

house for his daughter. Kohl went on to state that He has no financial gain in this, the road is going to get built and his suggestion would be that us, as a board, waive the bond on it. If that is good with everybody, We have done it in the past for developers and I don't see why we can't do it for someone building their own stuff. If anyone would like to make a motion, I am willing to entertain it. Mr. Belansky stated that the agenda item is to request a bond. I think the previous example that Glenn is referring to the agenda item was to modify the condition of the planning Board's decision. He went on to state that if the applicant wants to pursue that avenue, that's not what is on tonight's agenda. He then continued stating that the discussion for the past week has been to establish a bond. Araway then asked if she could make a motion. She made a motion to establish a bond for \$10. Shanahan seconded, unanimous. 7-0

9 Acton Road

Decision Review and Approval

Howland Development:Wilmington, MA, seeks a finding of applicability for the property at 9 Acton Road to construct a 32 unit multi-family residential building located in the Village Center Overlay District

<https://www.townofchelmsford.us/DocumentCenter/View/11188/9-Acton-Chelmsford-Presentation-52720>

Raisbeck asked what the status is on this property and Belansky answered that the Board has approved one applicability already and this is back with a different proposal. Atty. Philip Eliopoulos appeared before the Board and stated that the Board had gone through the process of finding a density that fits through the proof plan and the number was 30 units. He then stated that he and the applicant would have to go back over the financials to see what will work. They went back to the housing study that was done and that found that the Center Village could handle 150-200 more units. Phil Resko, architect on the project, described the building which was described as simple and details will come together as the project proceeds. Brian Milisci, engineer on the project, showed the site plan with the first floor layout. He said that the difference on this plan is that the parking is all on the surface with a circular drive at the front of the building. 71 spaces are required for the 32 units being proposed. Atty. Eliopoulos stated that the project will not be seeking a density bonus as long as the Board is willing to entertain the 32 units and the additional height. Raisbeck stated that he still finds the project boxy and high. He went on to state that he doesn't have a problem with the 32 units but still has issues with the height. Walsh also stated he thinks it looks like a box and reiterated that 3 stories is what he will support. Araway stated that the 4 stories is a show stopper for her. The roof line being shown as a mansard roof is in line with the architecture of the Hotel just up the street and she likes that. She stated that a 3 story building with a peaked roof would be higher than this and if the applicant keeps the mansard roofline she could support the 4 stories. She hopes that some of the parking gets moved under the building. Shanahan stated that he does not support the 4 floors. He would like to see 3 floors. He went on to state that he doesn't care for another apartment building in the center but is ok with the unit count at 32. Van Dyne has no issue with the unit count or the 4 floors. He went on to comment that the Planning Board nixed the underground parking which he considered an amenity and basically asked for all the pavement shown on the plan. He would like the boxy building to have more character. Parlee stated he has concerns about how close the driveway is to the gas station and looks forward to seeing the utility plan so as not to have to house everything on the roof. Houle does not like the height and does not like the flat roof. Kohl also stated that he does not care for the flat roof. He suggests a peaked roofline with a full dormer on the back which would give you the same floors but slightly hide the top floor. The Board discussed what they are being asked to vote on. Atty. Eliopoulos explained that the applicability is the vote being requested and that the 32 units with 4 floors is the plan. Of course they will work to make the building more attractive and see what can be done with the roofline. Araway made a motion for a positive finding of applicability of the 32 units and a 4th floor that will be subject to review of the Board at the full application process, seconded by Raisbeck, 5-2 (Walsh, Shanahan vote Nay)

235 Littleton Road Realty Trust, 235 Littleton Road, for the construction of an eight (8) unit multi-family structure with associated site improvements located on a newly created lot. The site is located in the **CB Commercial District** and consists of approximately 5.78 acres as shown on **Assessors Map 91, Block 378, Lot 11**. The applicant requests approval under **Article XXI, Community Enhancement and Investment Overlay District and associated Special Permits per Sections 195-111(D) (6) and 195-113 for a Residential Use**. The applicant is also seeking **Site Plan Approval under Section 195-104, and Article XXIII – Inclusionary Housing, and any other relief that may be necessary.**

<http://www.townofchelmsford.us/DocumentCenter/View/11084/235-Littleton-Rd-Site-Plan-Approval-Application>
<http://www.townofchelmsford.us/DocumentCenter/View/11085/235-Littleton-Rd-Special-Permit-Application>
<http://www.townofchelmsford.us/DocumentCenter/View/11083/235-Littleton-Rd-Architecturals->
<http://www.townofchelmsford.us/DocumentCenter/View/11086/Plan-Book-240-Plan-77->

The Chair read the legal notice to open the public hearing. The Vice Chair read the department letters into the record. Brian Milisci, Project Engineer, appeared

New Public Hearings:

35 Devonshire Crossing, Peter Ianuzzi, Jr., M/P 33-120-1, is seeking a special permit under 195-11, Accessory Structures, to construct a 60'x40' detached garage that is over 900 sf on a conforming lot and any other relief deemed necessary.

<https://www.townofchelmsford.us/DocumentCenter/View/11207/35-Devonshire--Special-Permit-executed>
<https://www.townofchelmsford.us/DocumentCenter/View/11208/35-DEVONSHIRE-PROPOSED-PLOT-PLAN->

Lori Masso, 8 Crabapple Lane, M/P 70-294-7, in RB – single family residential district, is seeking a special permit under 195-11, Accessory Structures, to construct a new 30'x44' car garage that is over 900 sf on a non-conforming lot and any other relief deemed necessary.

<https://www.townofchelmsford.us/DocumentCenter/View/11206/8-Crabapple-SP-6-10-2020>

Continued Public Hearing:

1 UPS Road

PB# 93-101

Site Plan Review

UPS, Casey Wolf, Facilities Engineer for property located at 1 UPS Road (Map 77, Block 271, Lot 18). The property is located in the IA- Limited Industrial zoning district. Applicant requests Site Plan Approval, section 195-104, for an expansion of the parking lot and pavement extension into the northeastern portion of the site, to allow for an additional 138 parking spaces. There is associated earth removal and landscape work as a part of this design, along with minor utility adjustments (underground water line, and associated electrical site lighting) and any other relief that may be deemed necessary.

<https://www.townofchelmsford.us/DocumentCenter/View/10601/UPS-Chelmsford-Permit-Drawings-Submittal>

<https://www.townofchelmsford.us/DocumentCenter/View/10602/UPS-Chelmsford-Stormwater-Memo-Final-1-13-2020>

<https://www.townofchelmsford.us/DocumentCenter/View/10603/UPS-Chelmsford-Traffic-Impact-Study-with-Attachments>

New Business-

Historic Preservation Bylaw

<https://www.townofchelmsford.us/DocumentCenter/View/11082/REVISED-FINAL-Draft-TM-Article-3-4-20-kohl>

Meeting Minutes-

February 26, 2020

<https://www.townofchelmsford.us/DocumentCenter/View/11081/-2-26-2020->

Next Meetings-

June 24, 2020