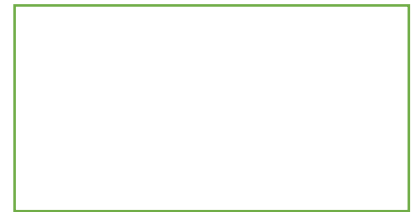


**Chelmsford Planning Board**  
Town of Chelmsford  
50 Billerica Road  
Chelmsford, MA 01824

Town Clerk Stamp



**MEETING MINUTES**  
**June 8, 2022**

TIME: 7:00 p.m.

LOCATION: Town Offices, 50 Billerica Road

ROOM: 204

**Members Present:** Michael Raisbeck, Chair  
Deirdre Connolly, Vice Chair (via Zoom)  
Nancy Araway, Clerk (via Zoom)  
Michael Walsh  
Annita Tanini  
Paul McDougall  
Erica Clifford (via Zoom)

**Others Present:** Evan Belansky, Community Development Director

**Not Present:** Tim Shanahan

Chairman Raisbeck called the meeting to order at 7:00 p.m.

**PUBLIC INPUT**

No one from the audience, nor Zoom, spoke.

**ADMINISTRATIVE REVIEW**

**1) ANR # 675 – JH Realty Trust III for property located at 24 Central Square – request for endorsement**

Brian Milisci of Whitman and Bragham Associates representing JH Realty Trust III. They are proposing to dissect 24 Central Square into two lots labeled Lot 1 and Parcel A. Since Parcel A does not have any frontage, it is labeled as “not a building lot” on the proposed plan. This land located in the VC - Village Center zoning district. The lot meets all the VC criteria. For historical background information purposes, Mr. Milisci explained that across the street in Cushing Place, 15 Central Square was recently sold. This Parcel A will be transferred to the new owner of 15 Central Square so that they can use it as additional parking space, since it is not a buildable lot. An easement agreement will be created to allow 15 Central Square to drive through Lot 1 of 24 Central Square, as depicted on the proposed ANR plan.

Ms. Araway asked for clarification on the 100-year floodplain that is identified on the plan. Mr. Milisci explained that the delineated floodplain pertains to Beaver Brook. Ms. Araway pointed out that part of the proposed future parking area will be in the flood zone.

**Motion:** by Ms. Araway to ENDORSE ANR # 675 for 15 Central Square (*correction: the plan is technically for 24 Central Square*), as presented without modification and with no determination of zoning. Seconded by Mr. Walsh. **Motion carries, unanimously, 5-0.**

## 2) Off Billerica Road – Map 98, Block 271, Lot 1 – CEIOD applicability (continued)

Katie Enright, P.E. from Howard Stein Hudson representing 10X Storage off Billerica Road. Eric O'Brien from 10X Self Storage is on Zoom. Ms. Enright is returning today to provide images of the exterior building design, as requested by the Board.

Mr. O'Brien believes the trees onsite are about 60-feet tall. Some of the trees will be cut down to develop the site. The building will be approximately 72-75 feet tall. The trees are mostly evergreen, although most are in the wetland and will eventually fall on their own.

Chair Raisbeck stated that the Board does not require the full building design and site development details (i.e., how much taller is the building compared to the tree line) in order to endorse the CEIOD at this meeting. However, those details will be needed to issue the special permit in the future. Ms. Enright clarified that the applicant's finances for this project are determined based on have the six-story building approved. Mr. O'Brien cannot proceed with the full architectural and engineering plans without knowing that the Board is in favor of the building.

Both Mr. MacDougall and Ms. Tanini expressed that they are not comfortable approving a six-story building when the bylaw currently allows for only 4-stories. A change in the bylaw would require a vote by town meeting representatives. Next Town Meeting is in October.

Ms. Araway is not opposed to this project from a legislative standpoint. However, she may be opposed based on the height of the building over the tree line and building aesthetics. Chair Raisbeck agreed.

Mr. Walsh is opposed based on the current six-story height of the building. He is not in favor of this site for this type of building either. Ms. Connolly agrees with Mr. Walsh. Furthermore, she does not like the building design either; having a tall box building located on an island in the wetland and over the aquifer protection area with a septic system. She understands these factors fall under Conservation Commission's purview.

Ms. Clifford (over Zoom) stated that she would not be voting on this project.

Ms. Enright requested a continuance to June 22<sup>nd</sup> so that she may speak with her client and decide how to proceed. She will be joining the June 22<sup>nd</sup> meeting via Zoom.

**NEW PUBLIC HEARING(S): NONE**

## CONTINUED PUBLIC HEARING(S)

1) **The Davis Companies on behalf of DIV Riverneck, LLC, for properties located at 191, 195, 199-201 Riverneck Road** for the demolition of the existing structures and construction of a 247,860 +/- square feet industrial warehouse building with integrated surface parking, loading facilities and on-site infrastructure improvements.

The site is in the IA and RB zoning districts and is shown as parcel Id Map 64, Block 275, Lots 4, 5, 7 and 16 and consisting of approximately 21.03 acres. The applicant requests approval under Article XXIV, Route 129 Business Amenities Overlay District (BAOD) and Article XXI, Community Enhancement and Investment Overlay District (CEIOD) sub-sections 195-111 D, 195-115, 195-116, and associated Special Permits per Article XIV Aquifer Protection District, sub-section 195-74, Article XV Floodplain District, sub-section 195-82, Article XI Major Business Complexes, and any other permit relief, including but not limited to Articles V and IX, as may be required under the Chelmsford Zoning Bylaw to allow the proposed use/project.

\*\*\* WRITTEN REQUEST TO CONTINUE TO JUNE 22<sup>ND</sup> – NO TESTIMONY

Mr. Belansky stated that he has also received a written request to extend the public hearing process through the end of July. Town Counsel is available for the June 22<sup>nd</sup> continuance.

**Motion:** by Mr. Walsh to continue the Public Hearing to June 22<sup>nd</sup>. Seconded by Ms. Tanini.  
**Motion carries, 4-2.** Ms. Araway and Mr. McDougall voted in opposition.

## NEW BUSINESS/DISCUSSION:

Work Session scheduled for June 15<sup>th</sup> Work Session at 7:00 p.m. in Room 205

- NMCOCG – land use and zoning map conflicts
  - The Board would like to see the zoning maps in quadrants to focus better on roads and boundaries versus one large map, for visual purposes and for strategic planning
  - Members would like D-sized zoning maps
- Fire prevention: presentation planned
- Other topics
  - Public Hearing process and procedures
  - Board procedures for online forums and communication (Town Counsel input)
  - Financial impacts of proposed projects – whether or not it is appropriate for the Board to consider this in their deliberations and vote

**MEETING MINUTES TO APPROVE:** Working Session minutes from May 4, 2022

**Motion:** by Mr. Walsh to approve the Work Session Meeting Minutes from May 4<sup>th</sup>, as presented. Seconded by Ms. Araway. **Motion carries, 4-0.** Ms. Tanini abstained.

NEXT MEETING DATE(S): June 15<sup>th</sup> – Working session  
June 22<sup>nd</sup> – TBD

Board decided July 13<sup>th</sup> and August 10<sup>th</sup> meeting dates will be held for regulatory procedures. The Board will reserve July 27 and Aug 24 as potential work sessions, if needed.

ADJOURN

**Motion:** by Mr. MacDougall to adjourn the meeting at approximately 8:02 p.m.  
Seconded by Ms. Araway. **Motion carries, unanimous 6-0.**

*Meeting minutes respectfully submitted by Becky DaSilva-Conde, Departmental Assistant.*