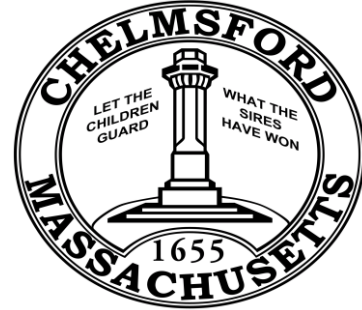


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Chelmsford  
Planning Board  
Town Offices  
50 Billerica Road  
Chelmsford, MA 01824  
Phone: 978-250-5231



**Meeting Minutes**  
**Wednesday, August 11, 2021**

**Members Present:** Tim Shanahan, Mike Raisbeck, Mike Walsh, Nancy Araway, Deirdre Connolly, Paul McDougall, Erica Clifford, Henry Parlee

**Members Absent:**

**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.*

**314 Dunstable Road**

**PB# 2020-08**

**Final Document Approval**

**Covenant**

<https://www.townofchelmsford.us/DocumentCenter/View/12925/314-Dunstable-Covenant-As-to-Pond>

**Covenant Form E**

<https://www.townofchelmsford.us/DocumentCenter/View/12923/314-Dunstable-CHELMSFORD-PB---Covenant-Form-E---Updated>

**Form G Covenant**

*Belansky stated that the final plans have already been voted on. These two documents that need to be voted on are 1) the detention basin, 2) Form E covenant*

*Raisbeck made a motion to approve the covenant for the detention basin, seconded by Parlee, unanimous. 7 – 0*

*Raisbeck made a motion to approve the form E covenant, seconded by Parlee, unanimous. 7-0*

**Request  
Endorsement of**

**1 Billerica Road / 44 Central Square                      ANR# 678                      Approval not required Plan**

Americal Management Co., LLC, Requests endorsement of an Approval not required plan for the property located at 1 Billerica Road / 44 Central Square.

<https://www.townofchelmsford.us/DocumentCenter/View/12917/1-billerica-44-central-square-ANR>

*Raisbeck made a motion to approve the anr with no determination as to zoning seconded by parlee, unanimous. 6 – 1, (Connolly abstains)*

**1 Billerica Road / 44 Central Square                      PB# 2020-03                      Request to Endorse Mylars**

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,

The proposed project consists of reuse and redevelopment of the Odd Fellows hall into commercial space as a 100 seat restaurant and 8 apartments respectively and the subdivision of the existing property into three new lots. The site is located in the Village Center Overlay District and consists of approximately 3.5 acres as shown on Assessors Map 84, Block 334, Lots 10 and 11.

<https://www.townofchelmsford.us/DocumentCenter/View/12918/1-billerica-44-central-square-SitePlan>

*Raisbeck made a motion to have the chair endorse the milers, seconded by mcdoogle,5-2. (Connolly and Parlee abstain)*

**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

*Raisbeck made a motion to approve the decision with the changes made this evening, seconded by Walsh, 6-1 (Araway votes Nay).*

**New Public Hearings:**

**14-16 Fletcher St., 14-16 Fletcher St LLC**, for the property located at 14-15 Fletcher St., requests a special permit for a Kennel use under -Attachment 1, D-5, to operate a self dog wash and play

establishment and any other zoning relief that is deemed necessary.

The site is located in the CD – General Commercial District and consists of approximately 1.4 acres as shown on Assessors Map 73-319-1.

<https://www.chelmsfordma.gov/DocumentCenter/View/12872/14-16-Fletcher-Kennek-Dog-Wash-8-11-2021>

*The chair read the legal ad to open the public hearing. Cheryl maggio appeared before the board and described her project which includes a dog wash that dog owners can use and she will supply the towels the soap the cleanup and provide a little play area. She stated that she has long wanted to open up such a business in hopes that it will be a great addition to the community. The department letters were read into the record. Tim Shanahan, the property manager at 1416 Fletcher St, asked that the board approve this contingent upon the letter from engineering. He stated that she has been waiting awhile and really wants to start this business. He then stated they are looking forward to having her there. There were no more questions from the public. The board did not have any more questions. Parlee made a motion to close the public hearing seconded by Connelly, unanimous. Partly made a motion to approve the application contingent on a positive letter from engineering, seconded by Connelly, unanimous.*  
7-0

**10 Technology Drive PB# 2021-04 Site Plan / Special Permit Review**

**10 Technology Drive, Avery Products Corporation**, for property located at 10 Technology Drive requests a Site Plan Review under 195-104, and special permits per section 195-21-6, Dead end Parking, 195-44, A, Internal landscaping 195-54, Major Business complex, 195-44 C, buffer strips and any other relief that is deemed necessary.

The project proposes the construction of a new 43,038 sf, building with associated site improvements

The site is located in the IA– Limited Industrial District consisting of approximately 169,137sf as shown on Assessors Map 27-74-1.

<https://www.chelmsfordma.gov/DocumentCenter/View/12899/10-Tech-Narrative>  
<https://www.chelmsfordma.gov/DocumentCenter/View/12898/10-Tech-plan-2>  
<https://www.chelmsfordma.gov/DocumentCenter/View/12897/10-Tech-plan-3>  
<https://www.chelmsfordma.gov/DocumentCenter/View/12896/10-Tech-plan-4>  
<https://www.chelmsfordma.gov/DocumentCenter/View/12895/10-Tech-plan-5>  
<https://www.chelmsfordma.gov/DocumentCenter/View/12894/10-Tech-plan-6>  
<https://www.chelmsfordma.gov/DocumentCenter/View/12893/10-Tech-plan-7>  
<https://www.chelmsfordma.gov/DocumentCenter/View/12892/10-Tech-plan-8>  
<https://www.chelmsfordma.gov/DocumentCenter/View/12891/10-Tech-plan-9>  
<https://www.chelmsfordma.gov/DocumentCenter/View/12890/10-Tech-plan-10>  
<https://www.chelmsfordma.gov/DocumentCenter/View/12889/10-Tech-plan-11>  
<https://www.chelmsfordma.gov/DocumentCenter/View/12888/10-Tech-plan-120>  
<https://www.chelmsfordma.gov/DocumentCenter/View/12885/10-Tech-Plan-12294SD203>



*The legal ad was read to open the public hearing. Ki Burke, representing the applicant appeared before the board and went over the project, he stated that it's a pretty simple project, tearing down one 4400 square foot building and constructing a 3600 square foot building. The old Applebee's will become a Chase Bank. They will be adding a drive up ATM with A 5 car que. The board asked for expanded landscaping with water saving mechanisms as much as possible. The applicant was also told that the fire department has had issues with bark mulch up on drum hill, they have been putting out small fires from cigarettes thrown out of cars. They would ask if you could use another material other than bark mulch. The applicant mentioned that in their lease they have reserved the right to construct another building. The board wanted to know more about that. Raisbeck made a motion to continue to the next meeting seconded by Parlee, unanimous.*

### **New business**

### **Discussion / Schedule Worksession (ongoing?)**

*The board decided to start their next meeting 1/2 hour early in the first half hour will be a work session.*

*Walsh asked about 61 Dunstable Rd and when they should talk about it. Belansky gave an overall report of what had happened in regard to the hearing. He stated that town council has been in touch with the applicant and the applicant's attorney.*

*Parlee complained about the content in the work session minutes and how far behind the department is on minutes. Belansky stated that the department is aware and is currently working to fix the situation.*

- 1. PILO - Continued**
- 2. Itemized list of Topics **UPDATED****

**Minutes: 5/12/21**

<https://www.townofchelmsford.us/DocumentCenter/View/12921/5-12-2021>

**5/13/21**

<https://www.townofchelmsford.us/DocumentCenter/View/12922/5-13-2021>

**5/26/21**

<https://www.townofchelmsford.us/DocumentCenter/View/12924/5-26-2021-WS>

**7/14/21**

<https://www.townofchelmsford.us/DocumentCenter/View/12926/7-14-2021---draft>

**(Board did not approve any of the minutes)**

### **Old Business**

**Next meetings:**

**August 25, 2021**

**September 8, 2021**

Raisbeck made a motion to adjourn, seconded by Parlee unanimous.