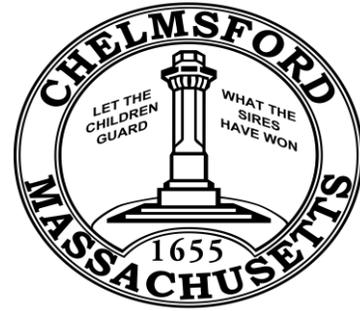


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TOWN OF CHELMSFORD
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Chelmsford
Planning Board
Town Offices
50 Billerica Road
Chelmsford, MA 01824
Phone: 978-250-5231



Meeting Minutes
Wednesday, July 14, 2021

Members Present: Tim Shanahan, Mike Raisbeck, Mike Walsh, Nancy Araway, Deirdre Connolly, Paul McDougall,
Members Absent: Erica Clifford, Henry Parlee
Others Present: Evan Belansky, Com. Dev. Director, Christina Papadopoulos, Town Engineer, Colleen Stansfield, Department Assistant

The Chair opened the meeting and stated that this meeting is being televised and hand recorded for minute taking purposes.

Call into the meeting – 929-205-6099

Administrative Review:

Minutes:

March 24, 2021

Raisbeck motioned to accept the minutes, seconded by Walsh. Unanimous 6-0

March 31, 2021

Raisbeck motioned to accept the minutes, seconded by McDougall. Unanimous 6-0

April 14, 2021

Raisbeck motioned to accept the minutes, seconded by Walsh. Unanimous 6-0

April 28, 2021

Raisbeck motioned to accept the minutes, seconded by McDougall. Unanimous 6-0

248 Princeton Street

PB# 2020-07

Request to Sign Mylars

248 Princeton Street for the **construction of a ten (10) unit multi-family development with associated site improvements located on a newly created lot.** The site is located in the CB Commercial District and consists of approximately 32,637 sq. ft. as shown on Assessors Map 20, Block 54, Lot 9. The applicant requests approval under Article XXI, Community Enhancement and Investment Overlay District and associated Special Permits per Sections 195-111.D for a Residential Use; Section 195-114 for increased FAR and Article XXIII Inclusionary Housing Bylaw.

commissioner. Shanahan asked if they took the building down because of the PB's approval and Belansky stated no. Araway said that she has made the argument many times and that it makes no sense to not tie the Historic Approval with the Planning Board's approval. The Board continued to discuss until Belansky stated that we do not have all the information here and we do not know where the disconnect happened. Deb Tavern, Chair of Historic Commission, joined the meeting via zoom. She stated that the commission has not had the opportunity to declare this historically significant or not. It hasn't even been discussed. And it is her understanding that the building department did not sign off on the demo permit. Araway asked if the commission will take action against a developer that razed a structure without authorization? Taverna said that will be part of the discussion and that they do not have even have an inventory yet. Walsh commented with a question asking if the Board has jurisdiction here and that it seems the Board is discussing something that is totally the Building inspector's issue. Belansky stated that it is the historic Commission's issue and even if the Board wanted to hold this up because of this, they could not. Raisbeck made a motion to endorse the plans for the project at 314 Dunstable Road, seconded by Walsh. 5-1 (Connolly votes nay) motion passes.

200 Turnpike Road **PB# 2021-03** **Review / approve Decision**

200 Turnpike Road, All Star Management LLC, requests a special permit per section 195-5, "Use Regulations" and Attachment 1" use Table" to operate a 2,800sq. ft. doggie day care (commercial kennel), a special permit per section 195-18 to reduce parking and section 195-144 C to reduce buffer strips and any other zoning relief that is deemed necessary. The site is located in the IA – Limited Industrial District and consists of approximately 3.85 acres as shown on Assessors Map 106-328-5

The Board's Packet has comments from Connolly and Araway, and the framework of the decision is also included. Belansky stated that if the Board wants to deliberate that's fine but this does not need to be wordsmithed this tonight. Walsh asked if Belansky had watched the video of the meeting and Belansky stated that he did. Walsh stated that there were comments made that are not in the draft decision. Belansky said he did not include the comments because they were comments and the board has not determined by a majority of the board any facts or findings. The Board will continue this at the next meeting.

9 Acton Road **PB# 2018-08** **Review / approve Decision**

9 Acton Road, John Faneros, requests the submitted plan be found in accordance with the findings of the CVOD applicability previously issued for this site.

Raisbeck made a motion to approve the decision as amended, seconded by Parlee, unanimous. 7-0

133 Princeton Street **Review & Approve CEIOD Applicability Finding**

Khlahann, LLC, 133 Princeton Street, requests a finding of CEIOD Applicability for the property located at 133 Princeton Street. The property is a split lot with the front portion being zoned CB – Roadside Commercial, and the rear portion being zoned RA – Residential

Raisbeck made a motion to approve the decision as amended, seconded by Parlee, unanimous. 7-0

61 Dunstable Road **PB#2021-02** **Review / approve decision**

Christopher and Kellie Sullivan, 61 Dunstable Road, for the construction of a three unit residential building and associated site improvements. The site is located in the CD general commercial zoning district and is shown as parcel Id 9, Block 10 Lot 4 consisting of approximately .58 acres. The applicant requests approval under Article XXI, **Community Enhancement and Investment Overlay District (CEIOD) and** sub-sections 195-111 D. (5), 195-116 B, and any other permit relief as may be required under the Chelmsford Zoning Bylaw to allow the proposed use/project.

The Board wanted to be clear in the decision that this approval is for a duplex and not a 3 family as advertised. Raisbeck made a motion to approve the decision as amended, seconded by Parlee, unanimous. 7-0

1 Billerica Road / 44 Central Square PB# 2020-03 Review decision / Vote

1 Billerica Road and 44 Central Square requesting the Board to make a determination pursuant to G. L. c. 40A, s. 16 that the new proposal contains “specific and material changes in the conditions upon which the previous unfavorable action was based” and if so then consider Site Plan Approval, section 195-104, and Special Permits under Article XXII, Village Center Overlay District (VCOD), section 195-124.C (2), (4), (5) and 195-126, and Article XIV, Aquifer Protection District

Raisbeck made a motion to approve the site plan and special permits as drafted, seconded by Walsh, unanimous. 5-0

(Parlee and Connolly recused themselves from this hearing)

Continued Public Hearings:

Continue to July 14, 2021 – new notice sent 6/23/2021

99 Littleton Road PB# 2021-05 Site plan review/special permit

99 Littleton Road LLC, for property located at 99 Littleton Road, requests a special permit per section 195-21.F, and section 195-104 (2), Site Plan review, for the construction / expansion of a new parking lot / area, 195-104 (3) for grading or clearing more than 10% of a lot and any other zoning relief that is deemed necessary.

The site is located in the RB - Residential District and consists of approximately 2.968 acres as shown on Assessors Map 83-320-37.

<https://www.chelmsfordma.gov/DocumentCenter/View/12685/99-Littleton-Road---Special-Permit-Site-Plan-Review-Application-plan>

<https://www.chelmsfordma.gov/DocumentCenter/View/12686/99-Littleton-Road---Special-Permit-Site-Plan-Review-Application-plan>

Fred Russell, representing the applicant appeared before the Board, and went over the proposal. They plan to expand the parking lot and that requires site plan and special permits for earth removal and clearing. The plan is to expand the parking lot by approximately 8,300 sf. Add an infiltration system to collect the new runoff from the drainage area. This will also require a retaining wall. They are also collecting an additional 11,000 sf of runoff of existing paved areas in the drainage. This will reduce stormwater rates of flow and volume, and is sized for the 100 year storm. The pavement is meant to allow the trucks there to drive around the building, especially in the winter. The Board opened the meeting to the public, Adam Sherer, 72 Bridge St., had concerns about the buffering to his property and asked that trees or something green be placed as a noise and visual buffer. 6’ foot arborvitae was requested. The department letters were read into the record. Raisbeck made a motion to close the public hearing, seconded by Parlee, unanimous. Raisbeck made a motion to approve the application as submitted, seconded by Parlee, 6-1 (Araway votes nay) Motion Passes

New business

Master Plan Schedule Moving Forward

Discussion / Schedule Worksessions- *Next week 21st at 6:30pm*

- 1. Itemized list of Topics (*22 so far*)**
- 2. Town meeting Debrief**
- 3. Outdoor Dining – Email from Town Manager**

<https://www.chelmsfordma.gov/DocumentCenter/View/12822/Outdoor-dining-email>

Old Business

Next meetings:

July 28, 2021

August 11, 2021

Raisbeck made a motion to adjourn, unanimous 7-0

DRAFT