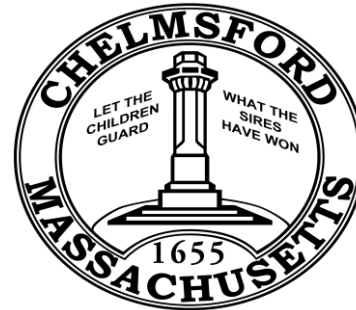


Chelmsford
Board of Appeals
Town Offices
50 Billerica Road
Chelmsford, MA 01824
Phone: 978-250-5231



Meeting Minutes
Thursday, February 6, 2020

Hearings for Special Permits & Variances Begin at 7:00 P.M.

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

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 March 5, 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>

The Chair read the letter requesting the continuance into the record. Brown made a motion to accept the request and continue this hearing to the next meeting on March 6, 2020, Seconded by Wojtas. Unanimous. 5-0

New Public Hearing:

Continued to March 5, 2020

6-11 Walters Street, Doug Landry, Landry Brothers Construction, LLC, for Administrative Appeal of the decision of the Building Commissioner of the Town of Chelmsford, for enforcing

the Chelmsford Zoning Bylaw for violation of section 195-5 and/or MGL c. 40A for the purported use of the subject property for a transport terminal in the limited industrial zoning district.

<https://www.townofchelmsford.us/DocumentCenter/View/10591/6-11-Walter-admin-appeal->

<https://www.townofchelmsford.us/DocumentCenter/View/10592/6-11-Walter-admin-appeal--12-09-19-Stamped->

The Chair read the letter requesting the continuance into the record. Wojtas made a motion to accept the request and continue this hearing to the next meeting on March 6, 2020, Seconded by Carota. Unanimous. 5-0

20 Summit Ave., Steven Mitchell, M/P 101-357-8, is seeking a variance under 195-5 (A) Conformity, to extend the existing garage that will encroach on the side setback and any other relief that may be deemed necessary.

<https://www.townofchelmsford.us/DocumentCenter/View/10593/20-Summit-Variance-2-6-2020>

<https://www.townofchelmsford.us/DocumentCenter/View/10594/20-Summit-Variance-application-2-6-2020>

The Chair read the legal ad to open the public hearing. Steven Mitchell, 20 Summit Ave., appeared before the Board and explained the proposal which includes expanding a 2 car garage so that he has access to the upper level over the garage. He would like to use this as a family room. He explained that the way the lot is laid out and how the house sits on the property, requires the garage to be expanded by approximately 6 ½ feet to still be able to house 2 cars once the access stairs are constructed to the upper level. The plan he submitted shows that he will be 20.8' from the side lot line. The Board questioned whether there was a need for a variance. After some discussion, the Board decided that this plan will only require the special permit since the Board is allowed to reduce setbacks by 20% without the threshold of a variance. The Chair read the department letters and the letters that were submitted from the abutters in support of the proposal into the record. The Chair opened the hearing to the public. Giancarla Kalpas, 38 Robin Hill Road, stated that she had concerns about how close the extension of the garage would be to her property. She explained that her back patio faces the side of the garage that will have new large windows and infringe on her privacy. She was also concerned about being responsible for trees from her property that may fall. There being no one else from the public to speak for or against this project, Mendez made a motion to close the public hearing, seconded by Brown. Unanimous. The Board discussed the abutters concerns and concluded that even if the expansion was 5 feet further away and completely conforming, the new upper windows would still be seen and the abutter's trees will add screening in the warmer months. Mendez made a motion to approve the application for a special permit under 195-9, conformity, and noting all the letters read into the record, seconded by Carota. Unanimous. 5-0

Meeting Minutes:

Wojtas made a motion to approve the meeting minutes of October 3, 2019, seconded by Mendez, unanimous. 5-0

Wojtas made a motion to approve the meeting minutes of November 7, 2019, seconded by Mendez, unanimous. 5-0

Wojtas made a motion to adjourn, unanimous.

Next Meeting: March 5, 2020

, 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.