



ZONING BOARD OF APPEALS

Town of Chelmsford
50 Billerica Road
Chelmsford, MA 01824

MEETING MINUTES

February 9, 2023

(Approved 4/6/2023)

TIME: 7:00 PM

LOCATION: Town Offices, 50 Billerica Road, Chelmsford, MA

ROOM: 204

Members Present: Brian Reidy, Chair
Charles Wojtas, Vice Chair
Jamie Outland-Brown
Nancy Morency
Erin Drew, Associate Member
Peter Casserly, Associate Member

Members Not Present: Steven Mendez
Glenn Diggs, Associate Member

Others Present: Jose Negron, Building Commissioner and Zoning Enforcement Officer
Evan Belansky, Community Development Director
Becky DaSilva-Conde, Community Development Departmental Assistant

Chair Reidy called the meeting to order at approximately 7:00 p.m.

PUBLIC INPUT: None

ADMINISTRATIVE REVIEW: None

NEW PUBLIC HEARING:

10 Wildwood Street – Mel and Jocelyn Ciulla requesting a Special Permit, under Section 195-8 Nonconformity and/or 195-9 (B) Conformity for 20% reduction to the side, rear, and front setback requirements to build a new single-family dwelling on a previously approved buildable lot, and any other relief deemed necessary. This property is located in the Residential B district, Parcel ID: Map 52, Block 184, Lot 6 and 10.

Mr. Ciulla gave a summary of his proposal. The building lot is nonconforming in size and has a 30-foot easement running through it. Therefore, they are asking for relief on the setbacks to accommodate their plan for one-story living layout. The new house will be two stories to accommodate two guest bedrooms on the second floor for their grandchildren when they visit. The proposed two-car detached garage meets all setback requirements, therefore it is not included in the special permit request.

Chair Reidy read the departmental comment letters from DPW, Fire Prevention and Board of Health. No other comments were received.

Public Input: John Conrad, Jr., of 3 Wildwood Street spoke in favor of this special permit.

Motion by Ms. Brown to CLOSE the public hearing for 10 Wildwood Street.
Seconded by Mr. Wojtas. **Motion carries, unanimous, 5-0.**

Motion by Ms. Brown to APPROVE the special permit for 10 Wildwood Street, as presented and discussed. Seconded by Ms. Drew. **Motion carries, unanimous, 5-0.**
Motion carries, unanimous, 5-0.

CONTINUED PUBLIC HEARING(S): None

DISCUSSION: **Proposed Zoning Bylaw amendment article(s) to approve for April Town Meeting**

Chair Reidy attending the Planning Board public hearing last night. PB took a straw poll and five members were in favor of supporting the amendment. Two had further questions. One member wanted clarification on what this Board agrees to, and have this Board vote to approve the drafted amendments. The other member had concerns with two-family lots. PB will vote to endorse the amendment as a warrant article for Spring Town Meeting.

RB district = 6% overall increase to lot coverage (adding 40% increase to the existing 15% threshold) would allow family up to 21% lot coverage.

RC district two-family dwellings = 6% overall increase to lot coverage (adding 30% increase to the existing 20% threshold) would allow up to 26% lot coverage.

Motion by Ms. Brown to APPROVE the new zoning provisions as drafted for Town Meeting approval. Seconded by Ms. Morency. **Motion carries, unanimous, 5-0.**

MEETING MINUTES TO APPROVE: January 5, 2023

Motion by Ms. Morency to APPROVE meeting minutes dated January 5, 2023 as drafted.
Seconded by Ms. Drew. **Motion carries, 4-0-1.** Ms. Brown abstained.

NEXT MEETINGS: March 2, 2023 and April 6, 2023

ADJOURN

Motion by Ms. Brown to adjourn the meeting at approximately 9:08 p.m.
Motion carries, unanimous, 5-0.

These meeting minutes are respectfully submitted by Becky DaSilva-Conde, Departmental Assistant., Community Development Office.