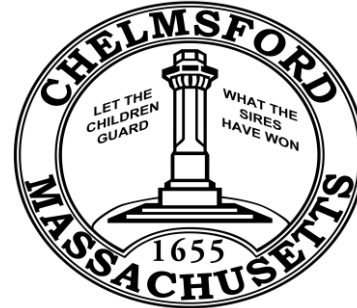


Chelmsford  
Board of Appeals  
Town Offices  
50 Billerica Road  
Chelmsford, MA 01824  
Phone: 978-250-5231



**Meeting Minutes**  
**Thursday, July 9, 2020**

**Hearings for Special Permits & Variances Begin at 6:00 P.M.**

**Members Present:** Brian Ready, Mark Carota, Steve Mendez, Erin Drew, Nancy Morency

**Members Absent:** Charlie Wojtas, Jamie Brown

**Others Present:** Paul Haverty, Town Counsel, Shaun Shanahan, Building Commissioner, Colleen Stansfield, Department Assistant

**New Public Hearings:**

**55 Concord Road Stephanie Scarano**, for a special permit under 195-8, non-conforming uses and structures, to construct a new 32'x 6.5' Farmer's porch addition that will not meet the front setback and any other relief that may be deemed necessary.

<https://www.townofchelmsford.us/DocumentCenter/View/11299/55-Concord-Road-full-application-stamped>

Eli Waters, representing the applicant, appeared before the board and described the proposed project. The project is to put a farmer's porch on to the front of the home. This structure will encroach on the front setback. There were no questions from the board. The chair opened the hearing to the public and there was no one from the public to speak. Morency made a motion to close the public hearing, seconded by Mendez. Unanimous. Mendez made a motion to approve the special permit and noted the letter from engineering, seconded by Carota, unanimous. 5-0

**2 Merilda Ave., Rob & Sheila Wayne, in RB – single family residential district**, for a special permit under 195-8 non-conforming uses and structures, to construct a new 21'x16' ' addition that will not meet the front setback and any other relief that may be deemed necessary.

<https://www.townofchelmsford.us/DocumentCenter/View/11302/2-Merilda-full-application-stamped>

Ed Greaves, representing the applicant, appeared before the Board and described the project. It includes a family room and a mud room. The letters were read into the record. The Chair opened the hearing up to the public. There was no one from the public to speak. Carota made

a motion to close the public hearing, seconded by Morency, unanimous. The Board discussed the variance and found the hardship to be the shape of the lot. Mendez made a motion to approve the variance and noted the letters that were read into the record, seconded by Drew. Unanimous 5-0.

**8 Bishop Street - Christopher & Peggy Sullivan, in RB – single family residential district**, for a special permit under 195-8, non-conforming uses and structures, to construct a new 18'x34' addition that will not meet the side setback and any other relief that may be deemed necessary.

<https://www.townofchelmsford.us/DocumentCenter/View/11301/8-Bishop-full-application-stamped>

<https://www.townofchelmsford.us/DocumentCenter/View/11300/8-Bishop-plan--7-9-2020>

The Sullivan's appeared before the board and stated that they would like to remove a 3 season porch on the right side and construct a family room with a porch in the rear. The letters were read into the record. There was no one from the public to speak. Drew made a motion to close the public hearing seconded by Carota. Unanimous. Carota made a motion to approve the special permit and noted the letters that were read, seconded by Morency. Unanimous 5-0

The Chair informed the board of an appeal filed in court for 6-11 Walters Street.

**Meeting Minutes: 2-6-2020 -**

<http://www.townofchelmsford.us/DocumentCenter/View/11095/2-6-2020>

**6-4-2020 -**

<http://www.townofchelmsford.us/DocumentCenter/View/11314/6-4-2020>

**Next Meeting: August 6, 2020**

**No minutes were approved.**

Morency made a motion to adjourn, unanimous.