



**Zoning Board of Appeals**  
Town of Chelmsford  
50 Billerica Road  
Chelmsford, MA 01824

Town Clerk Stamp

**REVISED**  
**2026-01-06**  
**4:46 PM**  
  
**TOWN OF**  
**CHELMSFORD**  
**PATRICIA E. DZURIS**  
**TOWN CLERK**

**NOTICE OF PUBLIC MEETING**

**DATE:** January 8, 2026 (Thursday)

**TIME:** 7:00 PM

**LOCATION:** Town Offices, 50 Billerica Road, Chelmsford, MA

**ROOM:** 204

**ALL MEETINGS ARE TELEVISED LIVE AND AVAILABLE ON DEMAND BY CHELMSFORD TELEMEDIA**  
[www.chelmsfordtv.org](http://www.chelmsfordtv.org)

**AGENDA**

**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) – NEW:** None

**PUBLIC HEARING(S) – CONTINUED:**

- 1) **Lot off of Russell Road, owner Dylan Lee**, requesting a Variance, under Section 195-9 Conformity, to reduce the front yard setback from 20-feet to 14-feet due to wetlands to construct a new dwelling on a vacant lot, and any other relief deemed necessary. This property is located in the Residential RC District, Assessor's Parcel ID: Map 12, Block 29, Lot 5 and consists of approximately 2.75 acres.

**NEW DOCUMENTS:**

<https://www.chelmsfordma.gov/DocumentCenter/View/21812/Russell-Road-lot---Existing-Conditions-Plan>  
<https://www.chelmsfordma.gov/DocumentCenter/View/21819/Russell-Road-lot---Proposed-Plot-Plan>  
<https://www.chelmsfordma.gov/DocumentCenter/View/21817/Russell-Road-lot---ZBA-Site-Plan>  
<https://www.chelmsfordma.gov/DocumentCenter/View/21816/Russell-Road-lot---ZBA-Plan-colored>  
<https://www.chelmsfordma.gov/DocumentCenter/View/21816/Russell-Road-lot---ZBA-Plan-colored-and-zoomed>  
<https://www.chelmsfordma.gov/DocumentCenter/View/21814/Russell-Road-lot---NOI-Plan-APPROVED>  
<https://www.chelmsfordma.gov/DocumentCenter/View/21815/Russell-Road-lot---NOI-Plan-colored>  
<https://www.chelmsfordma.gov/DocumentCenter/View/21813/Russell-Road-lot---Floor-plans---proposed>  
<https://www.chelmsfordma.gov/DocumentCenter/View/21836/Russell-Road-lot---comments-DPW-2>  
<https://www.chelmsfordma.gov/DocumentCenter/View/21837/Russell-Road-lot---comments-ZONING-2>

**PREVIOUS DOCUMENTS:**

<https://www.chelmsfordma.gov/DocumentCenter/View/21649/Russell-Road-lot---Variance-application-packet>  
<https://www.chelmsfordma.gov/DocumentCenter/View/21700/Russell-Road-lot---locus-map>  
<https://www.chelmsfordma.gov/DocumentCenter/View/21695/Russell-Road-lot---comments-ZONING>  
<https://www.chelmsfordma.gov/DocumentCenter/View/21690/Russell-Road-lot---comments-DPW>  
<https://www.chelmsfordma.gov/DocumentCenter/View/21693/Russell-Road-lot---comments-FIRE>

<https://www.chelmsfordma.gov/DocumentCenter/View/21694/Russell-Road-lot---comments-CONCOM>  
<https://www.chelmsfordma.gov/DocumentCenter/View/21685/Russell-Road-lot---abutter-letter-Barbara-Madden>

**MEETING MINUTES:** 12/04/2025

<https://www.chelmsfordma.gov/DocumentCenter/View/21843/12-04-2025-ZBA-Minutes-DRAFT>

**NEXT MEETING DATES:** February 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.*