



Town Clerk Stamp

**REVISED**

2022-04-11

11:29 AM

TOWN OF CHELMSFORD  
PATRICIA E. DZURIS  
TOWN CLERK

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

## **NOTICE OF PUBLIC HEARING**

**DATE:** April 13, 2022

**TIME:** 7:00 pm

**LOCATION:** McCarthy Middle School Auditorium – 250 North Road

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.

**ZOOM LINK:** CTM 1 is inviting you to a scheduled Zoom meeting.

Topic: Planning Board

Time: Apr 13, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89623851031?pwd=S1dMc1VKSEExKeEJuRndFYlM4NzITQT09>

Meeting ID: 896 2385 1031

Passcode: 138446

Dial by your location

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## **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.

### **RE-ORGANIZATION**

Vote for Chair, Vice Chair and Clerk.

Vote for Liaison and Representative Appointments

#### Voting Member appointments

Community preservation  
Housing Advisory Board  
Vinal Square Committee  
Economic Development Committee  
Center Village Committee  
NMCOG

#### Non voting Liaison appointments

BPAC  
Historical Commission  
Conservation  
Board of Health  
Zoning Board

### **NEW ADMINISTRATIVE REVIEW:**

1. ANR #672 – 149 Boston Road – John Harrington – Request for Endorsement – create a new building lot (Lot 3) and Parcel A from existing 145 and 149 Boston Road parcels.

<https://www.chelmsfordma.gov/DocumentCenter/View/14075/ANR---149-Boston-Rd-Chelmsford-2022-04-04>

2. ANR #673 – 1 Billerica Road – S-BNK Chelmsford central, LLC – Request for Endorsement - create two new lots, new lot for the Fiske House by separating from parking lot

<https://www.chelmsfordma.gov/DocumentCenter/View/14065/1-Billerica----ANR-Application>

<https://www.chelmsfordma.gov/DocumentCenter/View/14066/1-Billerica---ANR-Plan>

3. 47 Chelmsford Street – VCOD Applicability – proposed single dwelling unit on the second floor, retail on the first floor, two special permits related to number and location of parking (50% reduction per section 195-126.C / 195-18.B and 195-126.B)

<https://www.chelmsfordma.gov/DocumentCenter/View/14068/47-Chelmsford-CoverLetter>

<https://www.chelmsfordma.gov/DocumentCenter/View/14071/47-Chelmsford----SupplementalZoning>

<https://www.chelmsfordma.gov/DocumentCenter/View/14067/47-Chelmsford-St-Existing-Conditions-Plans>

<https://www.chelmsfordma.gov/DocumentCenter/View/14069/47-chelmsford---existing-floor-plans>

<https://www.chelmsfordma.gov/DocumentCenter/View/14070/47-Chelmsford--Applicability-Proposed-site-Plan>

<https://www.chelmsfordma.gov/DocumentCenter/View/14072/47-chelmsford----proposed-floor-plans>

4. 270 Billerica Road – conceptual redevelopment presentation – demolition of existing 103,932 sq. ft vacant office building and construction of a new 85,000 sq. ft. warehouse / distribution facility.

<https://www.chelmsfordma.gov/DocumentCenter/View/14073/270-billerica-road---project-memo>

<https://www.chelmsfordma.gov/DocumentCenter/View/14074/270-billerica--Presentation-Plan>

**CONTINUED ADMINISTRATIVE REVIEW:**

1. ANR # 671 – Barnes Terrace – Tidan Corporation – Request for Endorsement - create separate lots from the existing Lot 2

New

<https://www.chelmsfordma.gov/DocumentCenter/View/14084/Barnes-Terrace----ANR-rev031522>

Old

<https://www.chelmsfordma.gov/DocumentCenter/View/13954/Barnes-Terrace---ANR-Plan>

2. Barnes Terrace - Tidan Corporation - Construction of a Paper Street – create new roadway to serve as frontage and access for two new lots

NEW

<https://www.chelmsfordma.gov/DocumentCenter/View/14085/Barnes-terrace---BETA-REPLY-040622>

<https://www.chelmsfordma.gov/DocumentCenter/View/14076/Barnes-Terrace-Stormwater-Peer-Review-3-22-22>

<https://www.chelmsfordma.gov/DocumentCenter/View/14086/Barnes-Terrace--LTR-040622>

<https://www.chelmsfordma.gov/DocumentCenter/View/14087/Barnes-terrace--AutoTURN-bus-45>

<https://www.chelmsfordma.gov/DocumentCenter/View/14088/Barnes-Terrace--Drainage-Report-040622>

<https://www.chelmsfordma.gov/DocumentCenter/View/14089/Barnes-Terrace--Improvement-Plan-Rev040622>

March 23, 2022 Meeting

[https://www.chelmsfordma.gov/DocumentCenter/View/14005/Barnes-terrace---6678-Drainage-Report\\_012722](https://www.chelmsfordma.gov/DocumentCenter/View/14005/Barnes-terrace---6678-Drainage-Report_012722)

<https://www.chelmsfordma.gov/DocumentCenter/View/14006/Barnes-Terrace---6678-PRE-012722>

<https://www.chelmsfordma.gov/DocumentCenter/View/14007/Barnes-terrace---6678-POST-012722>

<https://www.chelmsfordma.gov/DocumentCenter/View/13955/Barnes-Terrace---Construction-of-paper-Street---project-letter>

<https://www.chelmsfordma.gov/DocumentCenter/View/13956/Barnes-Terrace---Plans>

<https://www.chelmsfordma.gov/DocumentCenter/View/13957/Barnes-Terrace---Drainage-Report>

<https://www.chelmsfordma.gov/DocumentCenter/View/13958/barnes-terrace---town-emails-on-project>

**CONTINUED PUBLIC HEARING(S): TO BE CONTINUED WITH NO TESTIMONY**

**1. 9 Acton Road LLC**, requests a special permit per Article XXII, Village Center Overlay District, sections 195-124 C (2), (4) (5), 195-125.B, Table 2 (L1, L4, L8, L9, B9) and section 195-104, Site Plan Review, and Article XXIII, Inclusionary Housing Bylaw, as applicable, for the construction of a 22 unit multifamily townhouse development with associated site improvements and any other zoning relief that is deemed necessary. The site is in the VCOD - Village Center Overlay District and consists of approximately

57,264 sq. ft. as shown on Assessors Map 84-336-19.

Peer review presentation. Review revised plan showing 18 units and updated architectural elevations and floor plans.

NEW

<https://www.chelmsfordma.gov/DocumentCenter/View/14079/acton-Road---Site-Plan>

<https://www.chelmsfordma.gov/DocumentCenter/View/14080/Acton-Road---Supplemental-Data-Report>

[https://www.chelmsfordma.gov/DocumentCenter/View/13965/9-ACTON\\_7-UNIT\\_EAST-ELEVATION](https://www.chelmsfordma.gov/DocumentCenter/View/13965/9-ACTON_7-UNIT_EAST-ELEVATION)

[https://www.chelmsfordma.gov/DocumentCenter/View/13966/9-ACTON\\_REVISIED-PLANNING-SET\\_W-SIDE-WINDOW](https://www.chelmsfordma.gov/DocumentCenter/View/13966/9-ACTON_REVISIED-PLANNING-SET_W-SIDE-WINDOW)

Old materials

<https://www.townofchelmsford.us/DocumentCenter/View/13689/9-acton-1088---Application-Package-9-30-2021>

<https://www.townofchelmsford.us/DocumentCenter/View/13723/9-Acton-21088---Architectural-Drawings>

<https://www.townofchelmsford.us/DocumentCenter/View/13717/9-Acton-21088---Site-Plan>

<https://www.townofchelmsford.us/DocumentCenter/View/13718/9-Acton-21088---Supplemental-Data-Report>

<https://www.townofchelmsford.us/DocumentCenter/View/13750/UPDATED-Plans-13-Acton-21088---Site-Plan-LM-ONLY-2-1-22>

2. The Davis Companies on behalf of DIV Riverneck, LLC, for properties located at **191, 195, 199-201 Riverneck Road** for the demolition of the existing structures and construction of a 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.

This meeting will focus on the presentation and review of the site plan and associated elements (landscaping, lighting, circulation, parking, stormwater, etc).

[https://www.chelmsfordma.gov/DocumentCenter/View/13727/Chelmsford\\_D\\_D\\_Drawings\\_12-13-2021](https://www.chelmsfordma.gov/DocumentCenter/View/13727/Chelmsford_D_D_Drawings_12-13-2021)

<https://www.chelmsfordma.gov/DocumentCenter/View/14001/Vanasse---Riverneck-Rd-Supplemental-Traffic-Review-031722>

<https://www.chelmsfordma.gov/DocumentCenter/View/14002/applicant--Riverneck-Rd-Peer-Review-Comment-Response---Traffic---3-9-22>

<https://www.chelmsfordma.gov/DocumentCenter/View/14000/Vanasse---Riverneck-Rd-Warehouse-Traffic-Review-021622>

[https://www.chelmsfordma.gov/DocumentCenter/View/13726/Riverneck\\_Road\\_Application\\_Package](https://www.chelmsfordma.gov/DocumentCenter/View/13726/Riverneck_Road_Application_Package)

[https://www.chelmsfordma.gov/DocumentCenter/View/13727/Chelmsford\\_D\\_D\\_Drawings\\_12-13-2021](https://www.chelmsfordma.gov/DocumentCenter/View/13727/Chelmsford_D_D_Drawings_12-13-2021)

[https://www.chelmsfordma.gov/DocumentCenter/View/13728/Chelmsford\\_List\\_of\\_record\\_permits](https://www.chelmsfordma.gov/DocumentCenter/View/13728/Chelmsford_List_of_record_permits)

[https://www.chelmsfordma.gov/DocumentCenter/View/13729/Chelmsford\\_Narrative](https://www.chelmsfordma.gov/DocumentCenter/View/13729/Chelmsford_Narrative)

[https://www.chelmsfordma.gov/DocumentCenter/View/13730/Chelmsford\\_Special\\_Permit\\_Application\\_Form](https://www.chelmsfordma.gov/DocumentCenter/View/13730/Chelmsford_Special_Permit_Application_Form)

[https://www.chelmsfordma.gov/DocumentCenter/View/13731/Chelmsford\\_Waivers](https://www.chelmsfordma.gov/DocumentCenter/View/13731/Chelmsford_Waivers)

[https://www.chelmsfordma.gov/DocumentCenter/View/13732/Chelmsford\\_Cover\\_Letter](https://www.chelmsfordma.gov/DocumentCenter/View/13732/Chelmsford_Cover_Letter)

[https://www.chelmsfordma.gov/DocumentCenter/View/13734/Stormwater\\_Management\\_Report\\_Full](https://www.chelmsfordma.gov/DocumentCenter/View/13734/Stormwater_Management_Report_Full)

[https://www.chelmsfordma.gov/DocumentCenter/View/13735/Riverneck\\_Road\\_Traffic\\_Impact\\_Assessment\\_Full](https://www.chelmsfordma.gov/DocumentCenter/View/13735/Riverneck_Road_Traffic_Impact_Assessment_Full)

**NEW PUBLIC HEARING(S):** NONE

**NEW BUSINESS:**

- PB liaison appointment to the Clean Energy & Sustainability Committee – for the Climate Resiliency Regulatory (ZONING) Audit and Action Plan
- PB appointments to the Master Plan Implementation Committee
  - o Town Meeting member or Resident-at-large
  - o Member of the 2021 Master Plan Committee

**MEETING MINUTES TO APPROVE:**

February 23, 2022

<https://www.chelmsfordma.gov/DocumentCenter/View/14083/2-23-22-PB-Minutes>

**NEXT MEETING DATE(S):**

April 27, 2022

Work session – May 4 at 7 pm

**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.*