



Zoning Board of Appeals
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: February 5, 2026 (Thursday)

TIME: 7:00 & 7:30 PM

LOCATION: Chelmsford Senior Center, 75 Groton Road, Chelmsford, MA **ROOM:** Main Room

ALL MEETINGS ARE TELEVISED LIVE AND AVAILABLE ON DEMAND BY CHELMSFORD TELEMEDIA
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AGENDA

7:00 p.m. – EXECUTIVE SESSION (room location TBD)

Executive Session pursuant to G.L. c. 30A, Sec. 21(a)(3): “To discuss strategy with respect to litigation (*Ledge Road Realty Holdings, LLC & Newport Aggregates, LLC v. Town of Chelmsford Zoning Board of Appeals et al.*, Land Court Case No.: 25 MISC 000396) if an open meeting may have a detrimental effect on the litigating position of the Town and the chair so declares.”

7:30 p.m. – PUBLIC MEETING (Main Room/ Brigham Hall)

PUBLIC INPUT: Public input shall be limited to statements from the public relating to any issues with the jurisdiction of the Chelmsford Zoning Board of Appeals that are not currently the subject of a pending public hearing before the Zoning Board of Appeals. Public comment on any pending public hearings shall only be heard during such public hearings and may be limited to three (3) minutes.

ADMINISTRATIVE REVIEW: None

PUBLIC HEARING(S) – CONTINUED:

- 1) **243 Riverneck Road** – 243 Riverneck LLC and its Manager, Ashok Patel, are **REAPPLYING for a Comprehensive Permit request**, pursuant to **M.G.L. Ch. 40B**. The proposal consists of 7 single-family dwellings for sale and 16 townhouses for rent. Of the total of 23 housing units, 6 units will be designated as affordable housing consisting of 2 single-family and 4 townhouses. This property is located in the Residential RB District (Parcel ID: Map 74, Block 275, Lot 9) and consists of approximately 0.67 acres.

***** TO BE CONTINUED WITHOUT DISCUSSION *****

The ZBA asserted safe harbor on November 6, 2025 on the basis that the Town had achieved the 10% statutory minimum for affordable housing units. The Applicant challenged the safe harbor status and the Executive Office of Housing and Livable Communities determined the Town had not achieved safe harbor. The Town filed an Interlocutory Appeal of the safe harbor determination on January 12, 2026, and as a result, the hearing on 243 Riverneck, LLC's application is stayed pending the outcome of that appeal.

<https://www.chelmsfordma.gov/DocumentCenter/View/21458/243-Riverneck-Rd---40B-Reapplication-package>
<https://www.chelmsfordma.gov/DocumentCenter/View/21461/243-Riverneck-Rd---Atty-Costa-email-re-Reapplying>
<https://www.chelmsfordma.gov/DocumentCenter/View/21462/243-Riverneck-Rd---Extension-to-Act>

<https://www.chelmsfordma.gov/DocumentCenter/View/21556/243-Riverneck-Rd---comments-DPW>
<https://www.chelmsfordma.gov/DocumentCenter/View/21555/243-Riverneck-Rd---comments-CWD>
<https://www.chelmsfordma.gov/DocumentCenter/View/21554/243-Riverneck-Rd---comments-BLDG>
<https://www.chelmsfordma.gov/DocumentCenter/View/21513/Safe-Harbor-Memo-EB-11-04-2025>
<https://www.chelmsfordma.gov/DocumentCenter/View/21512/EOHLC-Housing-Inventory-09-22-2025>

PUBLIC HEARING(S) – NEW:

- 1) Ledge Road** – Administrative Appeal application under Zoning Bylaw Section 195-102B(3) submitted by **owners of Ledge Road Realty Holdings and Newport Aggregates LLC**, regarding a second Cease and Desist Order issued by the Building Commissioner/Zoning Enforcement Officer relative to the use of Ledge Road for commercial vehicles. Ledge Road is located in the residential RB Zoning District.

APPLICATION DOCUMENTS:

<https://www.chelmsfordma.gov/DocumentCenter/View/21995/Ledge-Road---Admin-Appeal-2---application-packet>
<https://www.chelmsfordma.gov/DocumentCenter/View/22013/Ledge-Road---Admin-Appeal-2---Cease-and-Desist-Order>
<https://www.chelmsfordma.gov/DocumentCenter/View/22031/Ledge-Road---Admin-Appeal-2---application-memo>
<https://www.chelmsfordma.gov/DocumentCenter/View/22036/Ledge-Road---Admin-Appeal-2---Chelmsford-certified-abutter-list>
<https://www.chelmsfordma.gov/DocumentCenter/View/22050/Ledge-Road---Admin-Appeal-2---application-opposition-to-Executive-Session>
<https://www.chelmsfordma.gov/DocumentCenter/View/22055/Ledge-Road---Admin-Appeal-2---applicant-presentation-2-5-2026>

DEPARTMENTAL COMMENTS:

<https://www.chelmsfordma.gov/DocumentCenter/View/22007/Ledge-Road---Admin-Appeal-2---COMMENTS-CPD>
<https://www.chelmsfordma.gov/DocumentCenter/View/22012/Ledge-Road---Admin-Appeal-2---COMMENTS-BOH>
<https://www.chelmsfordma.gov/DocumentCenter/View/22034/Ledge-Road---Admin-Appeal-2---no-concerns-FIRE>
<https://www.chelmsfordma.gov/DocumentCenter/View/22014/Ledge-Road---Admin-Appeal-2---no-concerns-NCWD>

PUBLIC COMMENTS:

<https://www.chelmsfordma.gov/DocumentCenter/View/22008/Ledge-Road---Admin-Appeal-2---COMMENTS-Eric-Salerno>
<https://www.chelmsfordma.gov/DocumentCenter/View/22015/Ledge-Road---Admin-Appeal-2---COMMENTS-Valentine-Pajer>
<https://www.chelmsfordma.gov/DocumentCenter/View/22033/Ledge-Road---Admin-Appeal-2---COMMENTS-Sue-Olsen>
<https://www.chelmsfordma.gov/DocumentCenter/View/22032/Ledge-Road---Admin-Appeal-2---COMMENTS-Nick-Raymond>
<https://www.chelmsfordma.gov/DocumentCenter/View/22051/Ledge-Road---Admin-Appeal-2---COMMENTS-Chris-Bowman>
<https://www.chelmsfordma.gov/DocumentCenter/View/22054/Ledge-Road---Admin-Appeal-2---COMMENTS-Selene-Chilton>
<https://www.chelmsfordma.gov/DocumentCenter/View/22053/Ledge-Road---Admin-Appeal-2---COMMENTS-Gerald-Daley>
<https://www.chelmsfordma.gov/DocumentCenter/View/22052/Ledge-Road---Admin-Appeal-2---COMMENTS-Alana-Pope>

MEETING MINUTES: 01/08/2026

<https://www.chelmsfordma.gov/DocumentCenter/View/22017/01-08-2026-ZBA-Minutes-DRAFT>

NEXT MEETING DATES: March 5, 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 be 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 Chair.