



Chelmsford Planning Board

Town of Chelmsford
50 Billerica Road
Chelmsford, MA 01824

Town Clerk Stamp



NOTICE OF PUBLIC MEETING

DATE: March 8, 2023
LOCATION: Town Offices

TIME: 7:00 p.m.
ROOM: 204

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. 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.

CTM 1 is inviting you to a scheduled Zoom meeting.

Topic: Planning Board
Time: March 8, 2023 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/86788195961?pwd=WHIEOGhOOGxyZy9RS0VKdFNTbTFDZz09>

Meeting ID: 867 8819 5961
Passcode: 297112

- Dial by your location
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 - +1 309 205 3325 US
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Find your local number: <https://us02web.zoom.us/j/86788195961>

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 – NEW

1. **61 Dunstable Road (new address 65 Dunstable Road) – Request for Special Permit Extension**
<https://www.townofchelmsford.us/DocumentCenter/View/15384/61-Dunstable-Rd---Recorded-CEIOD-Decision>
[61-Dunstable-Road-Plans-- \(chelmsfordma.gov\)](https://www.chelmsfordma.gov/DocumentCenter/View/15384/61-Dunstable-Road-Plans--)

ADMINISTRATIVE ITEMS – CONTINUED:

1. **12 Kidder Road – review of December 9, 2020 Minor Modification related to landscape buffering**
<https://www.chelmsfordma.gov/DocumentCenter/View/14988/12-kidder-PB-decision-2016>
<https://www.chelmsfordma.gov/DocumentCenter/View/14989/12-kidder-PB-endorsed-2016-plan>
<https://www.chelmsfordma.gov/DocumentCenter/View/14990/12-Kidder-PB-approved-modification-and-applicants-narrative>
<https://www.chelmsfordma.gov/DocumentCenter/View/14991/12-kidder-approved-12-9-20-modification-plan>
<https://www.townofchelmsford.us/DocumentCenter/View/15385/12-Kidder-attorney-letter>

NEW PUBLIC HEARINGS: None

CONTINUED PUBLIC HEARINGS:

1. **264 Groton Road** - Attorney Douglas C. Deschenes requesting a Definitive Subdivision approval for Newport Landing subdivision proposal consisting of a two-lot private way with a two-family dwelling in each lot (total of four new residential units) at **264 Groton Road**. This property is located in the RC zoning district and is shown as Parcel ID Map 23, Block 92, Lot 8 and consists of approximately 1.81 acres.

***** REQUEST FOR CONTINUATION WITHOUT DISCUSSION *****

<https://www.townofchelmsford.us/DocumentCenter/View/15391/264-Groton-Rd-continuance-362023>

2. **250 Apollo Drive** – 250 Apollo Drive LLC – for the construction of a 36,372 sq. ft. building addition for manufacturing and 14,100 sq. ft. office space 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 75, Block 291, Lot 36 and consisting of approximately 10.99 acres. The applicant requests approval under Article XXI, **Community Enhancement and Investment Overlay District (CEIOD)** sub-sections 195-111.D (2), 195-115, Special Permits per Article XIV Aquifer Protection District, sub-section 195-74, Article XI Major Business Complexes, and any other permit relief.

PREVIOUS DOCUMENTS

<https://www.townofchelmsford.us/DocumentCenter/View/15216/250-Apollo-Dr---1-20-23-response-to-BLDG-comments>
<https://www.townofchelmsford.us/DocumentCenter/View/15217/250-Apollo-Dr---1-20-23-response-to-BOH-comments>
<https://www.townofchelmsford.us/DocumentCenter/View/15218/250-Apollo-Dr---1-20-23-response-to-DPW-comments>
<https://www.townofchelmsford.us/DocumentCenter/View/15219/250-Apollo-Dr---1-20-23-response-to-FIRE-comments>
<https://www.townofchelmsford.us/DocumentCenter/View/15220/250-Apollo-Dr---1-20-23-response-to-WATER-comments>
<https://www.townofchelmsford.us/DocumentCenter/View/15215/250-Apollo-Dr---PLANS-Rev-1>
<https://www.townofchelmsford.us/DocumentCenter/View/15224/250-Apollo-Dr--Fire-Truck-Turning-Rev-1>
<https://www.townofchelmsford.us/DocumentCenter/View/15221/250-Apollo-Dr---CONTECH-water-quality-flow>
<https://www.townofchelmsford.us/DocumentCenter/View/15222/250-Apollo-Dr---OMP-Rev-1-31-23>
<https://www.townofchelmsford.us/DocumentCenter/View/15223/250-Apollo-Dr---Title-5-Flow-Est>
<https://www.townofchelmsford.us/DocumentCenter/View/14818/250-Apollo---application-and-cover-letter>
<https://www.townofchelmsford.us/DocumentCenter/View/14819/250-Apollo-Drive---PLANS>
<https://www.townofchelmsford.us/DocumentCenter/View/14820/250-Apollo---Design>
<https://www.townofchelmsford.us/DocumentCenter/View/14821/250-Apollo---Fire-truck-turning-template>

PREVIOUS DEPARTMENTAL REVIEW COMMENTS

<https://www.townofchelmsford.us/DocumentCenter/View/14836/250-Apollo-Drive---Bldg-Dept-comments>
<https://www.townofchelmsford.us/DocumentCenter/View/14837/250-Apollo-Drive---BOH-comments>
<https://www.townofchelmsford.us/DocumentCenter/View/14838/250-Apollo-Drive---Town-Engineer-comments>
<https://www.townofchelmsford.us/DocumentCenter/View/14839/250-Apollo-Drive---Water-District-comments>
<https://www.townofchelmsford.us/DocumentCenter/View/15243/250-Apollo-Dr---comments-WATER>
<https://www.townofchelmsford.us/DocumentCenter/View/15244/250-Apollo-Dr---comments-BUILDING>
<https://www.townofchelmsford.us/DocumentCenter/View/15247/250-Apollo-Dr---comments-DPW>

- 3. 300 Apollo Drive** – THE DAVIS COMPANIES requesting modifications to previously approved site plan and special permits (approved on August 27, 1986 and most recently revised October 19, 1998) to alter the existing fire access lane by widening it to a two (2) lane private access drive with access control gates and combine it with a newly created buildable lot. In doing so, the Applicant is requesting a special permit per Section 195-18 for a reduced parking ratio to a minimum of 3.5 spaces per 1,000 square feet of net floor area and any other permit relief as may be required under the Chelmsford Zoning Bylaw to allow the proposed use/project. The site is located in the IA zoning district and is shown as parcel ID Map 75, Block 291, Lot 1 and consists of approximately 26.65 acres.

*** REQUEST TO WITHDRAW WITHOUT PREJUDICE ***

<https://www.townofchelmsford.us/DocumentCenter/View/15386/Riverneck-Road---Request-to-withdraw>

- 4. 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 new 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.

***** REQUEST TO WITHDRAW WITHOUT PREJUDICE *****

<https://www.townofchelmsford.us/DocumentCenter/View/15386/Riverneck-Road---Request-to-withdraw>

NEW BUSINESS

- Liaison updates
- Scheduling of new work session

MEETING MINUTES TO APPROVE – December 14, 2022 and February 22, 2023

<https://www.townofchelmsford.us/DocumentCenter/View/15311/12-14-2022-PB-Minutes>
(missing formal motion to approve at the previous meeting)

<https://www.townofchelmsford.us/DocumentCenter/View/15392/2-22-2023-PB-Minutes-draft>

NEXT MEETING DATE(S): March 22, April 12, and April 26

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.