



ZONING BOARD OF APPEALS

Town of Chelmsford
50 Billerica Road
Chelmsford, MA 01824

MEETING MINUTES **July 7, 2022**

TIME: 7:00 PM

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

ROOM: 204

Members Present: Brian Reidy, Chair
Jamie Outland-Brown
Charles Wojtas
Steven Mendez
Peter Casserly
Nancy Morency

Members Not Present: Erin Drew
Glenn Diggs

Others Present: Jose Negron, Building Commissioner
Becky DaSilva-Conde, Departmental Assistant

Chair Reidy called the meeting to order at approximately 7:05 p.m.

ADMINISTRATIVE REVIEW: None

CONTINUED PUBLIC HEARING(S): None

MEETING MINUTES TO APPROVE: April 7, May 5, and June 2, 2022

Motion: by Ms. Morency to APPROVE the meeting minutes dated April 7, 2022, as drafted.
Seconded by Mr. Wojtas. **Motion carries, 5-0.**

Motion: by Mr. Wojtas to APPROVE the meeting minutes dated May 5, 2022, as drafted.
Seconded by Mr. Casserly. **Motion carries, 5-0.**

Motion: by Ms. Brown to APPROVE the meeting minutes for June 2, 2022, as drafted.
Seconded by Mr. Wojtas. **Motion carries, 4-0.**

NEW PUBLIC HEARING(S):

- 1) **14 Arthur Ave**, Mareen Bossi – Special Permit, under Section 195-6.1 for the construction of an addition for a Limited Accessory Apartment (LAA) and any other relief deemed necessary. Parcel is in the Residential B district, Map 112, Block 425, Lot 27.

Board Member Wojtas recused himself for being an abutter to this property.

Patrick Flaherty, from P.M. Flaherty Associates, represented the applicant. The Applicant, Maureen Bossi, is proposing to build an LAA/ in-law apartment for her father, Paul Bourque. The main dwelling will remain occupied by Ms. Bossi. The applicant proposed to expand the existing two-door garage into a four-door, and build the LAA as a second story to the garage. There will be access from the LAA to the second floor of the main dwelling. There will be two staircases in the garage; one connecting to the first floor of the main dwelling via a mud room, and the other staircase connecting directly to the LAA in the second story. In addition, there will also be an elevator connecting the LAA to the garage. The project complies with all setback requirements.

Board Discussion:

Mr. Negrón expressed concern that the garage accesses/staircases require proper firewalls to the LAA. In addition, the mudroom needs to be fully separated from the garage, if it is not currently.

Chair Reidy read the applicant narrative letter into the record, as well as the comment letters from Fire Prevention Office and Building Department. No comments were received from Board of Health, Water Department, not the Police Department.

Motion: by Ms. Brown to close the Public Hearing for 14 Arthur Avenue.
Seconded by Ms. Morency. **Motion carries, unanimous, 5-0.**

Motion: by Ms. Brown to APPROVE a Special Permit for 14 Arthur Avenue, under Section 195-6.1, for the construction of an addition as a Limited Accessory Apartment (LAA), as presented and discussed. Seconded by Ms. Morency. **Motion carries, unanimous, 5-0.**

- 2) **79 Mill Road**, Erin and Edward Valentine – Special Permit, under Section 195-6.1 for the construction of an addition for a Limited Accessory Apartment and any other relief deemed necessary. Parcel is in the Residential B district, Map 113, Block 431, Lot 22.

Chair Reidy recused himself for being an abutter to this property. Member Wojtas substituted as Chair for this public hearing.

Member Wojtas read the applicant's narrative letter into the record. The applicant, Erin Valentine, proposed to build an in-law apartment for her mother.

Mr. Wojtas also read the comment letters from the Fire Prevention Office and the Building Department. No comments were received from Board of Health, Water Department, not the Police Department.

Applicant and homeowner, Erin Valentine from 79 Mill Road was present. Mrs. Valentine summarized her proposed project to the Board. The two-story addition will consist of the LAA on the first floor, which will be connected to the main dwelling via a door to an existing room (her children's playroom). The LAA will also have additional egress via the proposed farmer's porch. The second story of the addition will not have any access to the LAA. This additional space will expand the main dwelling's second floor square footage; creating a larger master bedroom, an additional bedroom for her infant, and an office space for her husband who works from home.

Member Casserly asked Mr. Negrón to clarify the frontage and other setbacks. Mr. Negrón stated that this proposal is compliant with all setbacks, including the percentage of lot coverage.

Motion: by Ms. Morency to close the Public Hearing for 79 Mill Road.
Seconded by Ms. Brown. **Motion carries, unanimous, 5-0.**

Motion: by Mr. Mendez to APPROVE a Special Permit for 79 Mill Road, under Section 195-6.1, for the construction of an addition as a Limited Accessory Apartment (LAA), as presented and discussed. Seconded by Mr. Casserly. **Motion carries, unanimous, 5-0.**

NEW BUSINESS: None

NEXT MEETING: September 1, 2022

The Board will not meet in August due to not having any application submittals.

ADJOURN

Motion: by Ms. Morency to adjourn the meeting at approximately 8:38 p.m.
Motion carries, unanimous, 5-0.

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