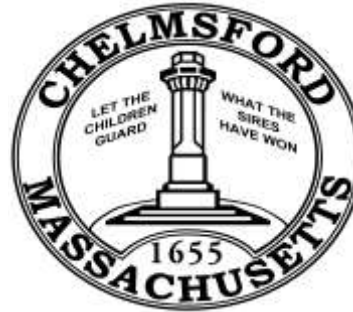


Chelmsford
Planning Board
Town Offices
50 Billerica Road
Chelmsford, MA 01824
Phone: 978-250-5231



Meeting Minutes
Thursday, February 24, 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.

CONTINUED PUBLIC HEARINGS:

Spring Town Meeting Warrant Articles:

https://www.townofchelmsford.us/DocumentCenter/View/12311/CA-CB-CC-CD-CV-IA_Zone_aerial

https://www.townofchelmsford.us/DocumentCenter/View/12312/CB_IA_Zone_aerial

<https://www.townofchelmsford.us/DocumentCenter/View/12313/PB-Zoning-Warrant-articles-STM-2021>

The Board stated that there are not any town meeting reps in the zoom meeting just yet, so they decided to take this agenda item up later in the meeting. The Chair allowed a resident to speak since they had to leave possibly before the Board got to this agenda item. Virginia Timmins, 28 Lovett Lane, wanted clarification on what an outdoor marijuana facility is. She also wanted to know why the fulfillment centers and where they are allowed in the CB district is not the same for the center village and vinal square. It was stated that the board has not taken any formal action to change this.

Administrative Review:

61 Dunstable Road, Christopher Sullivan, Seeks a finding of Applicability under CEIOD for the property at 61 Dunstable.

<https://www.chelmsfordma.gov/DocumentCenter/View/12309/61-Dunstable-CEIOD-applicability-2-24-2021>

<https://www.chelmsfordma.gov/DocumentCenter/View/12310/61-Dunstable-CEIOD-applicability-Plans-2-24-2021>

Atty. Douglas Deschenes representing the applicant, addressed the board and went over the proposal. They would like to develop the lot A which is zoned commercial. The neighborhood is predominately multi-family. The Sullivan's would like to develop the lot as a residential use through the CEIOD bylaw. The Sullivan's would also request that the Board restrict the decision to only allow 2 units to be built and not the 3 required by the bylaw. The plan submitted

shows a 3 unit building that requires no relief and is compliant with zoning, however they would like the board to consider allowing them to build just the 2 units. The Board generally liked the idea of a 2 family rather than a 3 family and asked Belansky to run this by Town Counsel before making a finding. Raisbeck made a motion to continue, seconded by Araway, unanimous.

Request to Continue to March 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>

Raisbeck made a motion to continue this hearing to the next meeting, seconded by Araway, unanimous.

Stonegate Construction, Inc.,

PB# 2020-03

Review & Ratify Decision

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.

Walsh asked why this decision is so detailed and has so many positive findings. Belansky stated that there were just a couple of things the Board could not get passed. There were many pros about this project and the cons were not so numerous, however, the Board felt the cons were enough to deny the project. They agreed to send the final to Town Counsel before finalizing it.

Spring Town Meeting Warrant Articles:

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https://www.townofchelmsford.us/DocumentCenter/View/12312/CB_IA_Zone_aerial

<https://www.townofchelmsford.us/DocumentCenter/View/12313/PB-Zoning-Warrant-articles-STM-2021>

Belansky went through a powerpoint that he has been putting together for town meeting. He included the zoning map to help show where the districts are located. He showed the use table for the warrant articles that shows where the use is allowed either by right or by special permit. There was a request from the Vinal Square committee member, Virginia Timmins, to not allow the ecommerce or marijuana in the CD zoning district in Vinal Square. Joe Tierney, Chair of the Vinal Square Committee, stated that he thought he had made clear and that was agreed upon with Belansky that the committee wants Vinal Square to be treated the same as Center Village. Belansky stated that the Planning Board has not taken any formal action to

change the original proposal and a vote of the Board would be needed to change the use table. Belansky explained that the next review will be at the finance committee meeting and at that time the PB can make changes to the article and that they will be reflected in the Town Meeting Warrant Book with the recommendation. The members agreed and took the suggestion of allowing the use along Route 110, Chelmsford Street, between Route 495 and Fletcher Street. Araway made a motion to add the note to fulfilment center accessory use in the CD district only along Chelmsford Street between 495 and Fletcher Street, seconded by Raisbeck, unanimous. The Board is sending this to Town Counsel for input and review of the language. Raisbeck made a motion to continue to March 10, 2021, seconded by Shanahan. Unanimous.

New business Discussion / Schedule Worksession

The Chair suggested that for large and more controversial applications the members should consider reaching out to staff more than we are doing now. He also suggested that the Board break up different aspects of the application and each member could focus better on just their aspect. He gave examples such as Araway having a significant interest in landscaping. He feels the Board needs to have a discussion about this and that it should be an agenda item in the future.

Old Business

Next meetings March 10, 2021 March 24, 2021

Araway made a motion to adjourn, seconded by Raisbeck, unanimous.