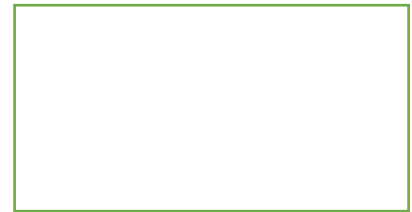




Chelmsford Planning Board
Town of Chelmsford
50 Billerica Road
Chelmsford, MA 01824

Town Clerk Stamp



MEETING MINUTES
July 13, 2022

TIME: 7:00 p.m.

LOCATION: Town Offices, 50 Billerica Road

ROOM: 204

Members Present: Michael Raisbeck, Chair
Deirdre Connolly, Vice Chair
Michael Walsh
Paul McDougall

Members Present via Zoom: Nancy Araway, Clerk
Tim Shanahan
Annita Tanini
Erica Clifford (Alternate member)

Others Present: Evan Belansky, Community Development Director

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

PUBLIC INPUT

No one from the audience, nor Zoom, spoke.

NEW BUSINESS

None

ADMINISTRATIVE REVIEW

1) ANR # 676 – 114 Riverneck Road, Georginna Mueller – request for endorsement

Request to add a 1,287 sq.ft. parcel from St. Joseph Cemetery property (Map 65, Block, 271, Lot 4) to existing property at 114 Riverneck Road (Map 65, Block, 271, Lot 4).

Matt Hamor, Project Manager at LandPlex Engineering and Surveying at 10 George St, Lowell, MA, is representing the applicant. The applicant proposes to add a Parcel B from St. Joseph Cemetery to her single-family dwelling lot.

Motion: by Mr. Walsh to ENDORSE ANR #676 for 114 Riverneck Road, with no determination to zoning. Seconded by Mr. Shanahan. **Motion carries, unanimously, 7-0.**

2) 47 Chelmsford Street – Endorsement of mylar plan – final plans

Katie Enright, P.E., was from Howard Stein Hudson present with her client via Zoom. The Board had no concerns.

Motion: by Mr. McDougall to ENDORSE mylar plan for 47 Chelmsford Street.
Seconded by Mr. Walsh. **Motion carries, unanimously, 7-0.**

3) 13 Acton Road (a/k/a 9 Acton Road) – Endorsement of mylar plan – final plans

Katie Enright, P.E., from Howard Stein Hudson was present via Zoom to update the Board. The last steps for this project were Conservation Commission approval and final landscape plan review by Board member Ms. Araway. They have received a final letter of approval from the Board's peer reviewer Jeff Paradis at The BETA Group. Ms. Araway has given her approval for the landscape plan. They have received approval from the Conservation Commission and are now awaiting the final Order of Conditions.

Motion: by Mr. McDougall to ENDORSE mylar plan for 13 Acton Road.
Seconded by Mr. Walsh. **Motion carries, unanimously, 7-0.**

CONTINUED ADMINISTRATIVE REVIEW

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

***** WRITTEN REQUEST TO WITHDRAW WITHOUT PREJUDICE – NO TESTIMONY *****

Motion: by Ms. Connolly to ACCEPT the request to WITHDRAW applicant's request for CEIOD applicability without prejudice. Shanahan to close the public hearing.
Seconded by Mr. McDougall. **Motion carries, unanimously, 7-0.**

CONTINUED PUBLIC HEARINGS

1) 150-152 Dalton Road – Luke Fougere – for the construction of a 40 ft. x 60 ft. detached garage that exceeds 900 sq. ft and requires a special permit per Section 195-11. The site is located in the RB Zoning District and consists of approximately 1.16 acres (Parcel ID: Map 51, Block 131, Lot 82).

***** WRITTEN REQUEST FOR CONTINUATION TO AUGUST 10TH – NO TESTIMONY OR DISCUSSION *****

Motion: by Mr. Shanahan to continue this Public Hearing to August 10th.
Seconded by Ms. Connolly. **Motion carries, unanimously, 7-0.**

2) 270 Billerica Road – DH Property Holdings – for demolition of the existing structure and construction of an 85,000 square feet industrial warehouse building with integrated surface parking, loading facilities and on-site infrastructure improvements. The site is located in the IA zoning district and is shown as parcel Id Map 87, Block 291, Lot 1 and consists of approximately 6.99 acres. The applicant requests special permits per Article XI, Major Business Complex, Article XIV, Aquifer Protection, and

Site Plan Review per section 195-104 and any other permit relief as may be required under the Chelmsford Zoning Bylaw to allow the proposed use/project.

***** WRITTEN REQUEST FOR CONTINUATION TO AUGUST 10th – NO TESTIMONY OR DISCUSSION *****

Motion: by Mr. Walsh to continue this Public Hearing to August 10th.
Seconded by Mr. McDougall. **Motion carries, unanimously, 7-0.**

- 3) **191, 195, 199-201 Riverneck Road** – The Davis Companies on behalf of DIV Riverneck, LLC – 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 FOR CONTINUATION TO SEPT. 14th – NO TESTIMONY OR DISCUSSION *****

Motion: by Ms. Araway to continue the Public Hearing to September 14th.
Seconded by Ms. Connolly. **Motion carries, unanimously, 7-0.**

NEW PUBLIC HEARINGS

None

MEETING MINUTES TO APPROVE: May 25, 2022 and June 8, 2022

Edit both sets of minutes to state that Chair Raisbeck opened the meetings.

Motion: by Mr. Shanahan to APPROVE meeting minutes for May 25, 2022.
Seconded by Mr. McDougall. **Motion carries, unanimous 7-0.**

Motion: by Mr. Shanahan to APPROVE meeting minutes for June 8, 2022.
Seconded by Mr. McDougall. **Motion carries, 6-0.** Ms. Connolly abstained.

NEW BUSINESS/DISCUSSION

- 1) Sewer moratorium – Ms. Connolly was curious if any other Board members saw the most recent sewer report that the Select Board has been discussing. It appears that there will be little development in Chelmsford without building septic systems. The second concern was that there appears to be much more water usage in Town than previously suspected. The moratorium runs out in October, and it appears that it may need to be renewed.

- 2) Work Session scheduled for July 27th at 7:00 p.m. and the Public Hearing opening for 255 Princeton Street a/k/a UMass West Campus development. Although the Board is well aware of the preliminary plans, the Applicant is now formally filing for their site plan review within a public hearing forum. The zoning overlay requires site plan approval by the Planning Board. Abutters have been notified, and legal notices are being published in the newspaper. The Board agreed that it will make sense to spend about an hour getting an overview of the project proposal, and then spending the second hour as a Board work session with NMCOG, if they are available, or other discussion topics.

NEXT MEETING DATE(S): July 27 – UMW opening of Public Hearing and Work session – Room 204
Aug 10 – Public Hearing – location TBA

ADJOURN

Motion: by Mr. McDougall to adjourn the meeting at approximately 7:25 p.m.
Seconded by Ms. Connolly. **Motion carries, unanimous 7-0.**

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