



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

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TOWN OF CHELMSFORD
PATRICIA E. DZURIS
TOWN CLERK

NOTICE OF PUBLIC MEETING

DATE: Wednesday, March 25, 2026

LOCATION: Town Offices

TIME: 7:00 p.m.

ROOM: 204

ALL MEETINGS ARE TELEVISED LIVE AND AVAILABLE ON DEMAND BY CHELMSFORD TELEMEDIA www.chelmsfordtv.org

The Planning Board intends to conduct a hybrid in-person/virtual meeting on the date and time specified. The meeting will be live-streamed by Chelmsford Telemedia for interested community members to access and watch. Interested community members may e-mail Community Development Director Evan Belansky at ebelansky@chelmsfordma.gov prior to the end of the scheduled meeting to obtain a Zoom link to provide virtual input under the public participation portion(s) of the agenda. Please provide your name, address, and the agenda topic you wish to provide public comment on in your email request.

Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law.

AGENDA

PUBLIC INPUT:

Public input shall be limited to statements from the public relating to any issues with the jurisdiction of the Chelmsford Planning Board that are not currently the subject of a pending public hearing before the Planning Board. Public comment on any pending public hearings shall only be heard during such public hearings.

ADMINISTRATIVE REVIEW:

1. Proctor Road - Recommendation for road acceptance

<https://www.chelmsfordma.gov/DocumentCenter/View/22205/Proctor-Road-Layout-Letter-to-Planning-Board>

<https://www.chelmsfordma.gov/DocumentCenter/View/22206/Proctor-Road-Layout-Plan-Draft-2-20-26>

PUBLIC HEARINGS – NEW: None

PUBLIC HEARINGS – CONTINUED:

1. Citizens Petition: To overturn Article 29 as adopted at the Fall 2025 Town Meeting by reverting to the original definition of “Family”.

<https://www.chelmsfordma.gov/DocumentCenter/View/21944/2026-STM-citizen-petition>

DISCUSSIONS:

1. Community Development Director's Report

2. Liaison updates

3. New Business

a) Zoning articles – updates

- 1) AG Zoning recommendations: Strike two lines from the entire use table (home day care and exempt day care), strike the definition of Child Care Facility, and add definitions for 'Family Child Care Home' and 'Child Day Care Facility' that both align with the MGL exempt definitions.

<https://www.chelmsfordma.gov/DocumentCenter/View/22208/Child-Care-Zoning>

<https://www.chelmsfordma.gov/DocumentCenter/View/22209/Home-Child-Care-Use>

- 2) Clarification of Zoning 195-104 – procedures for special permits and site plans; de-dupe and define process for voting on site plan if dependent on special permit

<https://www.chelmsfordma.gov/DocumentCenter/View/22213/Zoning-Site-Plan-Special-Permit>

<https://www.chelmsfordma.gov/DocumentCenter/View/22211/SitePlan---special-Permit-Regulations-Revised-and-adopted-2-8-23-UPDATED>

- 3) Section 3.4 - Dept reviews - specify which groups and add Commission on Disabilities; add (for traffic mitigation recommendations/special conditions) DPW and Traffic Adv Committee

<https://www.chelmsfordma.gov/DocumentCenter/View/22211/SitePlan---special-Permit-Regulations-Revised-and-adopted-2-8-23-UPDATED>

- #### b) Feedback on "At Home in Greater Lowell" NMCOG report – Identify what strategy Chelmsford could prioritize and what support is needed to implement the strategy.

<https://www.chelmsfordma.gov/DocumentCenter/View/22207/NMCOG-letter-to-PB-Representatives-regarding-At-Home-in-Greater-Lowell>

<https://nmcog.org/DocumentCenter/View/759/At-Home-in-Greater-Lowell-Part-1---Full>

- #### c) Readout from Citizens Conference

4. Old Business

a) Managed Growth Strategy

<https://www.chelmsfordma.gov/DocumentCenter/View/21063/Chelmsford-Managed-Growth-Task-Force-Charge>

<https://www.chelmsfordma.gov/DocumentCenter/View/21064/Managed-Growth-Strategy-Consultant-Scope-of-Work-DRAFT>

<https://www.chelmsfordma.gov/DocumentCenter/View/21129/Managed-Growth-Strategy-2025-Task-Force-Candidatesv2>

<https://www.chelmsfordma.gov/DocumentCenter/View/21218/MGS-Kickoff-slideshow>

<https://www.chelmsfordma.gov/DocumentCenter/View/21223/Financial-Considerations-MGS-Sep-24-2025>

b) Zoning Articles – updates

- 1) Prioritizing upcoming work related to zoning and regulation changes

<https://www.chelmsfordma.gov/DocumentCenter/View/22212/Zoning-and-Regs-Change-Tracking>

- 2) Discuss approach for addressing Riverneck Zoning Conflicts and proposed scope

<https://www.chelmsfordma.gov/DocumentCenter/View/22158/Chelmsford-DLTA-Zoning-Conflicts-2023-3-23-final-draft>

- No updates: Scheduled for May meetings

- 3) Discuss possible changes the PILO provisions in 195-137 and 195-138

<https://www.chelmsfordma.gov/DocumentCenter/View/22159/CHA-letter-to-PB---PILO-methodology>

<https://www.chelmsfordma.gov/DocumentCenter/View/22160/TM---zoning-article-presentation-ver-2>

<https://www.chelmsfordma.gov/DocumentCenter/View/22161/fin-com---zoning-article-presentation-ver-2>

<https://www.chelmsfordma.gov/DocumentCenter/View/22210/PILO>

4) Discuss approach for addressing Contractor Yard definition updates

5. Other

MEETING MINUTES: 3/11/2026

<https://www.chelmsfordma.gov/DocumentCenter/View/22225/03-11-2026-PB-Minutes-DRAFT>

NEXT MEETING DATE(S): April 8 and May 13, 2026

ADJOURN

The listing of topics that the Chair reasonably anticipates will be discussed at the meeting is not intended as a guarantee of the time or topics that will have been discussed. Not all topics listed may in fact be discussed, and other topics not listed may also be brought up for discussion to the extent permitted by the Planning Board Chair.