



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, January 28, 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: None

PUBLIC HEARINGS – CONTINUED: None

- 1. 50 Orleans Street – Chelmsford Water District /Riverneck Water Treatment Facility** application for site plan review per section 195-104 and special permit per section 195-74 to construct new PFAS treatment building, access driveway, and associated site improvements. The site is located in the Public (P) zoning district and is shown as Assessor’s Parcel ID: Map 74/ Block 275/ Lots 1.

NEW DOCUMENTS:

<https://www.chelmsfordma.gov/DocumentCenter/View/21942/50-Orleans-St-CWD-Riverneck-WTP-PFAS---PB-Meeting-Slides-1-14-26>

<https://www.chelmsfordma.gov/DocumentCenter/View/21943/223-Riverneck-Road---proposed-Plan-of-Land-2025>

<https://www.chelmsfordma.gov/DocumentCenter/View/21946/50-Orleans-St-CWD-Riverneck-WTP-PFAS---AECOM-letter-to-PB>

PREVIOUS DOCUMENTS:

<https://www.chelmsfordma.gov/DocumentCenter/View/21859/50-Orleans-St-CWD-Riverneck-WTP-PFAS---Application-Packet>
<https://www.chelmsfordma.gov/DocumentCenter/View/21898/50-Orleans-St-CWD-Riverneck-WTP-PFAS---COMMENTS-DPW>
<https://www.chelmsfordma.gov/DocumentCenter/View/21899/50-Orleans-St-CWD-Riverneck-WTP-PFAS---COMMENTS-FIRE>
<https://www.chelmsfordma.gov/DocumentCenter/View/21904/50-Orleans-St-CWD-Riverneck-WTP-PFAS---COMMENTS-CONCOM>
<https://www.chelmsfordma.gov/DocumentCenter/View/21901/50-Orleans-St-CWD-Riverneck-WTP-PFAS---COMMENTS-ZONING>
<https://www.chelmsfordma.gov/DocumentCenter/View/21902/50-Orleans-St-CWD-Riverneck-WTP-PFAS---no-concerns-CPD>
<https://www.chelmsfordma.gov/DocumentCenter/View/21903/50-Orleans-St-CWD-Riverneck-WTP-PFAS---no-concerns-CWD>
<https://www.chelmsfordma.gov/DocumentCenter/View/21900/50-Orleans-St-CWD-Riverneck-WTP-PFAS---COMMENTS-Linda-Jones>

PUBLIC HEARINGS – NEW:

- 1. Zoning Amendments for Annual Town Meeting:** For purposes of receiving public comment to amend The Town Code, Chapter 195, “Zoning Bylaw” article XXI, Community Enhancement & Investment Overlay District (CEIOD) section 195-11.C (2) to revise by-right projects, 195- 112 Use regulations to provide clarity, 195-118 Performance Standard. A & B, to require compliance with Article VII, 195-119 Application Review Procedures A(6) to add “structure”, 195-119 B(d) to provide clarity, 195-119 D to add a new (5) and renumber, 195 Attachment 1, Use Table, line D.16, Commercial 16 (Parking Garage/Structure) from BA to PB, Table of Dimensional Requirements (195 Attachment 2) change minimum depth from 0 to N/A in the CB, CD & CX districts, CEIOD Site and Bldg Requirements Table (195 Attachment 3) to change minimum depth from 0 to N/A in the CB & CD districts, dimensional requirements for facilitated and independent senior living facilities (195-88) change minimum depth from 0 to N/A in the CB, CD & CV districts, dimensional standards for Center Village Zoning (Article XVIIIA 195-98.2) change minimum depth from 0 to N/A, 195-108 to revise the definition of “Boarding House” and add a new definition for “Bed and Breakfast”, 195 Attachment 1, Use Table, to add a new line D.39, “Bed and Breakfast”, section 195-34 Outdoor Illumination to delete in conjunction with a proposed General bylaw for Outdoor Lighting.

https://www.chelmsfordma.gov/DocumentCenter/View/21949/Spring-Town-Meeting-Zoning-Articles-2025_01_17
https://www.chelmsfordma.gov/DocumentCenter/View/21947/Spring-Town-Meeting-Zoning-Articles-Outdoor-Lighting-2026_01_22
<https://www.chelmsfordma.gov/DocumentCenter/View/21888/Outdoor-lighting-general-bylaw-clean-draft-v2-with-submission>

- 2. Zoning Amendments for Annual Town Meeting:** For purposes of receiving public comment to amend The Town Code, Chapter 195, “Zoning Bylaw,” section 195-3 to amend the zoning map, Rezone existing IA parcels to RM, 13-36-2 & 13-36-4, rezone the following parcel to RC, 13-19-15, 13-19-16, 13-19-17, 13-19-18, 13-19-19, 13-19-21, 13-19-22, 13-19-23, 13-35-1, 14-19-6, 14-19-9, 14-19-13, rezone parcel 14-19-8 to CB and rezone the following parcels from IA, limited Industrial to CBLT, 13-19-20, 13-36-1, 13-36-3, 13-36-5, 13-36-8, 13-36-10, 14-19-1, 14-19-2, 14-19-3, 14-19-4 and 14-19-5.

<https://www.chelmsfordma.gov/DocumentCenter/View/21855/CBLT-Zoning-Handout>
<https://www.chelmsfordma.gov/DocumentCenter/View/21854/Middlesex-St-Area-Rezoning>

- 3. 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) 187 Chelmsford Street – Hotel / shelter

<https://www.chelmsfordma.gov/DocumentCenter/View/21941/MGL-Section-4-03-Government-Exemptions>

<https://www.chelmsfordma.gov/DocumentCenter/View/21948/187-chelmsford-street---zoning-determination>

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>

5. Other

MEETING MINUTES: 1/14/2026

NEXT MEETING DATE(S): February 11, 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.