

**TOWN OF CHELMSFORD
PLANNING BOARD**

**MEETING MINUTES
February 12, 2020**

Members Present: Glenn Kohl, Henry Parlee, Mike Walsh, Nancy Araway, Michael Raisbeck, Tim Shanahan, Henry Houle
Members Absent: Donald Van Dyne
Others Present: Evan Belansky, ComDev. Director, Christina Papadopoulos, Town Engineer.

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

Administrative Review:

Off Tobin PB# 2018-12 Request to Endorse Mylars

SGC Development LLC, for a Definitive Subdivision located Off Tobin Avenue, request endorsement of the Mylars for the project off Tobin Ave.

Raisbeck read a letter from Christina Papadopoulos, Town Engineer, recommending endorsement of the mylars. Raisbeck made a motion to endorse the mylars for the project off Tobin Ave., seconded by Shanahan. Unanimous, 5-0

40 Swain Road PB# 2017-16 Minor Modification/Extension Request

BWC Stony Brook, LLC, 40 Swain Road, seeks a minor modification to the previously approved site plan (2/7/2018)

<http://www.townofchelmsford.us/DocumentCenter/View/10693/2020-02-05-Chelmsford-Permit-Submission>

<http://www.townofchelmsford.us/DocumentCenter/View/10694/20-0206-Extension-Request>

<http://www.townofchelmsford.us/DocumentCenter/View/10695/20-0206-Equipment-Pad-Addition>

<http://www.townofchelmsford.us/DocumentCenter/View/10696/20-0205-Chelmsford-Swain-Rd-Permit-Modification-App-Executed>

<http://www.townofchelmsford.us/DocumentCenter/View/10697/18-0207-Chelmsford-Swain-Rd-LF-PB-Site-Plan-Approval>

<http://www.townofchelmsford.us/DocumentCenter/View/10698/18-0103-Chelmsford-Swain-Rd-Negative-Determination-of-Applicability>

<http://www.townofchelmsford.us/DocumentCenter/View/10702/application-40-swain-solar-2-12-2020>

Matt Parlon, BWC Stony Brook, appeared before the Board and explained that he is here tonight to give a brief update on the project and request an extension of the permit along with a minor modification. He stated that the project is progressing though the utility companies and they will be looking for a building permit in the next few months. The minor modification being requested is to allow for the newer and more efficient equipment, the rest of the layout will stay the same. The Board did not have any questions and stated that this was a reasonable request. Raisbeck made a motion to approve the extension of the permit and to approve the minor modification, seconded by Parlee. Unanimous, 7-0

235 Littleton Road **PB# 2020-01** **Review / Sign Decision**

235 Littleton Road, Charlie Hillman, Seeks approval of applicability for an 8 unit multifamily building at 235 Littleton Road. The Board reviewed the draft decision and had no changes. Raisbeck made a motion to approve and sign the decision, seconded by Shanahan. 7-0

9 Acton Road- Presentation **PB# 2020-02** **Review / Sign Decision**

Finding of Applicability for VCOD-Village Center Overlay District

Araway wanted to delete comments on the density bonus and the last 3 words in the last finding, the board agreed. Raisbeck made a motion to sign the decision for applicability with the changes made this evening, seconded by Shanahan. 7-0

Parlee recuses himself (7:15pm)

44 Central Square, 1 Billerica Road **PB# 2020-03** **VCOD Applicability Finding**

44 Central Square, 1 Billerica Road, Katie Enright, Howard Stein Hudson, seeks a positive applicability finding under VCOD – Village Center Overlay District, for a mixed use development

<http://www.townofchelmsford.us/DocumentCenter/View/10699/44-Central-sq--1-billerica--CVOD-Letter-19222-19223-2-7-20>

<http://www.townofchelmsford.us/DocumentCenter/View/10700/44-Central-sq--1-billerica--Cover-Sheet>

<http://www.townofchelmsford.us/DocumentCenter/View/10701/44-central-sq-1-Billerica--Conceptual-Layout>

<http://www.townofchelmsford.us/DocumentCenter/View/10703/44-Central-Sq--1-Billerica-Road-Proof---Yield-Plan>

Katie Enright, engineer on the project, introduced her team for the redevelopment of the Oddfellows Hall and Fiske House. The Oddfellows Hall is being proposed to be a 100 seat restaurant with 8 one bedroom apartments on the second and third floors. In the back parking lot they are proposing a 32 unit building very much like the Gristmill but they have been working with the historic district to pull in elements from other historical buildings in the center. Katie showed the ‘proof plan’ that is now required as part of this overlay district, showing 32 units. The Board had generally good comments and did have concerns about the parking. Raisbeck made a motion for a positive applicability finding with the VCOD, seconded by Walsh. Unanimous, 6-0

New Public Hearings: None

New Business- Center Village Parking Discussion

The Board discussed possible changes to the 50% reduction allowed in the center but it was stated that the possibility of major development is low and that private owners tend to figure out problem parking on their own.

Meeting Minutes- TBD

Next Meetings- February 26, 2020