053/1-Billerica-44-Central-Square-Proof-of-Mailing>
<https://www.townofchelmsford.us/DocumentCenter/View/12054/248-Princeton-2128SitePlans122120>
<https://www.townofchelmsford.us/DocumentCenter/View/12055/248-Princeton-StreetStamped-Copy>
<https://www.townofchelmsford.us/DocumentCenter/View/12057/Princeton-Building-Elevations--Floor-Plans>
<https://www.townofchelmsford.us/DocumentCenter/View/12058/Princeton-Renderings>

Kohl made a motion to continue the hearing for 248 Princeton St. to the next meeting, seconded by Shanahan, unanimous.

Araway made a motion to table this hearing until later this evening, seconded by Shanahan, unanimous.

CONTINUED PUBLIC HEARINGS:

Parlee left the meeting and Walsh took over as Chair for the following hearing.

Stonegate Construction, Inc., PB# 2020-03 Site Plan Approval/ Special Permits

1 Billerica Road and 44 Central Square requesting Site Plan Approval, section 195-104, and Special Permits under Article XXII, Village Center Overlay District (VCOD) and any other relief that may be deemed necessary. The proposed project consists of reuse and redevelopment of the Fisk House and Odd Fellows Hall into commercial space and a 100 seat restaurant and 8 apartments respectively. A 32 unit multi-family structure is proposed for the adjacent parking area. The site is located in the Village Center Overlay District and consists of approximately 3.5 acres as shown on Assessors Map 84, Block 334, Lots 10 and 11.

<https://www.chelmsfordma.gov/DocumentCenter/View/11996/Waiver-List>
<https://www.chelmsfordma.gov/DocumentCenter/View/11997/Monetary-and-other-financial-contributions-w-Property-Taxes-01-07-20>
<https://www.chelmsfordma.gov/DocumentCenter/View/11998/1-Billerica-rd-Housing-Renderings-12-3-20>

Walsh opened the hearing and laid out the process that will be followed tonight which included speakers are limited to 3 minutes and a max of 45 minutes for the input session. Atty. Robbins stated that Enright would go over the changes and requests from the last meeting. She started with the fire truck turning template and went on to height. Eric Katz, who is Jay Finnegan's partner, went on to explain who he and Jay are, and how committed they are to Chelmsford. He stated that from the beginning of the project this has been a collaboration with the Town of Chelmsford. He then went over the genesis of the partnership that came together to finally present the final project. New department letters were read into the record. Kohl made a motion to waive the reading of the letters from the public, seconded by Houle, unanimous. Mike Rigney, 19 Billerica Road, stated that the project does not maintain the character of the Center Village. Rigney then stated that there has been no cooperation between the abutters and the developer. They have not offered to lower the building or add trees. He spoke about the payment in lieu (PILO) as a subsidy of \$600K +. Tatiana Faasho, 39 Billerica Road, asked about traffic and pedestrian safety. Peter Shultz, Westford St. asked to see the winter view off the deck of the Rigney's house. Dierdre Connolly, 19 Billerica Rd., stated that the overly large building does not belong in the center of town. Clare Jeannotte, 3 Hawthorne Ln., She opposes

the condo development but supports the historic properties being renovated. Brian Latina, 15 Jessie Road, stated that this project belongs in New Jersey. It does not fit historically. Tracy Cole, Turnpike Road, stated that the height is double the allowable height in the center district. To approve this project the board would be disregarding Town Meeting 's bylaws. Clare Jeanotte, 3 Hawthorne Lane, brought up the parking lot and how the master plan did call out parking issues in the center. Tim Shanahan, Hoosatonic Rd., stated that he had issues with the swept path submitted from Fire Prevention. He still has concerns on the parking and the height. Mike Rigney, 19 Billerica Rd, stated that he knows this has been a long process and that there is still more information to be submitted. He then stated that the height is unacceptable. Ali (fishbones), 34 Central Square, wanted to correct the record from what Dr. Connolly stated that they went before the Historic District and promised the restaurant but they are not going to build it. He went on to say that the project is described as a 3 legged stool and without one of the legs the project would fall apart. He stated that he has zero financial interest in the multi family building or the Fiske house. He joined the team solely to renovate the Odd Fellows because he was sick and tired of looking at it for the last 15 years siting there empty. He then stated that nobody in their right mind would buy a property and only rehab the outside and let the interior just sit there while you are paying the mortgage and taxes on the property. He said that now during the pandemic to open a restaurant is financial suicide, but after things get back to normal he fully intends to build out the restaurant. There being no other residents to speak, Kohl made a motion to close the public hearing, seconded by Houle, 5-1, (Araway votes no) Motion Passes.

Belansky asked the Board if their intention was to close the public hearing or close public input but keep the hearing open. Araway made a motion to reopen the public hearing, seconded by Raisbeck, 4-2 (Houle and Kohl not no) motion passes. Van Dyne made a motion to close the public input so that the Board can deliberate, seconded by Houle, unanimous. 6-0

The Board gave their thoughts on the next steps. Kohl stated that he was not too concerned at the beginning of the public hearings but as more residents came out against the project he felt he should listen to the people that put him on the Planning Board. Houle stated that he felt this was a good project and would help revitalize the center, however, the height they are asking for is twice the allowable height and he feels it is too high. He stated that if it were 4 stories would vote for it. Raisbeck stated he was impressed with Belansky's memo which he read and looks at the project as a whole. He is very much in favor of the restoration of the Odd Fellows Building and the Fiske house. He feels that there should be a give and take but is not sure if 5 stories is too much. He stated that would vote for 4 stories. Van Dyne stated that he believes that the plan is consistent with the center village master plan. He questioned why the Board is hung up on the parking that the town doesn't even own. He then stated that if the abutters were not in the shadow of the building, he would vote to approve. Araway stated that the CVOD zoning allows for 36 ft in height and 3 stories. She said the more she looked at it, the more she felt 3 stories was all she would vote for. She also stated that if she were to vote for the project she would likely be voted off the planning Board by the residents. She then stated that the Center Village Master plan did not prioritize housing, it prioritized maintaining the historic village character. She stated that the VCOD allows for 3 stories to maintain the village character. Walsh chimed in that he has been opposed to the height from day 1 and finds that a street facing entrance is required and that is not being presented here.

The Board had a few more questions for the applicant. They started with the fire truck swept path showing the turns the truck would take and how it fits on the plan. She then went over the view shed from the Rigney's 3rd floor deck and touched on the crosswalks. She went on to explain the difficulties and cost of renovating the historic structures. There has to be an economic incentive to allow those building to be saved.

The Chair asked the applicant if they are going to consider bringing the height down. Atty. Robbins said that

Requested Documents for 44 Central Square / 1 Billerica Road

Approvals to date:

Historic District Commission Approvals

Certificates of Appropriateness - Odd Fellows Building

Certificates of Appropriateness - New 32 Unit Residential Building

https://www.chelmsfordma.gov/DocumentCenter/View/12128/HDC-cert_of_appropriateness_odd_fellows_02-03-20

https://www.chelmsfordma.gov/DocumentCenter/View/12129/HDC-cert_of_appropriateness_stonegate_02-03-20

Conservation Commission – Order of Conditions

<https://www.chelmsfordma.gov/DocumentCenter/View/12166/ConCom-approval>

New January 27, 2021

<https://www.chelmsfordma.gov/DocumentCenter/View/12167/1-Billerica-Rd--Layout--Materials>

<https://www.chelmsfordma.gov/DocumentCenter/View/12168/Building-Measurements-Aug-2015-Fiske--Odd-Fellows>

<https://www.chelmsfordma.gov/DocumentCenter/View/12169/15119---Parking-Update-1-27-2021>

<https://www.chelmsfordma.gov/DocumentCenter/View/12170/15119---Elev-Plan-1-23-21-ELEVATION-PLAN>

<https://www.chelmsfordma.gov/DocumentCenter/View/12172/15119---Layout-Exhibit>

Building Areas added and the elevation adjusted to remove the 18”.

<https://www.chelmsfordma.gov/DocumentCenter/View/12171/2021-1-26-chelmsford-arch-dwgs>

Presentations

<https://www.chelmsfordma.gov/DocumentCenter/View/12120/15119---Elevation-Exhibit>

<https://www.chelmsfordma.gov/DocumentCenter/View/12121/15119---Layout-Change-9-3-20-for-submit>

<https://www.chelmsfordma.gov/DocumentCenter/View/12122/15119---OVERLAY>

<https://www.chelmsfordma.gov/DocumentCenter/View/12123/19222-Planning-Board-7-22-20>

https://www.chelmsfordma.gov/DocumentCenter/View/12124/Central-Sq-Presentation-Updated-01-07-21_CM-compressed-1

<https://www.chelmsfordma.gov/DocumentCenter/View/12125/Final-Present-6-24-20>

<https://www.chelmsfordma.gov/DocumentCenter/View/12126/Final-Present-10-28-20>

<https://www.chelmsfordma.gov/DocumentCenter/View/12127/Present-2-3-20>

Dept Letters

<https://www.chelmsfordma.gov/DocumentCenter/View/12133/Department-letters>

<https://www.chelmsfordma.gov/DocumentCenter/View/12134/Engineering-leter-2020-03-pb-letter-Central-Square-3-002>

<https://www.chelmsfordma.gov/DocumentCenter/View/12135/New-Fire-Prevention-letter-1-26-2021--PB---2020---44-Central->

[Sq-1-Billerica-Rd-mixed-use-development-002](#)

<https://www.townofchelmsford.us/DocumentCenter/View/12160/Fire-Prevention-letter-1-27-2021>

<https://www.townofchelmsford.us/DocumentCenter/View/12159/Engineering-letter-1-27-2021>

<https://www.townofchelmsford.us/DocumentCenter/View/12158/Board-of-Health-Dept-Letter>

<https://www.chelmsfordma.gov/DocumentCenter/View/12163/Belansky-Memo-to-PB-1-27-2021>

Applicability

<https://www.chelmsfordma.gov/DocumentCenter/View/12119/floor-plans-Odd-Fellows-Applicability-2-12-2020New>
2-12-2020

<https://www.chelmsfordma.gov/DocumentCenter/View/10699/44-Central-sq--1-billerica--CVOD-Letter-19222-19223-2-7-20>

<https://www.chelmsfordma.gov/DocumentCenter/View/10700/44-Central-sq--1-billerica--Cover-Sheet>

<https://www.chelmsfordma.gov/DocumentCenter/View/10701/44-central-sq-1-Billerica--Conceptual-Layout>

<https://www.chelmsfordma.gov/DocumentCenter/View/10703/44-Central-Sq--1-Billerica-Road-Proof---Yield-Plan>

6-24-2020

<https://www.chelmsfordma.gov/DocumentCenter/View/11227/1-Billerica-Road-Streamline The-Chelmsford Dusk With-Shutters Opt 04->

<https://www.chelmsfordma.gov/DocumentCenter/View/11228/1-Billerica-Road-2019-12-18-chelmsford-arch-dwgs>

<https://www.chelmsfordma.gov/DocumentCenter/View/11229/1-Billerica-Road-19222-19223---Drainage-Maps>

<https://www.chelmsfordma.gov/DocumentCenter/View/11230/1-Billerica-Road-19222-19223---Supplemental-Data-Report>

<https://www.chelmsfordma.gov/DocumentCenter/View/11231/1-Billerica-Road-19222-19223-Applications>

<https://www.chelmsfordma.gov/DocumentCenter/View/11232/1-Billerica-Road-19222-19223-Deed>

<https://www.chelmsfordma.gov/DocumentCenter/View/11233/1-Billerica-Road-19222-19223-Odd-Fellows-Reconstruction-Plans>

<https://www.chelmsfordma.gov/DocumentCenter/View/11234/1-Billerica-Road-19222-19223-Plan-of-Land>

<https://www.chelmsfordma.gov/DocumentCenter/View/11235/1-Billerica-Road-19222-19223-PostDevelopment-HydroCAD-Report>

<https://www.chelmsfordma.gov/DocumentCenter/View/11236/1-Billerica-Road-19222-19223-PreDevelopment-HydroCAD-Report>

<https://www.chelmsfordma.gov/DocumentCenter/View/11237/1-Billerica-Road-19222-19223-Site-Plan Stamped>

<https://www.chelmsfordma.gov/DocumentCenter/View/11238/1-Billerica-Road-19222-19223-Transmittal-Letter>

<https://www.chelmsfordma.gov/DocumentCenter/View/11239/1-Billerica-Road-Elevation-Propose-Color-East-Elevation>

<https://www.chelmsfordma.gov/DocumentCenter/View/11240/1-Billerica-Road-Elevation-Propose-Color-North-Elevation>

<https://www.chelmsfordma.gov/DocumentCenter/View/11241/1-Billerica-Road-Elevation-Propose-Color-South-Elevation>

<https://www.chelmsfordma.gov/DocumentCenter/View/11242/1-Billerica-Road-Elevation-Propose-Color-West-Elevation>

<https://www.chelmsfordma.gov/DocumentCenter/View/11243/1-Billerica-Road-HSH Stonegate-Central-Square 2020-05-29>

7-22-2020

<https://www.chelmsfordma.gov/DocumentCenter/View/11416/1-Billerica-15119---Elevation-Exhibit>

<https://www.chelmsfordma.gov/DocumentCenter/View/11417/1-Billerica-19222-LM-REV-7-16-20---Site-Plan>

<https://www.chelmsfordma.gov/DocumentCenter/View/11418/1-Billerica-Fiske-House-App-CHC-7-14-2020>

<https://www.chelmsfordma.gov/DocumentCenter/View/11419/1-Billerica-19222-19223-Transmittal-Letter-7-16-20>

9-9-2020

<https://www.chelmsfordma.gov/DocumentCenter/View/11591/44-Central-Sq-1-Billerica---Layout-Change-9-3-20-for-submit>

10-28-2020

<https://www.chelmsfordma.gov/DocumentCenter/View/11728/2020 10 16 CutFill Analysis>

<https://www.chelmsfordma.gov/DocumentCenter/View/11729/2020 10 16 HSH Riverfront-Alternatives-Analysis>

<https://www.chelmsfordma.gov/DocumentCenter/View/11730/2020 10 16 HSH Site Plan Drainage Maps>

<https://www.chelmsfordma.gov/DocumentCenter/View/11731/2020 10 16 PostDevelopment HydroCAD Report>

<https://www.chelmsfordma.gov/DocumentCenter/View/11732/2020 10 16 PreDevelopment HydroCAD Report>

<https://www.chelmsfordma.gov/DocumentCenter/View/11733/15119---Stamped-Plans>
<https://www.chelmsfordma.gov/DocumentCenter/View/11734/15119---Supplemental-Data-Report-10-16-20-w-cover>
<https://www.chelmsfordma.gov/DocumentCenter/View/11735/Construction-Sequence-Prelim>
https://www.chelmsfordma.gov/DocumentCenter/View/11995/20084---Site-Plans_Stamped-Reduced-cs-reduce
<https://www.chelmsfordma.gov/DocumentCenter/View/11996/Waiver-List>
<https://www.chelmsfordma.gov/DocumentCenter/View/11997/Monetary-and-other-financial-contributions-w-Property-Taxes-01-07-20>
<https://www.chelmsfordma.gov/DocumentCenter/View/11998/1-Billerica-rd-Housing-Renderings-12-3-20>
<https://www.chelmsfordma.gov/DocumentCenter/View/11999/20084---Response-to-Comments-1>
https://www.chelmsfordma.gov/DocumentCenter/View/12000/20084---Site-Plans_Stamped-Reduced
https://www.chelmsfordma.gov/DocumentCenter/View/12001/Supplemental-Data-Report_Stamped
<https://www.chelmsfordma.gov/DocumentCenter/View/12053/1-Billerica-44-Central-Square-Proof-of-Mailing>

Petition

<https://www.townofchelmsford.us/DocumentCenter/View/12161/Petition---19-Billerica-Road>