



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

Town Clerk Stamp

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TOWN OF CHELMSFORD
PATRICIA E. DZURIS
TOWN CLERK

NOTICE OF PUBLIC MEETING

DATE: Wednesday, February 11, 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:

- 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 XVIIA 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/21888/Outdoor-lighting-general-bylaw-clean-draft-v2-with-submission>

https://www.chelmsfordma.gov/DocumentCenter/View/21976/Spring-Town-Meeting-Zoning-Articles-Outdoor-Lighting-2026_01_24

- 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>

- 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>

PUBLIC HEARINGS – NEW:

- 191-195 Riverneck Road – Commonwealth Construction & Utilities Co.** requesting Definitive Subdivision approval under Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land in the Town of Chelmsford. The project calls for the construction of a new roadway and associated infrastructure to serve as frontage for three new Industrial zoned lots. The site is in the IA limited Industrial Zoning District. The combined sites are approximately 5.4 acres as shown on Assessors Map 64, Block 275, Lots 5 and 16. A special permit for section 195-75, aquifer protection lot coverage is also requested.

Per MGL Chapter 41 section 81O the decision of the Board is due within 90 days from the date of submission on January 6, 2026.

<https://www.chelmsfordma.gov/DocumentCenter/View/21861/191-195-Riverneck-Rd-DEF-SUB---application-def-sub>

<https://www.chelmsfordma.gov/DocumentCenter/View/21862/191-195-Riverneck-Rd-DEF-SUB---application-special-permit>

<https://www.chelmsfordma.gov/DocumentCenter/View/21863/191-195-Riverneck-Rd-DEF-SUB---coverletter>

<https://www.chelmsfordma.gov/DocumentCenter/View/21864/191-195-Riverneck-Rd-DEF-SUB---exisitng-conditions-plan>

<https://www.chelmsfordma.gov/DocumentCenter/View/21865/191-195-Riverneck-Rd-DEF-SUB---proposed-plans>

<https://www.chelmsfordma.gov/DocumentCenter/View/21866/191-195-Riverneck-Rd-DEF-SUB---SDR>

<https://www.chelmsfordma.gov/DocumentCenter/View/21867/Plan-of-Land-1984>

<https://www.chelmsfordma.gov/DocumentCenter/View/21868/191-Riverneck-Road---Deed>

<https://www.chelmsfordma.gov/DocumentCenter/View/21869/195-Riverneck-Road---Deed>

DEPARTMENTAL COMMENTS

<https://www.chelmsfordma.gov/DocumentCenter/View/22069/191-195-Riverneck-Rd-DEF-SUB---COMMENTS-BOH>

<https://www.chelmsfordma.gov/DocumentCenter/View/22070/191-195-Riverneck-Rd-DEF-SUB---COMMENTS-DPW>

<https://www.chelmsfordma.gov/DocumentCenter/View/22071/191-195-Riverneck-Rd-DEF-SUB---COMMENTS-FIRE>

<https://www.chelmsfordma.gov/DocumentCenter/View/22072/191-195-Riverneck-Rd-DEF-SUB---COMMENTS-Zoning>

DISCUSSIONS:

1. **Community Development Director's Report**
2. **Liaison updates**
3. **New Business –**
 - a) **Attorney General's Decision – Fall Town Meeting 2025 - Case # 12065**
<https://www.chelmsfordma.gov/DocumentCenter/View/22065/FTM-2025---AG-Decision>
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:

NEXT MEETING DATE(S): February 25, 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.